

4 FORT RIDGE ROAD

ALFRED, MAINE



7549 271

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4 Fort Ridge Rd

8-15-05	14567
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Pelletier, Normand J & Sherman, Jessica	4-23-19	17935	73	184,000
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CLASSIFICATION		NO. OF ACRES		RATE	TOTAL		
TILLABLE				360		19	2021
PASTURE							
WOODLAND		4.0			15000		
WASTE LAND							
BASE		1.0			60000		
TOTAL ACREAGE		5.0					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
TOTAL VALUE LAND					75000	75000	75000
TOTAL VALUE BUILDINGS					66900	60600	61810
TOTAL VALUE LAND & BUILDINGS					141900	135600	136810

[illegible]

PROPERTY FACTORS

[illegible]

INSPECTION WITNESSED BY:

V. L. E. Parndorf

ASSESSMENT RECORD

ASSESSMENT RECORD			
20	LAND 75,000	20	LAND
	BLDGs. 62,100		BLDGs.
	TOTAL 137,100		TOTAL
20	LAND 75,000	20	LAND
	BLDGs. 63,600		BLDGs.
	TOTAL 138,600		TOTAL
20	LAND	20	LAND
	BLDGs.		BLDGs.
	TOTAL		TOTAL
20	LAND	20	LAND
	BLDGs.		BLDGs.
	TOTAL		TOTAL

PARKER APPRAISAL CO.

COLOR BUILDING *TAN*

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 2 BRICK 6 TILE 10 ENAM. STL. 3 GLASS 7 STONE 4 C B 8 METAL						
BASEMENT					BATHROOM									
TOILET ROOM														
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS									
FOUNDATION					WATER CLOSET/URINAL									
P B & S CB CONC														
HEATING					NO PLUMBING									
M O					OTHER FEATURES									
NO HEAT					PART MASONRY WALLS									
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) 111									
WARM AIR F.G.					BSMT. RR/APT. 17									
HW/STEAM BB RAD					BSMT. GAR 17									
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP									
AIR CON./ELEC.					MODERN KITCHEN									
ATTIC					EXTERIOR BETTER									
NONE UNFIN. 1/4 1/2 FULL					INTERIOR BETTER									
H.I.P. ROOF					LIVING ACCOMMODATIONS									
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS 2									
SLATE/TILE/METAL					TOTAL ROOMS 5 FAMILY ROOMS									
ROLL/T & G					DWELLING COMPUTATIONS									
EXTERIOR WALLS														
BEVEL/DROP/ALUM/VIN					10 STORY F M									
SHINGLE ASPH/ASB/WOOD					1080 S.F. 80900									
CB/STUCCO/BRICK VENEER/STONE					BASEMENT									
MASONITE/TI-II					HEATING									
PLATE GLASS - AL/WD					PLUMBING									
FLOORS					ATTIC									
CONC/DIRT					INTERIOR FINISH									
HARD WOOD					ADD. & PORCHES + 6200									
SOFT WOOD/SUB														
TILE														
W - W														
JOISTS 2x10 10x10														
INTERIOR FINISH					TOTAL 87100									
GRADE 1110					122									
DRY WALL/PLASTER					TOTAL 95800 106260									
PANELING					O. F. + 1700									
FIBERBOARD					TOTAL 101960									
UNFINISHED					C & D FACTOR 97,510									
REMODELING DATA														
KITCHEN														
PLUMBING														
HEAT 1989														
BASEMENT														
OTHER														
REPL. COST 101960					TP6									
					DATE 9-11-03									

SKETCH

OWTE

MEMORANDA

12/16/18 Poor Cond, lower grade

Nuds general upgrade of maintenance

Floors, No working smoke detect

4/14/2021 No Deck or Railing on Deck

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			FFR	1080		B-1	1952	AVG	707960	40	64780
GARAGE						C-10			95,810	40	58,500
BARN											
SHED											
			FFR 12x10	1920	1452	A	1999	AVG	2780	5/12	2110
			DK	444					7000	50	3500
			DK	80			2021		1000	50	500
			DK	160			2021		1400	50	700
COMMERCIAL BUILDING											
LISTED											
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS											66890

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.