

MAP AND LOT: 1-3-7

PA 33 OLD FALLS POND ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



1-3-7

10015 297

Giordano, Philip A And Theresa A

Po Box 797

Giordano, Philip A. & Theresa A.
MAILLET, MARGARET M, GIORDANO
Giordano, Philip A & Theresa A

2/9/09 15559 420

2-18-21 18562 465

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE	23.72			57,000	
WOODLAND	3.6	4000	14400		
WASTE LAND					
BASE	1.0		50000	50,000	
TOTAL ACREAGE	28.32				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
3200					
TOTAL VALUE LAND			64400	107,600	107,600
TOTAL VALUE BUILDINGS			168000	168,000	218,400
TOTAL VALUE LAND & BUILDINGS			232400	275,600	326,000

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					

PERMIT NO. EST. COST DATE

MEMORANDA

⑩ Changed land units to 4.5 AC
2021 - Combined 1-3-7 + 1-3-9
+ 1-3 AS 1-3-7

⑫ Cov 50%, slabs (2) 08
Concrete 0% 023

⑬ GAR, GRH HSE slabs 100%

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	110000 5/00 + Additions
RENT	
EXPENSE	
NET RENT	
LAND	@ % equals
BLDG.	@ % equals
TOTAL	

INSPECTION WITNESSED BY:

ASSESSMENT RECORD

20	LAND 107000	20	LAND	20	LAND
20	BLDG. 239600	20	BLDG.	20	BLDG.
20	TOTAL 346600	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL

EST. 9/29/03 3:00

XXX
XV
SKETCH

(2003)

432

15/FR
B

868

31

25/FR
B

720

30

FR DK

466

34

45 (30)
 25/FR
 0H

45
 (30)
 25/FR
 0H

8
 FR DK
 50

9

28 24

32 12

14

V
O W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	☒	CONVENTIONAL
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MEMORANDA

SUMMARY OF BUILDINGS

CTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
	720		B-5	1993-03	VL	175,580	5	166,800
10x12	120	1450	D	1993	A	1740	15/20	1180
EX 26	1008	47	A	2022	A	47,400	908	27,000
3x3E	288	4	A	2022	A	1612E		16,100
4x6	664					5,000		5,000
XE	4E	8.75				400		400
	312	675		2022		2700		2700
						TOTAL CARDS	THRU	

239,600

TOTAL VALUE ALL BUILDINGS

218,400

167,980

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.

MAP AND LOT: 1-3-9

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

1-3-9

10475 231

Josserand Jr, John L25 Hill Street Apt 3R

2021 Combined with 1-3-7

Giordano, Philip A & Theresa A

8-17-18

17781

945

5,000

2-18-21

18562

465

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	.22	4000	880
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	1.22		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
133			
Base Val-309.			-15000
TOTAL VALUE LAND			35900
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			35900

PERMIT NO.

EST. COST

DATE

TOPOGRAPHY

IMPROVEMENTS

LEVEL

HIGH

LOW

ROLLING

SWAMPY

WATER

SEWER

GAS

ELECTRICITY

ALL UTILITIES

MEMORANDA

STREET

TREND OF DISTRICT

PAVED

SEMI-IMPROVED

DIRT

SIDEWALK

IMPROVING

STATIC

DECLINING

BLIGHTED

PROPERTY INFORMATION

LAND COST

BLDG. COST

SALE PRICE

RENT

EXPENSE

NET RENT

LAND

@

% equals

BLDG.

@

% equals

TOTAL

INSPECTION WITNESSED BY:

ASSESSMENT RECORD

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

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LAND

BLDGS.

TOTAL

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LAND

BLDGS.

TOTAL

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LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

PARKER APPRAISAL CO.

BUILDING RECORD

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.

37 OLD FALLS POND ROAD

ALFRED, MAINE

DATE _____

BOOK

PAGE

AMOUNT

1-3

10475 231

Josserand Jr, John L

25 Hill Street Apt 3R

Giordano, Philip A & Theresa A

8-17-18

17781

942

55,000

2-18-21

18562

465

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE		TOTAL			
TILLABLE				240				(20)	
PASTURE									
WOODLAND		116.0				45000		45,000	
WASTE LAND		2.0		300		600		600	
BASE		1.0				40000		40,000	
TOTAL ACREAGE		19.0							
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE					
under - 30%								- 12,000	
TOTAL VALUE LAND						85600		73,600	
TOTAL VALUE BUILDINGS						16300		-	
TOTAL VALUE LAND & BUILDINGS						101900		73,600	

BUILDING PERMIT RECORD

PERMIT NO.		EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS	
MEMORANDA				LEVEL	✓	WATER	Dub
				HIGH		SEWER	septic
				LOW		GAS	
				ROLLING	✓	ELECTRICITY	
				SWAMPY		ALL UTILITIES	
				STREET		TREND OF DISTRICT	
				PAVED		IMPROVING	
				SEMI-IMPROVED	✓	STATIC	
				DIRT		DECLINING	
				SIDEWALK		BLIGHTED	

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							

ASSESSMENT RECORD

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

BUILDING RECORD

[illegible]

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.