MAP AND LOT: 5-10
103 BRACKETT HILL ROAD

PARCEL

PROPER[illegible]ENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
5-10 1799 109				
Ravesi, Elinor And Anna And Gloria				
103 Brackett Hill Rd				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 36%	TOTAL
TILLABLE			
PASTURE			
WOODLAND	23.0		56000
WASTE LAND	1.0	300	300
BASE	1.0		60000
TOTAL ACREAGE	25.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	116300
TOTAL VALUE BUILDINGS	163500
TOTAL VALUE LAND & BUILDINGS	278100

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	06	2007
SOFTWOOD					
MIXED WOOD	5.0			1,135.-	1,155
HARDWOOD	18.0			2,354.50	2,414
WASTE LAND	1.0		300	300.-	300
BASE	1.0		60000	60,000.-	60,000
TOTAL ACREAGE	25.0				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

T.G. Values on Computer

TOTAL VALUE LAND	63789.50	63,896
TOTAL VALUE BUILDINGS	163500	163,500
TOTAL VALUE LAND & BUILDINGS	227,289.5	227,369

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 weathered

BUILDING RECORD

Est 9-25-03 D.45

OCCUPANCY — 1 VAC. LOT | (2) DWELLING | 3 COMM. | 4 OTHER

BASEMENT — 1 NONE | 2 CRAWL | 3 ¼ | 4 ½ | (5) 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) NONE | 2 UNFIN. | 3 ¼ | 4 ½ | 5 FULL

ROOF — (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/T1-11 | PLATE GLASS - AL/WD

FLOORS

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

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER Addition 1991

PLUMBING

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

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE (INGRADE)	1/1	✓
BSMT. RR/APT.	672 @ 852	✓
BSMT. GAR 1 @ 20	5	✓
BUILT-IN RANGE/DW/DISP		
MODERN KITCHEN		
EXTERIOR BETTER		
INTERIOR BETTER		

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 2
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

2 (2) STORY (F)	M	
864 S.F.		100200
BASEMENT		
HEATING		
PLUMBING		+ 2640
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 63300
TOTAL		166140
GRADE		135
TOTAL		224290
O. F.		+7700
TOTAL		231990
C & D FACTOR		
REPL. COST		231990

COMMERCIAL COMPUTATIONS

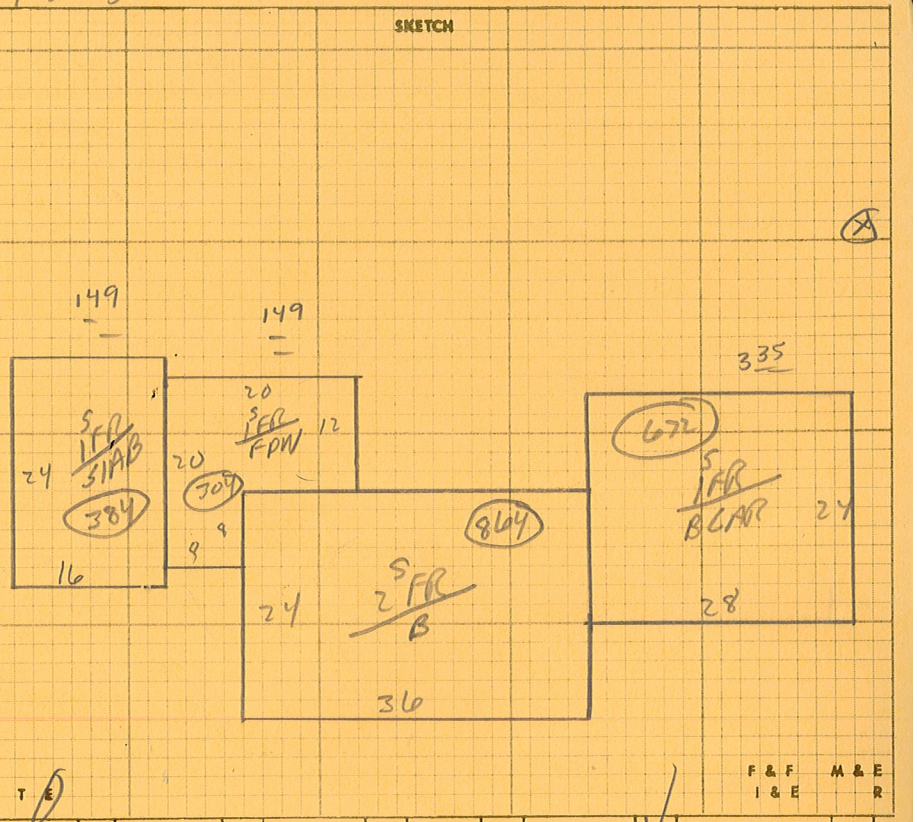
EXTERIOR WALL CODES
1 FRAME | 2 BRICK | 3 GLASS | 4 C B | 5 STUCCO | 6 TILE | 7 STONE | 8 METAL | 9 CONCRETE | 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
HT. FIRST		
HT. SECOND		
HT. 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)

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

F & F | M & E | I & E | R

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FR	864		B+10	1969	AVG	231990	30	162390
GARAGE											
BARN											
SHED	(X)		FR 8X16	128	17.50	C	1970	AVG	2240	35/20	1160
COMMERCIAL BUILDING											

TOTAL CARDS | THRU

LISTED TW | DATE

TOTAL VALUE ALL BUILDINGS 163550

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

DO NOT CONF... RADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
EPRECIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.