

MAP AND LOT: 2-26-J

41 WOODCHUCK AVENUE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



2-26-J

3155 41

Kennedy, Robert & Jane

34 Charles St

Kennedy, Robert Trustee of Robert F Kennedy Trust

Dodge, Ryan D & Stephanie L

5/23/06

14844

420

12-15-20

18489

866

227,000

SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

TILLABLE				
PASTURE				
WOODLAND	4.17		15510	
WASTE LAND				
BASE	1.03	below		

TOTAL ACREAGE

5.20

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
300	150	1000	5	1000
				300000

TOP OF XF - 23% - 69000

Base Vac - 30% (231000) - 69300

TOTAL VALUE LAND 204100 172200 246500

TOTAL VALUE BUILDINGS 170300

TOTAL VALUE LAND & BUILDINGS 204100 179200 416800

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

Boulders

WATER

SEWER

GAS

ELECTRICITY

ALL UTILITIES

MEMORANDA

22 NEW HSE 708 J23

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

BLDG.

@

% equals

@

% equals

TOTAL

INSPECTION WITNESSED BY:

VAC

ASSESSMENT RECORD

20	LAND	246500	20	LAND		20	LAND		20	LAND	
	BLDG.	251400		BLDG.			BLDG.			BLDG.	
	TOTAL	497900		TOTAL			TOTAL			TOTAL	
20	LAND		20	LAND		20	LAND		20	LAND	
	BLDG.			BLDG.			BLDG.			BLDG.	
	TOTAL			TOTAL			TOTAL			TOTAL	
20	LAND		20	LAND		20	LAND		20	LAND	
	BLDG.			BLDG.			BLDG.			BLDG.	
	TOTAL			TOTAL			TOTAL			TOTAL	
20	LAND		20	LAND		20	LAND		20	LAND	
	BLDG.			BLDG.			BLDG.			BLDG.	
	TOTAL			TOTAL			TOTAL			TOTAL	

PARKER APPRAISAL CO.

COLOR BUILDING

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4	5	NO.	M	O	EXTERIOR WALL CODES		
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME 5 STUCCO 9 CONCRETE 2 BRICK 6 TILE 10 ENAM. STL. 3 GLASS 7 STONE 4 CB 8 METAL		
BASEMENT					BATHROOM			A B		
1 2 3 4 5					TOILET ROOM			EXTERIOR WALLS		
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			PERIMETER L/F L/F		
FOUNDATION					WATER CLOSET/URINAL			PERIM. AREA RATIO		
B & S CB CONC					NO PLUMBING			NO. OF UNITS		
HEATING					OTHER FEATURES			AVG. UNIT SIZE		
M O					PART MASONRY WALLS			BASEMENT SIZE		
NO HEAT					FIREPLACE (INGRADE) GAS			SCHEDULE		
NO HEAT 2ND ONLY					BSMT. RR/APT.			HT.		
WARM AIR F G					BSMT. GAR 1 2			BASEMENT		
HW/STEAM BB RAD					BUILT-IN RANGE/DW/DISP			FIRST		
FLOOR/WALL FURNACE					MODERN KITCHEN			SECOND		
AIR CON./ELEC.					EXTERIOR BETTER			THIRD		
ATTIC					INTERIOR BETTER			BASE PRICE		
1 2 3 4 5								B P A		
NONE UNFIN. 1/4 1/2 FULL								SUB TOTAL		
ROOF					LIVING ACCOMMODATIONS			LIGHTING		
SHINGLES ASP/ASB/WOOD					NO. OF UNITS BED ROOMS 3			HTG/AIR CON.		
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			SPRINKLER		
ROLL/T & G					DWELLING COMPUTATIONS			PARTITIONS		
EXTERIOR WALLS					1.5 STORY F M			INTERIOR FINISH		
BEVEL/DROP/ALUM/VIN					1516 S.F. 130,400			SF/CF PRICE		
SHINGLE ASPH/ASB/WOOD					BASEMENT			AREA CUBED		
CB/STUCCO/BRICK VENEER/STONE					HEATING NC + 5400			SUB TOTAL		
MASONITE/TI-II					PLUMBING + 4400			M & O.F.		
PLATE GLASS - AL/WD					ATTIC			ADDITIONS		
FLOORS					INTERIOR FINISH			TOTAL BASE		
8 1 2 3 A					ADD. & PORCHES			GRADE FACTOR		
CONC/DIRT					OPF 1444 5040			REPLACEMENT COST		
HARD WOOD					LD 2160 3672			FUNCTIONAL DEPRECIATION FACTORS		
SOFT WOOD/SUB					OPF 604 1320			SURPLUS CAP		
TILE					Cav EEE 17360			ENCROACHMENTS		
W - W					TOTAL 162192			BLIGHTED AREA		
JOISTS					GRADE A 190			COMM. LOCATION		
INTERIOR FINISH					TOTAL 243362			OBSOLESCENCE		
8 1 2 3 A					O. F. 251,400			OVERBUILT		
DRYWALL/PLASTER					TOTAL C & D FACTOR			STRUCTURAL		
PANELING								SUMMARY OF BUILDINGS		
FIBERBOARD								TYPE LOC. NO. CONSTRUCTION SIZE RATE GRADE ERECTED CONDITION REPLACEMENT COST DEPR. TRUE VALUE		
UNFINISHED								DWELLING FR 1244 1516 A 2022 N/A 243362 100% 251,400		
REMODELING DATA								GARAGE		
KITCHEN								BARN		
PLUMBING								SHED		
HEAT								COMMERCIAL BUILDING		
BASEMENT										
OTHER										
REPL. COST										

SKETCH																																																																																																																															
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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.