

MAP AND LOT: 3-21

169 KENNEBUNK ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



3-21

12562 169

Fiandaca, Gregory M

481 Main St Apt 4

Okerholm, Kurt W & Krista M.

5/1/07

15146

357

17500

BUILDING PERMIT RECORD

PROPERTY FACTORS

PERMIT NO.

EST. COST

DATE

TOPOGRAPHY

IMPROVEMENTS

LEVEL

HIGH

LOW

ROLLING

SWAMPY

WATER

SEWER

GAS

ELECTRICITY

ALL UTILITIES

STREET

TREND OF DISTRICT

PAVED

SEMI-IMPROVED

DIRT

SIDEWALK

IMPROVING

STATIC

DECLINING

BLIGHTED

PROPERTY INFORMATION

LAND COST

BLDG. COST

SALE PRICE 131500 2/03

RENT

EXPENSE

NET RENT

LAND

@

% equals

BLDG.

@

% equals

TOTAL

INSPECTION WITNESSED BY:

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

PARKER APPRAISAL CO.

COLOR BUILDING

yellow/white

BUILDING RECORD

154
10-21-03 1:00

SKETCH

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		X	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 CB	8 METAL										
FOUNDATION					WATER CLOSET/URINAL			A			B								
P	B & S	CB	CONC					EXTERIOR WALLS		L/F	L/F								
HEATING					NO PLUMBING			PERIMETER											
					OTHER FEATURES			PERIM. AREA RATIO											
NO HEAT					PART MASONRY WALLS			NO. OF UNITS											
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	NO		AVG. UNIT SIZE											
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE											
HW/STEAM BS RAD					BSMT. GAR 1 2			SCHEDULE											
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.											
AIR COND/ELC.					MODERN KITCHEN			BASEMENT											
					EXTERIOR BETTER			FIRST											
ATTIC					INTERIOR BETTER	NO		SECOND											
1	2	3	4	5				THIRD											
NONE	UNFIN.	1/4	1/2	FULL				BASE PRICE											
ROOF					LIVING ACCOMMODATIONS			B P A											
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	1		SUB TOTAL											
SLATE/TILE/METAL					TOTAL ROOMS	5		LIGHTING											
ROLL/T & G					DWELLING COMPUTATIONS			HTG/AIR CON.											
EXTERIOR WALLS								SPRINKLER											
BEVEL/DROP/ALUM/VIN					10 STORY F	M		PARTITIONS											
SHINGLE ASPH/ASB/WOOD					960 S.F.	74400		INTERIOR FINISH											
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE											
MASONITE/TI-II					HEATING			AREA CUBED											
PLATE GLASS - AL/WD					PLUMBING (18)	+2640		SUB TOTAL											
FLOORS					ATTIC			M & O.F.											
	B	1	2	3	A	INTERIOR FINISH		ADDITIONS											
CONC/DIRT						ADD. & PORCHES	+2500	TOTAL BASE											
HARD WOOD						50%	+5650	GRADE FACTOR											
SOFT WOOD/SUB						65%	+7325	REPLACEMENT COST											
TILE						70%	+10,200	FUNCTIONAL DEPRECIATION FACTORS											
W - W						100%	+11,360	SURPLUS CAP	ENCROACHMENTS	ECONOMIC									
JOISTS 2x8						89,700	89,700	BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE									
					TOTAL	76,900	76,900	OVERBUILT	STRUCTURAL										
INTERIOR FINISH					GRADE	110		SUMMARY OF BUILDINGS											
	B	1	2	3	A	TOTAL	84,590	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DRYWALL/PLASTER						O. F.	90,340	DWELLING			FR	960		C+10	1976	AVG	84,590	25	63,440
PANELING						TOTAL	90,340	GARAGE									43,709		70,282
FIBERBOARD						TOTAL	X 1,10	BARN			FR 5x12	96	1750	C	2001	AVG	11,680	10/20	1210
UNFINISHED						C & D FACTOR	99,900	SHED			10FR 6x12	72		C	2001	AVG	960	10/20	690
REMODELING DATA								Att canopy			12FR 8x12	96	1750	C	2011	AVG	1680	10/20	1210
KITCHEN								Shed											
PLUMBING								COMMERCIAL BUILDING											
HEAT																			
BASEMENT																			
OTHER 5.000 91																			
					REPL. COST			LISTED			DATE								

O W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA
2017 - New 10x20 addition, ~ 5070 sqft, 2018. (9800 + 1470 = 11270)

2018 65% Compl on Add - MATH error prior ASMT V19

2019 90% Compl
(2020) 100% Compl

99,900 25 74,900

98,700 25 74,000

SUMMARY OF BUILDINGS

REPLACEMENT COST	DEPR.	TRUE VALUE
84,590	25	63,440
43,709		70,282
95,550	25	71,660
11,680	10/20	1210
960	10/20	690
1680	10/20	1210

TOTAL CARDS THRU

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.

78,000