

32 POND RD

ALFRED, MAINE



6773 173

% Gerard S Lamontagne

Lamontagne, Steven B & Marcela M

9-27-18

17809

555

126,667

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES	RATE	TOTAL	
TILLABLE			6.00		
PASTURE					
WOODLAND					
WASTE LAND					1500
BASE		13.46		61205	61,200
TOTAL ACREAGE		13.46			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
TOTAL VALUE LAND				61200	61200
TOTAL VALUE BUILDINGS				33600	36300
TOTAL VALUE LAND & BUILDINGS				94800	97500

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER <i>DVC</i> ✓
			HIGH	SEWER <i>septic</i> ✓
			LOW	GAS
			ROLLING	ELECTRICITY ✓
			SWAMPY	ALL UTILITIES ✓
MEMORANDA				
⑪ Added 10x16 good shed.				
2021 Added 5-30-10-A				
⑫ combine w/lot 27				
see Code file				
⑬				
			STREET	TREND OF DISTRICT
			PAVED	IMPROVING
			SEMI-IMPROVED	STATIC ✓
			DIRT	DECLINING ✓
			SIDEWALK	BLIGHTED

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						

[illegible]

PARKER APPRAISAL CO.

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.

BUILDING RECORD

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

ALFRED, MAINE

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

5-27

6773 175

Lamontagne Family Trust% Gerard S Lamontagne

Lamontagne, Steven B & Marcela M

9-27-18

17809

555

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE		TOTAL	
TILLABLE							
PASTURE							
WOODLAND							
WASTE LAND							
BASE		.17				61200	
TOTAL ACREAGE		.17					
FRONTAGE		DEPTH		UNIT PRICE		DEPTH FACTOR	
75						FRONT FT. PRICE	
Base VAC - 30%						-18360	
unbuildable - 50% (42840)						-21420	
TOTAL VALUE LAND						21400	
TOTAL VALUE BUILDINGS						400	
TOTAL VALUE LAND & BUILDINGS						21800	

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					

BUILDING PERMIT RECORD

PERMIT NO.

EST. COST

DATE

PROPERTY FACTORS

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

RENT

EXPENSE

NET RENT

LAND

@

% equals

BLDG.

@

% equals

TOTAL

Deleter
combined
w/ lot 2E

INSPECTION WITNESSED BY:

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.	BLDG.
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

COLOR BUILDING

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								EXTERIOR WALLS												
HEATING					NO PLUMBING			PERIMETER			L/F L/F									
M O					OTHER FEATURES			PERIM. AREA RATIO												
NO HEAT					PART MASONRY WALLS			NO. OF UNITS												
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			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.					MODERN KITCHEN			BASEMENT												
ATTIC					EXTERIOR BETTER			FIRST												
1 2 3 4 5					INTERIOR BETTER			SECOND												
NONE UNFIN. 1/4 1/2 FULL								THIRD												
ROOF					LIVING ACCOMMODATIONS			BASE PRICE												
SHINGLES ASP/ASB/WOOD					NO. OF UNITS BED ROOMS			B P A												
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			SUB TOTAL												
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING												
EXTERIOR WALLS					— — STORY F M			HTG/AIR CON.												
BEVEL/DROP/ALUM/VIN					S.F.			SPRINKLER												
SHINGLE ASPH/ASB/WOOD					BASEMENT			PARTITIONS												
CB/STUCCO/BRICK VENEER/STONE					HEATING			INTERIOR FINISH												
MASONITE/TI-II					PLUMBING			SF/CF PRICE												
PLATE GLASS - AL/WD					ATTIC			AREA CUBED												
FLOORS					INTERIOR FINISH			SUB TOTAL												
8 1 2 3 A					ADD. & PORCHES			M & O.F.												
CONC/DIRT								ADDITIONS												
HARD WOOD								TOTAL BASE												
SOFT WOOD/SUB								GRADE FACTOR												
TILE								REPLACEMENT COST												
W - W								FUNCTIONAL DEPRECIATION FACTORS												
JOISTS								SURPLUS CAP												
								ENCROACHMENTS												
								ECONOMIC												
								BLIGHTED AREA												
								COMM. LOCATION												
								OBSCURENCE												
								OVERBUILT												
								STRUCTURAL												
INTERIOR FINISH					TOTAL			SUMMARY OF BUILDINGS												
B 1 2 3 A					GRADE			TYPE												
DRYWALL/PLASTER					TOTAL			LOC.												
PANELING					O. F.			NO.												
FIBERBOARD					TOTAL			CONSTRUCTION												
UNFINISHED					C & D FACTOR			SIZE												
REMODELING DATA								RATE												
KITCHEN								GRADE												
PLUMBING								ERECTED												
HEAT								CONDITION												
BASEMENT								REPLACEMENT COST												
OTHER								DEPR.												
								TRUE VALUE												
								TOTAL CARDS THRU												
								TOTAL VALUE ALL BUILDINGS			450									

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.