MAP AND LOT: 7-39-A
67 CARPENTER HILL ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

07 BARN Foundation only √08
X NC √09 BC

upholsterer

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
7-39-A 10183 195				
Gagon, Frank I And Jan M				
67 Carpenter Hill Road				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	6.08		21240		
WASTE LAND					
BASE ½ comm	1.0		90000		
TOTAL ACREAGE	7.08				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						07	
TOTAL VALUE LAND					111200	111200	
TOTAL VALUE BUILDINGS					185300	193300	
TOTAL VALUE LAND & BUILDINGS					296500	304500	

LAND VALUE COMPUTATIONS AND SUMMARY

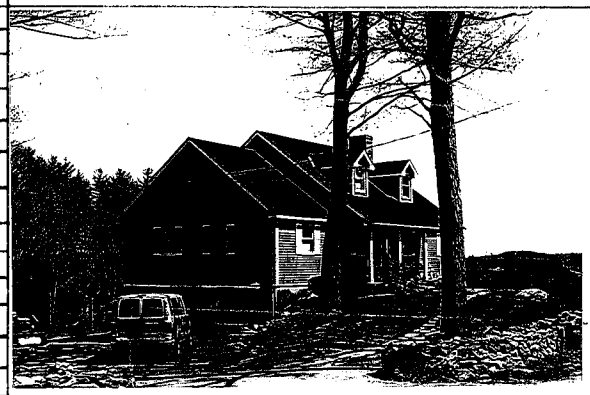
CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
SOFTWOOD					
MIXED WOOD					
HARDWOOD					
WASTE LAND					
BASE					
TOTAL ACREAGE					

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:
x Frank I Gagon

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 GRAY/white

BUILDING RECORD

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 2x10		16"			

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 2 55	3	✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS		
FIREPLACE (INGRADE) 1/1		✓
BSMT. RR ~~APT~~ 4/05 2/11 50		✓
BSMT. GAR 1 2		
BUILT-IN RANGE/DW/DISP		
MODERN KITCHEN		
EXTERIOR BETTER		
INTERIOR BETTER		

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 2
TOTAL ROOMS 9 FAMILY ROOMS

DWELLING COMPUTATIONS

1 (5) STORY F M
110 > S.F. 1051.00

BASEMENT	
HEATING	
PLUMBING	9680
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 27400
TOTAL	142680
GRADE	135
TOTAL	192620
O. F.	+ 4700
TOTAL	197320
C & D FACTOR	
REPL. COST	197320

COMMERCIAL COMPUTATIONS

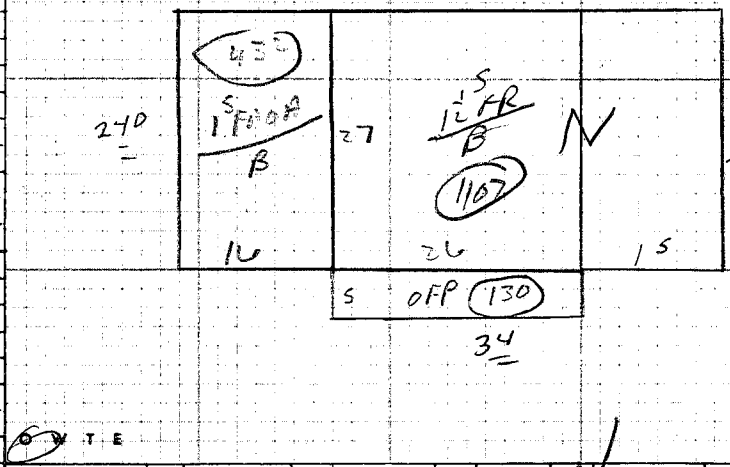
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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			1½ FR	1107		B+D	1972	AVG	197320	20	157850
GARAGE	(X)		[illegible]	576		C+10	[illegible]	AVG	10710	15	9100
~~BARN~~ GAR/FIN (A)	777		1½ FR 24x40	960		C+10	2003	C	20590	5/20	15650
SHED OFP			1 FR 6x24	144		C	2001	AVG	3500	5/20	2660
Foundation			6ON 30x50	1500			2006	AVG	8062		8062
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TM DATE 2/6/04

TOTAL VALUE ALL BUILDINGS 193322 ~~185260~~

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.