PARCEL NO. 6-10-2 CARD NO.

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

32 PONDEROSA DRIVE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Desrochers, Sharron P	10-30-17	17592	156	
	10-30-17	17592	162	
	10-3-17	17592	172	
Desrochers, Sharron P.	6-3-20	18263	643	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		2021
TILLABLE					
PASTURE	5	300			1500
WOODLAND	~~5~~ ~~2.0~~		8000	18,000	
WASTE LAND	.85 ~~.34~~	300	75	255	255
BASE	1 ~~1.0~~		60000	60,000	60,000
TOTAL ACREAGE	5.85 ~~3.34~~				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	68075	~~78,258~~ 61,755
TOTAL VALUE BUILDINGS	102,000	~~121,578~~ 121,578
TOTAL VALUE LAND & BUILDINGS	170075	~~199,836~~ 183,333

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

MEMORANDA

(18) New Site Split from 6-10 and 6-10-1.

(18) M&L New Man. Home 100% good

(21) Add 2.61 AC from 6-10-1
Add horse barn

(21) Lower grade To C-10
Farmland

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER Drilled	✓
HIGH		SEWER Private	✓
LOW		GAS	
ROLLING	✓	ELECTRICITY	
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
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

BUILDING RECORD

OCCUPANCY

1 (2) 3 4
VAC. LOT DWELLING COMM. OTHER

BASEMENT

(1) 2 3 4 5
NONE CRAWL 1/4 1/2 FULL

FOUNDATION S/ab

P B & S CB CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G	✓	
HW/STEAM BB RAD		
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC

(1) 2 3 4 5
NONE UNFIN. 1/4 1/2 FULL

ROOF

SHINGLES (ASP)/ASB/WOOD	✓
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

BEVEL/DROP/ALUM/(VIN)	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
CONC/DIRT					
HARD WOOD					
SOFT WOOD/SUB					
TILE					
W - W		✓			
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
(DRYWALL/PLASTER)		✓			
PANELING					
FIBERBOARD					
UNFINISHED					

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM			
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	✓
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BED ROOMS 3
TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (F) M

1568 S.F.	105200
BASEMENT	-16000
HEATING	
PLUMBING	+3520
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	
TOTAL	92720
GRADE	.90 ~~1.10~~
TOTAL	~~101992~~
O. F.	83448
TOTAL	
C & D FACTOR	
REPL. COST	101992

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

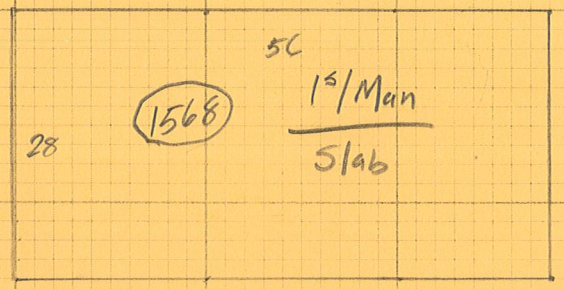
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	A	B
EXTERIOR WALLS		
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		

SKETCH



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O W T E F & F I & E M & E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE | COLONIAL | CONVENTIONAL

MEMORANDA

(21) 24x48 BARN + 12' overhang
(21) Reduce Grade To C-10

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1S/FR	1568 #		C+10	2018	G	~~101992~~	—	~~102000~~
GARAGE						C-10	2018	VG	83,450		83,450
BARN	X		1S Fr	1152	26.5		C	G	30,528	-	30,528
SHED	overhng		1S Fr	1152	16.68	X.4	C		7600	-	7600
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED DATE 12/30/2020

TOTAL VALUE ALL BUILDINGS ~~102,000~~ 121,578

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.