MAP AND LOT: 6-36
335 BRACKETT HILL ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

6-36 5741 264
Comeau, Michael And Karen
335 Brackett Hill Rd

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Comeau, Karen C.	3-23-15	16987	79	
Turner, Michelle & Bryce	4-24-20	18227	183	251,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	(20)
TILLABLE				
PASTURE				
WOODLAND				
WASTE LAND				
BASE	1.0		50000	
TOTAL ACREAGE	1.0			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

TOTAL VALUE LAND	50000	50,000
TOTAL VALUE BUILDINGS	164800	211,100
TOTAL VALUE LAND & BUILDINGS	214800	261,100

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
B19-109	100,000	9/16/19

MEMORANDA

(20) 1½ Fr Apt

INSPECTION WITNESSED BY:

Michael Comeau

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	✓
HIGH		SEWER septic	✓
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

BUILDING RECORD

COLOR BUILDING Weathered

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

BASEMENT: 1 2 3 4 (5) — NONE CRAWL 1/4 1/2 FULL

FOUNDATION: 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. Min. Spl	✓	

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/T1-11	
PLATE GLASS - AL/WD	

FLOORS

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

JOISTS 2x10 16" oc
2x6 WALL

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	46		
NO PLUMBING			

OTHER FEATURES

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

LIVING ACCOMMODATIONS: NO. OF UNITS 1 / BED ROOMS 3 — TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

1.5 STORY	F	M
1080 S.F.		103900
BASEMENT		
HEATING AC		2400
PLUMBING 2		+~~1760~~
~~ATTIC~~ 2		+5280
~~INTERIOR FINISH~~		+49,885
ADD. & PORCHES		+~~15600~~
WH + 1/4		+5190
		166,655
TOTAL		+~~26480~~
GRADE		128
TOTAL		~~16186~~
~~O.F.~~		213,320
TOTAL		
C & D FACTOR		
REPL. COST		16186

COMMERCIAL COMPUTATIONS

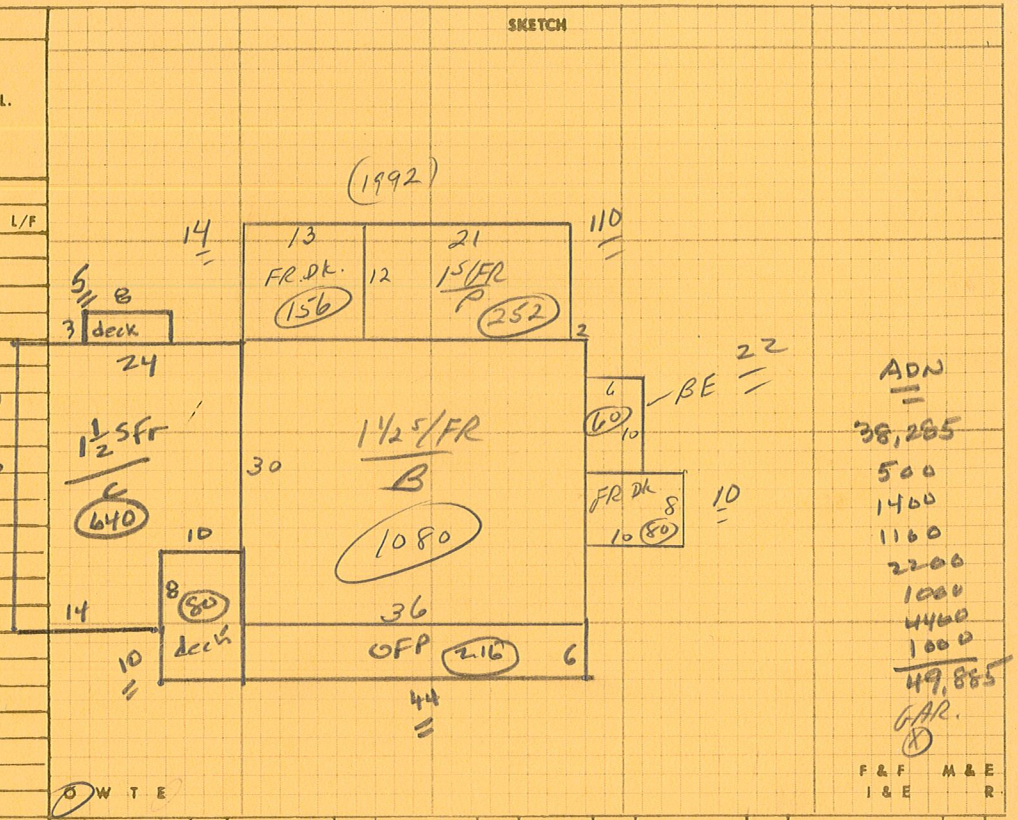
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
HT. FIRST		
HT. SECOND		
HT. 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



MEMORANDA

(20) 1½ S Fr ADN
Apartment

SUMMARY OF BUILDINGS 213,320 10 191,985

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1½ S/FR	1080 SQ		B+5	1988	C	~~16186~~	10	~~14567~~
GARAGE	(8)		1½ S/FR 28x28	784 SQ		C	2001	C	21280	10	19150
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED RJS DATE 2/2/04

TOTAL VALUE ALL BUILDINGS ~~16820~~ 211,135

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.