MAP AND LOT: 7-38-2-A
26 WOODLAND RIDGE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

...s - remove unfin fac, ADD pk + roof off

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
7-38-2-a 11694 294 Porell, Rickey G And Doris A ~~Po Box 576~~ 26 ~~20~~ Woodland Ridge Alfred		11694	294	
Zalneraitis, Alissa L	1-13-14	16762	376	462,500

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	3.70		14100		
WASTE LAND					
BASE	1.0		60000		
TOTAL ACREAGE	4.70				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						05	
TOTAL VALUE LAND				74100	74100	74100	
TOTAL VALUE BUILDINGS				385500	311100	393900	
TOTAL VALUE LAND & BUILDINGS				459600	385200	468000	

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	54000 6/02	
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 Natural / white

BUILDING RECORD

Est 9-12-03 2:10

OCCUPANCY

1 2 3 4
VAC. LOT DWELLING COMM. OTHER

BASEMENT

1 2 3 4 5
NONE CRAWL 1/4 1/2 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. 1/4 1/2 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 Ceramic		✓			
W - W		✓			
JOISTS					

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM			
SINK/LAVATORY/SS	2	✓	
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	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 3
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

1 STORY F M

2446 S.F.	144700
BASEMENT	
HEATING	
PLUMBING	+4400
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+23500
TOTAL	172600
GRADE	180
TOTAL	310680
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	310680

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

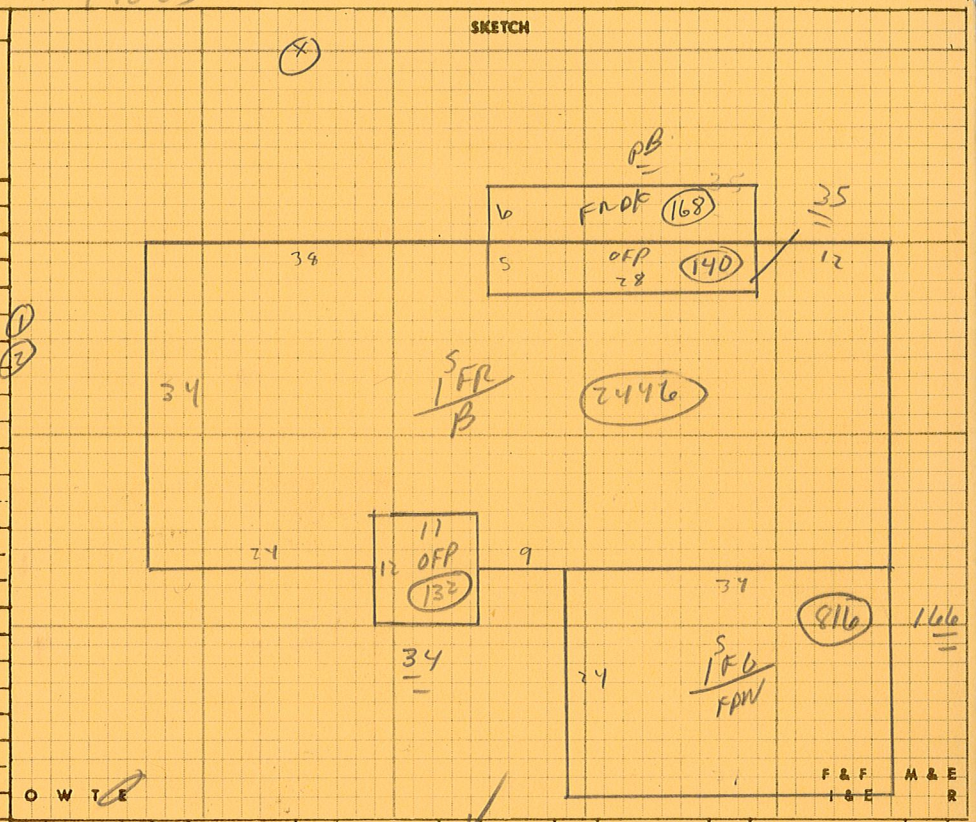
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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



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			FAR	2446		A+20	2002	AVG	310680	5	295150
GARAGE											
BARN											
SHED	(0)		FFR 8x12	96	17.50	C	2003	AVG	1680	5/20	1280
GAR./Edw.	(1)		1½ FR 42x72	3024		B	2003	AVG	121200	5/20/25	92110
Roof OH	(2)		Roof 14x40	56		C	2005	AVG	3800	—	3800
FROF			S/C	168		C	2005	AVG	1520	—	1520
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED | DATE

TOTAL VALUE ALL BUILDINGS 393860

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.