

MAP AND LOT: 1-3-2

66 OLD FALLS POND ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



1-3-2

8958 332

Coolen, Joan A

Po Box 1004

Nadeau, Joan

3-22-13

16558

573

" "

4-19-13

16580

623

" "

2-5-14

16773

525

" "

3-8-17

17433

269

Merrill, Marc

1-7/7/21

18830

9

\$72,000

LAND VALUE COMPUTATIONS AND SUMMARY

Ellis, Janet L

BUILDING PERMIT RECORD

9/25/23

19318

PROPERTY FACTORS 225 43990

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	.26	4000	1040
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	1.26		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
5100				

TOTAL VALUE LAND	46200	46200	46200	51040
TOTAL VALUE BUILDINGS	71900	80400	102500	102500
TOTAL VALUE LAND & BUILDINGS	118100	126600	148700	

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

TOPOGRAPHY

IMPROVEMENTS

LEVEL

HIGH

LOW

ROLLING

SWAMPY

WATER

SEWER

GAS

ELECTRICITY

ALL UTILITIES

MEMORANDA

08 pt 400 W Fock BSL

12 M&L new 12x17 addition & works 100% good

17 Site 1-3-3 combined with 1-3-2 per deed. Book 17433, Page 269

17

51040

102500

153546

STREET

TREND OF DISTRICT

PAVED

SEMI-IMPROVED

DIRT

SIDEWALK

IMPROVING

STATIC

DECLINING

BLIGHTED

PROPERTY INFORMATION

LAND COST

BLDG. COST

SALE PRICE 86000 8/98

RENT

EXPENSE

NET RENT

LAND

@

% equals

BLDG.

@

% equals

TOTAL

INSPECTION WITNESSED BY:

to

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL

PARKER APPRAISAL CO.

COLOR BUILDING

TAN/Brown

BUILDING RECORD

EST 9/29/03 1:45

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS											
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES											
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE									
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.									
1	2	3	4	5	TOILET ROOM			3 GLASS	7 STONE										
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS			4 C B	8 METAL										
FOUNDATION					WATER CLOSET/URINAL			A B											
P	B & S	CB	CONC		NO PLUMBING			EXTERIOR WALLS	L/F	L/F									
HEATING								PERIMETER											
M O					OTHER FEATURES			PERIM. AREA RATIO											
NO HEAT					PART MASONRY WALLS			NO. OF UNITS											
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			AVG. UNIT SIZE											
WARM AIR F G					BSMT. RR/APT	38400	1772	BASEMENT SIZE											
HW/STEAM BB RAD					BSMT. GAR 1 2	68		SCHEDULE											
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.											
AIR CON./ELEC.					MODERN KITCHEN			BASEMENT											
ATTIC					EXTERIOR BETTER			FIRST											
1	2	3	4	5	INTERIOR BETTER			SECOND											
NONE	UNFIN.	1/4	1/2	FULL				THIRD											
ROOF					LIVING ACCOMMODATIONS			BASE PRICE											
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS /			B P A											
SLATE/TILE/METAL					TOTAL ROOMS / FAMILY ROOMS			SUB TOTAL											
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING											
EXTERIOR WALLS								HTG/AIR CON.											
BEVEL/DROP/ALUM/VIN					1.0 STORY			SPRINKLER											
SHINGLE ASPH/ASB/WOOD					768 S.F.	66500		PARTITIONS											
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH											
MASONITE/TI-II					HEATING			SE/CF PRICE											
PLATE GLASS - AL/WD					PLUMBING			AREA CUBED											
FLOORS					ATTIC			SUB TOTAL											
CONC/DIRT					INTERIOR FINISH			M & O.F.											
HARD WOOD					ADD. & PORCHES			ADDITIONS											
SOFT WOOD/SUB								TOTAL BASE											
TILE								GRADE FACTOR											
W - W								REPLACEMENT COST											
JOISTS								FUNCTIONAL DEPRECIATION FACTORS											
INTERIOR FINISH					TOTAL	10500		SURPLUS CAP	ENCROACHMENTS	ECONOMIC									
DRYWALL/PLASTER					GRADE	100		BLIGHTED AREA	COMM. LOCATION	OBsolescence									
PANELING					TOTAL	76500		OVERBUILT	STRUCTURAL										
FIBERBOARD					O. F.	+ 6800		SUMMARY OF BUILDINGS											
UNFINISHED	1/2				TOTAL	83300		TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
REMODELING DATA					C & D FACTOR	110700		DWELLING			15/FR	7684		C	1987	C	83300	15	70800
KITCHEN							GARAGE										110700		94095
PLUMBING							BARN												
HEAT							SHED				15/FR 8x12	964	1750	C	1995	C	1480	15/20	1140
BASEMENT							Wood Deck				15/FR	1368		C	2007	A	6450		6450
OTHER											15/FR	562		C	2007	A	840		840
REPL. COST							COMMERCIAL BUILDING												
							LISTED												
							DATE												

O W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			15/FR	7684		C	1987	C	83300	15	70800
GARAGE									110700		94095
BARN											
SHED			15/FR 8x12	964	1750	C	1995	C	1480	15/20	1140
Wood Deck			15/FR	1368		C	2007	A	6450		6450
			15/FR	562		C	2007	A	840		840
COMMERCIAL BUILDING											
LISTED			DATE								
REPL. COST											

TOTAL CARDS THRU 10252

TOTAL VALUE ALL BUILDINGS

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.