

256 BRACKETT HILL ROAD

ALFRED, MAINE



5555 13

256 Brackett Hill Rd

PROPERTY FACTORS

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>Drilled</i> ✓
			HIGH	SEWER <i>Septic</i> ✓
			LOW	GAS
			ROLLING	ELECTRICITY ✓
			SWAMPY	ALL UTILITIES
MEMORANDA				
(12) M ₁ & L FGR @ 60% good, 1/2013				
(13) Except for FGR door, FGR from above 100% good				
			STREET	TREND OF DISTRICT
			PAVED	✓ IMPROVING
			SEMI-IMPROVED	STATIC ✓
			DIRT	DECLINING
			SIDEWALK	BLIGHTED
(20) open space & Topography				

PROPERTY INFORMATION

				PROPERTY INFORMATION			
				LAND COST			
				BLDG. COST			
				SALE PRICE			
				RENT			
				EXPENSE			
				NET RENT			
				LAND			
BLDG.				@	% equals		
				TOTAL			
INSPECTION WITNESSED BY: X							
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

COLOR BUILDING

GRAY

BUILDING RECORD

EST
9-24-03 2:40

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	SS		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			EXTERIOR WALLS						
P	B & S	CB	CONC					PERIMETER						
HEATING					NO PLUMBING			PERIM. AREA RATIO						
					OTHER FEATURES			NO. OF UNITS						
NO HEAT					PART MASONRY WALLS			AVG. UNIT SIZE						
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	111		BASEMENT SIZE						
WARM AIR F G					BSMT. RR/APT.			SCHEDULE						
HW/STEAM RAD					BSMT. GAR 1 2			HT.						
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			BASEMENT						
AIR CON./ELEC.					MODERN KITCHEN			FIRST						
ATTIC					EXTERIOR BETTER			SECOND						
1	2	3	4	5	INTERIOR BETTER			THIRD						
NONE	UNFIN.	1/4	1/2	FULL				BASE PRICE						
ROOF					LIVING ACCOMMODATIONS			B P A						
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			SUB TOTAL						
SLATE/TILE/METAL					TOTAL ROOMS	8		LIGHTING						
ROLL/T & G					FAMILY ROOMS			HTG/AIR CON.						
EXTERIOR WALLS					DWELLING COMPUTATIONS			SPRINKLER						
LEVEL/DROP/ALUM/VIN					1 5 STORY P	M		PARTITIONS						
SHINGLE ASPH/ASB/WOOD					945 S.F.		95200	INTERIOR FINISH						
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE						
MASONITE/TI-II					HEATING			AREA CUBED						
PLATE GLASS - AL/WD					PLUMBING	+ 4400		SUB TOTAL						
FLOORS					ATTIC			M & O.F.						
CONC/DIRT					INTERIOR FINISH			ADDITIONS						
HARD WOOD					ADD. & PORCHES	+ 66400		TOTAL BASE						
SOFT WOOD/SUB								GRADE FACTOR						
TILE CERAMIC								REPLACEMENT COST						
W - W								FUNCTIONAL DEPRECIATION FACTORS						
JOISTS								SURPLUS CAP						
								ENCROACHMENTS						
								BLIGHTED AREA						
								COMM. LOCATION						
								OVERBUILT						
								STRUCTURAL						
SUMMARY OF BUILDINGS														
TYPE		LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE		
DWELLING				1 FR	945		A+10	1993	EXC	273900	5	260200		
GARAGE				5 FR	6884		C+10	2011	AVG	14500	10	13000		
BARN/10x60				1 FR 36x60	2100	32	C	2001	AVG	69120	10/20	49770		
SHED. A++ canopy				10 FR 10x60	6000		C	2001	AVG	4120	10/20	2970		
TOTAL CARDS THRU												325940		
TOTAL VALUE ALL BUILDINGS												321640		
												312940		

REMODELING DATA

CITCHEN

PLUMBING

HEAT

BASEMENT

OTHER

REPL. COST

273900

LISTED

TVU

DATE

CONTEMPORARY

SPLIT LEVEL

RANCH (R)

CAPE

COLONIAL

CONVENTIONAL

MEMORANDA

SKETCH

26

12

169

21

22

17

27

188

35

7

OFF 245

49

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.