

MAP AND LOT: 7-38-2-B

20 Woodland Ridge RD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

7-38-2

7661 109

Yeaton, Perley W Jr

256 Federal Street

Porell, Ricky and Doris

7-21-03

13197

83

50,000

Freeman, Early R Jr & Deborah A

7/16/21

18736

359

650,000

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION

NO. OF ACRES

RATE

TOTAL

TILLABLE

PASTURE

WOODLAND

WASTE LAND

BASE

TOTAL ACREAGE

FRONTAGE

DEPTH

UNIT PRICE

DEPTH FACTOR

FRONT FT. PRICE

PERMIT NO.

EST. COST

DATE

TOPOGRAPHY

IMPROVEMENTS

LEVEL

HIGH

LOW

ROLLING

SWAMPY

WATER

SEWER

GAS

ELECTRICITY

ALL UTILITIES

MEMORANDA

(14) New Construction underway. Approx 35% good, 2015.

(15) New Construction 100% good for 2015.

STREET

TREND OF DISTRICT

PAVED

SEMI-IMPROVED

DIRT

SIDEWALK

IMPROVING

STATIC

DECLINING

BLIGHTED

PROPERTY INFORMATION

LAND COST 50000 7/03

BLDG. COST

SALE PRICE

RENT

EXPENSE

NET RENT

LAND

@ % equals

BLDG.

@ % equals

TOTAL

INSPECTION WITNESSED BY:

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

ASSESSMENT RECORD

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

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BLDGS.

TOTAL

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LAND

BLDGS.

TOTAL

20

LAND

BLDGS.

TOTAL

PARKER APPRAISAL CO.

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS				
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 CB	8 METAL		
FOUNDATION					WATER CLOSET/URINAL				A B			
P	B & S	CB	CONC		NO PLUMBING				EXTERIOR WALLS			
HEATING					OTHER FEATURES				PERIMETER	L/F	L/F	
					PART MASONRY WALLS				PERIM. AREA RATIO			
NO HEAT					FIREPLACE (INGRADE)				NO. OF UNITS			
NO HEAT 2ND ONLY					BSMT. RR/APT.				AVG. UNIT SIZE			
WARM AIR F G					BSMT. GAR 1 2				BASEMENT SIZE			
HW/STEAM BB RAD					BUILT-IN RANGE/DW/DISP				SCHEDULE			
FLOOR/WALL FURNACE					MODERN KITCHEN				HT.			
AIR CON./ELEC.					EXTERIOR BETTER				BASEMENT			
ATTIC					INTERIOR BETTER				FIRST			
1	2	3	4	5					SECOND			
NONE	UNFIN.	1/4	1/2	FULL					THIRD			
									BASE PRICE			
ROOF					LIVING ACCOMMODATIONS				B P A			
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	BED ROOMS			SUB TOTAL			
SLATE/TILE/METAL					TOTAL ROOMS	FAMILY ROOMS			LIGHTING			
ROLL/T & G					DWELLING COMPUTATIONS				HTG/AIR CON.			
EXTERIOR WALLS					1.5 STORY (F) M				SPRINKLER			
BEVEL/DROP/ALUM/VIN					1176 S.F.	103900			PARTITIONS			
SHINGLE ASPH/ASB/WOOD					BASEMENT				INTERIOR FINISH			
CB/STUCCO/BRICK VENEER/STONE					HEATING				SF/CF PRICE			
MASONITE/TI-II					PLUMBING	+6160			AREA CUBED			
PLATE GLASS - AL/WD					ATTIC				SUB TOTAL			
FLOORS					INTERIOR FINISH				M & O.F.			
	B	1	2	3	ADD. & PORCHES	+45800			ADDITIONS			
CONC/DIRT									TOTAL BASE			
HARD WOOD									GRADE FACTOR			
SOFT WOOD/SUB									REPLACEMENT COST			
TILE									FUNCTIONAL DEPRECIATION FACTORS			
W - W									SURPLUS CAP	ENCROACHMENTS	ECONOMIC	
JOISTS									BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE	
									OVERBUILT	STRUCTURAL		
INTERIOR FINISH					TOTAL	155860			TYPE	LOC.	NO.	CONSTR
	B	1	2	3	GRADE	1.5			DWELLING			11/25/1
DRYWALL/PLASTER					TOTAL	233790			GARAGE			
PANELING					O. F.				BARN			
FIBERBOARD					TOTAL	233790			SHED			
UNFINISHED					C & D FACTOR							
REMODELING DATA									COMMERCIAL BUILDING			
KITCHEN												
PLUMBING												
HEAT												
BASEMENT												
OTHER					REPL. COST	233790			LISTED		DATE	

[illegible]

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.