

164 JORDAN SPRINGS ROAD

ALFRED, MAINE



2032 831

164 Jordan Springs Rd

Flaherty, Robert J & Michelle L	10-6-14	16902	707	122,000
	7-10-15	17054	307	

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE <u>362</u>	TOTAL		
TILLABLE							
PASTURE							
WOODLAND		.77		4000	3080		
WASTE LAND							
BASE		1.0			60000		
TOTAL ACREAGE		1.77					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						(09)	(17)
TOTAL VALUE LAND					63100	63100	63100
TOTAL VALUE BUILDINGS					78700	79500	81600
TOTAL VALUE LAND & BUILDINGS					141800	142600	144700

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>pvc</i>
			HIGH	SEWER <i>sapic</i>
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
<i>09 CHG deck to EFP AC</i>				
<i>10 WDK to EFP picked up in 2009</i>				
<i>17 Added Roof to deck creating OFF.</i>				
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING
			SEMI-IMPROVED	STATIC
			DIRT	DECLINING
			SIDEWALK	BLIGHTED

INSPECTION WITNESSED BY:

[illegible]

				PROPERTY INFORMATION			
				LAND COST			
				BLDG. COST			
				SALE PRICE			
				RENT			
				EXPENSE			
				NET RENT			
INSPECTION WITNESSED BY:				LAND @ % equals			
				BLDG. @ % equals			
				TOTAL			
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 *white/red*

BUILDING RECORD *EST 10-21-03 9:25*

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS				
1	2	3	4		NO.	M	O					
VAC. LOT DWELLING COMM. OTHER					STANDARD			EXTERIOR WALL CODES				
BASEMENT					BATHROOM			1 FRAME 5 STUCCO 9 CONCRETE				
TOILET ROOM								2 BRICK 6 TILE 10 ENAM. STL.				
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			3 GLASS 7 STONE				
FOUNDATION					WATER CLOSET/URINAL			4 C B 8 METAL				
P B & S CB <i>CONC</i>								A B				
HEATING					NO PLUMBING			EXTERIOR WALLS				
M O								PERIMETER L/F L/F				
OTHER FEATURES								PERIM. AREA RATIO				
NO HEAT					PART MASONRY WALLS			NO. OF UNITS				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) <i>NO</i>			AVG. UNIT SIZE				
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE				
HW/STEAM BB RAD					BSMT. GAR 1 2			SCHEDULE				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.				
AIR CON./ELEC <i>✓</i>					MODERN KITCHEN			BASEMENT				
ATTIC					EXTERIOR BETTER			FIRST				
T 2 3 4 5					INTERIOR BETTER			SECOND				
NONE UNFIN. 1/4 1/2 FULL								THIRD				
ROOF					LIVING ACCOMMODATIONS			BASE PRICE				
SHINGLES ASP/ASB/WOOD <i>✓</i>					NO. OF UNITS 1 BED ROOMS <i>4</i>			B P A				
SLATE/TILE/METAL					TOTAL ROOMS 6 FAMILY ROOMS			SUB TOTAL				
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING				
EXTERIOR WALLS								HTG/AIR CON.				
BEVEL/DROP/ALUM/VIN <i>✓</i>					10 STORY <i>P</i> M			SPRINKLER				
SHINGLE ASPH/ASB/WOOD					1352 S.F. 94800			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				
8 1 2 3 A					INTERIOR FINISH			M & O.F.				
CONC/DIRT <i>✓</i>					ADD. & PORCHES <i>+ 3400</i>			ADDITIONS				
HARD WOOD					<i>+ 7700</i>			TOTAL BASE				
SOFT WOOD/SUB								GRADE FACTOR				
TILE								REPLACEMENT COST				
W - W								FUNCTIONAL DEPRECIATION FACTORS				
JOISTS								SURPLUS CAP				
								ENCROACHMENTS				
								ECONOMIC				
								BLIGHTED AREA				
								COMM. LOCATION				
								OVERBUILT				
								STRUCTURAL				
INTERIOR FINISH					TOTAL <i>105140</i>			SUMMARY OF BUILDINGS				
8 1 2 3 A					GRADE <i>100840</i>			TYPE LOC. NO. CONSTRUCTION SIZE RATE GRADE ERECTED CONDITION REPLACEMENT COST DEPR. TRUE VALUE				
DRY WALL/PLASTER <i>✓</i>					TOTAL <i>90</i>			DWELLING <i>IFR</i> <i>1352</i> <i>0</i> <i>C-10</i> <i>1975</i> <i>AVG</i> <i>20760</i> <i>25</i> <i>65070</i>				
PANELING					TOTAL <i>90760</i>			GARAGE <i>1</i> <i>1576</i> <i>24004</i> <i>5760</i> <i>C</i> <i>1991</i> <i>AVG</i> <i>11900</i> <i>15</i> <i>10110</i>				
FIBERBOARD					TOTAL <i>91926</i>			BARN <i>2</i> <i>IFR</i> <i>6x10</i> <i>600</i> <i>1452</i> <i>P</i> <i>old</i> <i>P</i> <i>870</i> <i>30/20</i> <i>490</i>				
UNFINISHED <i>✓</i>					C & D FACTOR			SHED				
REMODELING DATA												
KITCHEN												
PLUMBING												
HEAT												
BASEMENT												
OTHER												
REPL. COST <i>94626</i>					LISTED <i>TPV</i>			DATE				
<i>90760</i>												

SKETCH									
OWTE CONTEMPORARY SPLIT LEVEL RANCH (R) <i>✓</i> CAPE COLONIAL CONVENTIONAL MEMORANDA 7700									
94626 70970 90760 11900 870 81570 28670									

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.