

265 BIDDEFORD ROAD

10F2

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
3-100				
3229 323				
<u>Johnson, Bertha</u>				
<u>265 Biddeford Rd</u>				
<u>Johnson, Becky Ann</u>	6-29-05	14516	291	

[illegible]

PARKER APPRAISAL CO.

EST 10/22/03 1.00

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.

PROPERTY ASSESSMENT RECORD

PARCEL NO. 3-100

CARD NO. 20F2

	RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY						BUILDING PERMIT RECORD			PROPERTY FACTORS						
CLASSIFICATION		NO. OF ACRES		RATE		TOTAL		PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS		
TILLABLE											LEVEL		WATER		
PASTURE											HIGH		SEWER		
WOODLAND											LOW		GAS		
WASTE LAND											ROLLING		ELECTRICITY		
BASE											SWAMPY		ALL UTILITIES		
TOTAL ACREAGE								MEMORANDA							
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			STREET				TREND OF DISTRICT				
							PAVED				IMPROVING				
							SEMI-IMPROVED				STATIC				
							DIRT				DECLINING				
												SIDEWALK		BLIGHTED	
TOTAL VALUE LAND											PROPERTY INFORMATION				
TOTAL VALUE BUILDINGS						84200					LAND COST				
TOTAL VALUE LAND & BUILDINGS						CARD #1					BLDG. COST				
LAND VALUE COMPUTATIONS AND SUMMARY												SALE PRICE			
CLASSIFICATION		NO. OF ACRES		RATE		TOTAL					RENT				
SOFTWOOD											EXPENSE				
MIXED WOOD											NET RENT				
HARDWOOD											LAND @ % equals				
WASTE LAND											BLDG. @ % equals				
BASE											TOTAL				
TOTAL ACREAGE															
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE											
TOTAL VALUE LAND															
TOTAL VALUE BUILDINGS															
TOTAL VALUE LAND & BUILDINGS															
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	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				

INSPECTION WITNESSED BY:

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS				SKETCH										
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														
HEATING								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										
ATTIC					EXTERIOR BETTER																	
					INTERIOR BETTER																	
ROOF					LIVING ACCOMMODATIONS																	
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	1	BED ROOMS	3														
SLATE/TILE/METAL					TOTAL ROOMS	6	FAMILY ROOMS															
ROLL/T & G					DWELLING COMPUTATIONS																	
EXTERIOR WALLS					1.5 STORY (F)		M															
BEVEL/DROP/ALUM(VIN)					1064 S.F.		103020															
SHINGLE ASPH/ASB/WOOD					BASEMENT																	
CB/STUCCO/BRICK VENEER/STONE					HEATING																	
MASONITE/TI-II					PLUMBING		41760															
PLATE GLASS - AL/WD					ATTIC																	
FLOORS					INTERIOR FINISH																	
CONC/DIRT					ADD. & PORCHES		520															
HARD WOOD																						
SOFT WOOD/SUB																						
TILE																						
W - W																						
JOISTS																						
INTERIOR FINISH					TOTAL		105300															
DRYWALL/PLASTER					GRADE		1.00															
PANELING					TOTAL		105300															
FIBERBOARD					O. F.																	
UNFINISHED					TOTAL																	
REMODELING DATA					C & D FACTOR																	
KITCHEN																						
PLUMBING																						
HEAT																						
BASEMENT																						
OTHER																						
REPL. COST																						

WD

38

1 1/2 FR

B

1064

28

28

4

O W T E

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			1 1/2 FR	1064	-	C	2008	AV	105300	*20	84240
GARAGE											
BARN											
SHED											
TOTAL CARDS THRU 84240											
TOTAL VALUE ALL BUILDINGS											

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