

**MAP, AND LOT: 1-3-7**

PA 83 OLD FALLS POND ROAD



**PROPERTY ASSESSMENT RECORD**

**ALFRED, MAINE**

RECORD OF OWNERSHIP  
 1-3-7  
 10015 297  
 Giordano, Philip A And Theresa A  
 Po Box 797

DATE	BOOK	PAGE	AMOUNT
2/9/09	15559	420	
2-18-21	18562	465	

**LAND VALUE COMPUTATIONS AND SUMMARY**

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE		300	2621
PASTURE	23.72		57,000
WOODLAND	3.6	4020	14400
WASTE LAND			
BASE	1.0		50,000
TOTAL ACREAGE	29.32		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
200			
TOTAL VALUE LAND			107,000
TOTAL VALUE BUILDINGS			107,000
TOTAL VALUE LAND & BUILDINGS			214,000

**BUILDING PERMIT RECORD**

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  
 20) Gov 50%, slab (2) 0%  
 Concrete 0% 023

**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

**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
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

**PROPERTY INFORMATION**

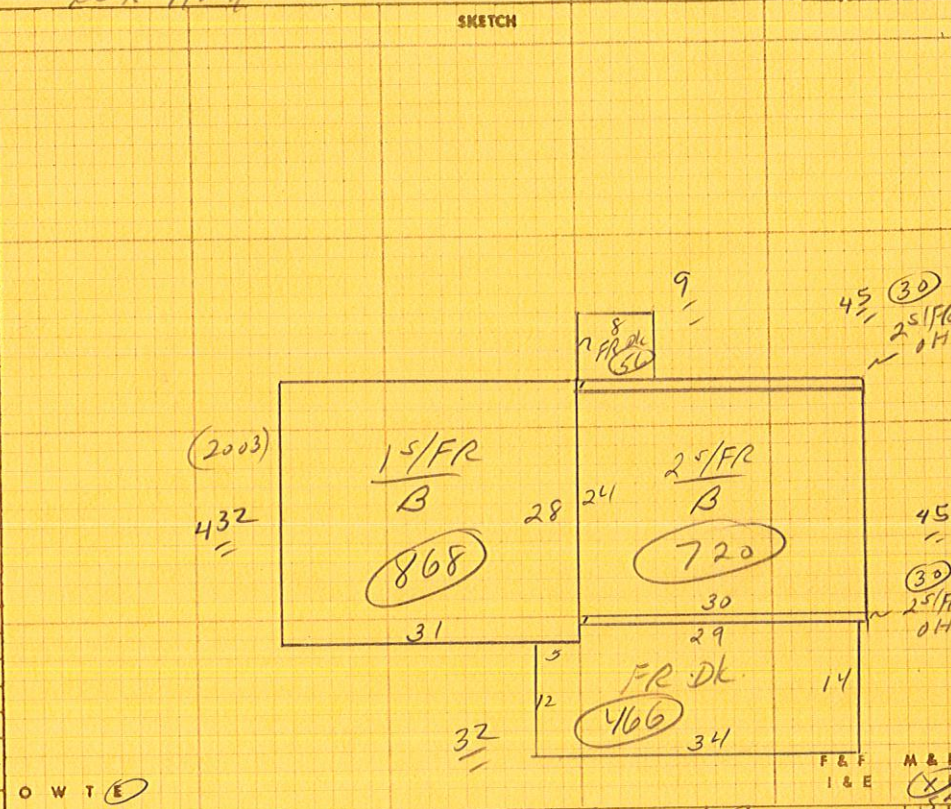
LAND COST	
BLDG. COST	
SALE PRICE	110,000 5/00 + Additions
RENT	
EXPENSE	
NET RENT	
LAND	@ % equals
BLDG.	@ % equals
TOTAL	

INSPECTION WITNESSED BY:

**ASSESSMENT RECORD**

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

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			EXTERIOR WALLS		
P	B & S	CB	CONC		NO PLUMBING			PERIMETER	L/F	L/F
HEATING					OTHER FEATURES			PERIM. AREA RATIO		
NO HEAT					PART MASONRY WALLS			NO. OF UNITS		
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) <i>10</i>			AVG. UNIT SIZE		
WARM AIR F G					BSMT. RR/APT. <i>20</i>			BASEMENT SIZE		
HW/STEAM <i>BB</i> RAD					BSMT. GAR 1 <i>30</i>			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 <i>SP</i> ASP/WOOD					NO. OF UNITS / BED ROOMS <i>3</i>			B P A		
SLATE/TILE/METAL					TOTAL ROOMS <i>6</i> FAMILY ROOMS			SUB TOTAL		
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING		
EXTERIOR WALLS								HTG/AIR CON.		
BEVEL/DROP/ALUM <i>VIN</i>					<i>2.0</i> STORY <i>F</i> M			SPRINKLER		
SHINGLE ASPH/ASB/WOOD					<i>720</i> S.F. <i>90700</i>			PARTITIONS		
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH		
MASONITE/TI-II					HEATING			SF/CF PRICE		
PLATE GLASS - AL/WD					PLUMBING <i>+ 2640</i>			AREA CUBED		
FLOORS					ATTIC			SUB TOTAL		
B 1 2 3 A					INTERIOR FINISH			M & O.F.		
<i>CONC</i> DIRT					ADD. & PORCHES <i>+ 56300</i>			ADDITIONS		
HARD WOOD								TOTAL BASE		
SOFT WOOD/SUB								GRADE FACTOR		
TILE								REPLACEMENT COST		
W - W								FUNCTIONAL DEPRECIATION FACTORS		
JOISTS								SURPLUS CAP		
								ENCROACHMENTS		
								ECONOMIC		
								BLIGHTED AREA		
								COMM. LOCATION		
								OBsolescence		
								OVERBUILT		
								STRUCTURAL		



CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			<i>25/FR</i>	<i>720</i>		<i>B-5</i>	<i>1993-03</i>	<i>VL</i>	<i>175580</i>	<i>5</i>	<i>166800</i>
GARAGE											
BARN											
SHED											
<i>Cray-Cashuel</i>			<i>15/FR 10x12</i>	<i>120</i>	<i>1450</i>	<i>D</i>	<i>1993</i>	<i>A</i>	<i>1740</i>	<i>15/20</i>	<i>1180</i>
<i>LT on Gar</i>			<i>27FR 26x26</i>	<i>1008</i>	<i>47</i>	<i>A</i>	<i>2022</i>	<i>A</i>	<i>47400</i>	<i>90%</i>	<i>23100</i>
			<i>Fr 8x3E</i>	<i>288</i>	<i>46</i>	<i>A</i>	<i>2022</i>	<i>A</i>	<i>1612E</i>		<i>16100</i>
COMMERCIAL BUILDING											
LISTED											
DATE											

REPL. COST	<i>175580</i>										
TOTAL VALUE ALL BUILDINGS <i>218400</i> <i>167980</i>											