MAP AND LOT: 4-50
31 BENNETT ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
4-50 9493 090				
Ghidoni, Richard, Anthony E And Daniel A				
31 Bennett Road				
Ghidoni, Richard D. & Poole, Margaret W.	10-22-12	16441	915	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.50	4000	6000
WASTE LAND			
BASE	1.0		60000
TOTAL ACREAGE	2.50		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	66000
TOTAL VALUE BUILDINGS	70000
TOTAL VALUE LAND & BUILDINGS	136000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			
MIXED WOOD			
HARDWOOD			
WASTE LAND			
BASE			
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	✓
HIGH		SEWER Septic	✓
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND	
	BLDGS.		BLDGS.		BLDGS.		BLDGS.	
	TOTAL		TOTAL		TOTAL		TOTAL	
20	LAND	20	LAND	20	LAND	20	LAND	
	BLDGS.		BLDGS.		BLDGS.		BLDGS.	
	TOTAL		TOTAL		TOTAL		TOTAL	
20	LAND	20	LAND	20	LAND	20	LAND	
	BLDGS.		BLDGS.		BLDGS.		BLDGS.	
	TOTAL		TOTAL		TOTAL		TOTAL	

PARKER APPRAISAL CO.

COLOR BUILDING Red/White

BUILDING RECORD

Est 10-9-03 1.50

OCCUPANCY

1 2 3 4
VAC. LOT DWELLING COMM. OTHER

BASEMENT

1 2 3 4 5
NONE CRAWL ¼ ½ FULL

FOUNDATION

P B & S CB CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G	✓	
HW/STEAM BB RAD		
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC

1 2 3 4 5
NONE UNFIN. ¼ ½ FULL

ROOF

SHINGLES ASP/ASB/WOOD	✓
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

BEVEL/DROP/ALUM/VIN	
SHINGLE ASPH/ASB/WOOD	✓
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
CONC/DIRT	✓				
HARD WOOD					
SOFT WOOD/SUB					
TILE		✓			✓
W - W		✓			

JOISTS 2x4 2x6 walls

INTERIOR FINISH

	B	1	2	3	A
DRYWALL/PLASTER		✓			
PANELING					✓
FIBERBOARD					
UNFINISHED	✓				

REMODELING DATA

KITCHEN
PLUMBING
HEAT 1968
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD 5S			✓
BATHROOM			
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) 1/1	✓
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN NO	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 3
TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

1 STORY F M
1430 S.F. 97600
BASEMENT
HEATING
PLUMBING
ATTIC + 9700
INTERIOR FINISH
ADD. & PORCHES + 6500
TOTAL 113800
GRADE 100
TOTAL 113800
O. F.
TOTAL
C & D FACTOR
REPL. COST 113800

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

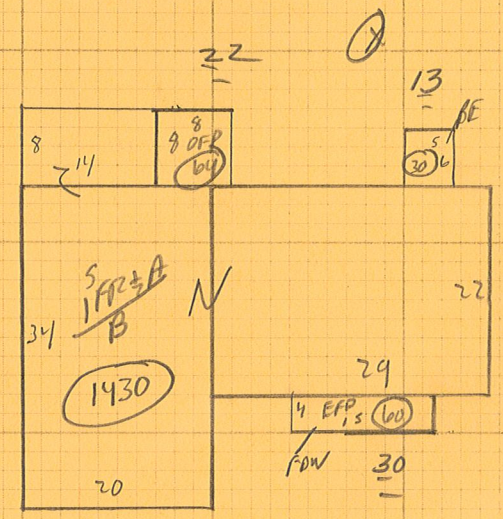
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
FIRST		
SECOND		
THIRD		
BASE PRICE		
B P A		
SUB TOTAL		
LIGHTING		
HTG/AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBED		
SUB TOTAL		
M & O.F.		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR		
REPLACEMENT COST		

FUNCTIONAL DEPRECIATION FACTORS

SURPLUS CAP		ENCROACHMENTS	ECONOMIC
BLIGHTED AREA		COMM. LOCATION	OBSOLESCENCE
OVERBUILT		STRUCTURAL	

SKETCH



O W T E

F & F M & E
I & E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) ✓ | CAPE | COLONIAL | CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1FR½A	1430		C±	1955	AVG	113800	40	68280
GARAGE											
BARN											
SHED - Dirt Floor	(X)		Pmtl 21x24	504	875	E	old	F	4410	50/20	1760
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TPN DATE

TOTAL VALUE ALL BUILDINGS 70040

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
DEPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.