

MAP AND LOT: 7-40-1

48 CARPENTER HILL ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

7-40-1

2342 54

Joy, David A And Torrey S

48 Carpenter Hill Rd

McMahon, Chad C and Hannah A.

Rudnicki, Anthony II

Cole, Peter

Cole, Peter R, JLG Family Trust

8-23-17

17544

322

195,000

8-7-20

18334

97

283,001

8/8/22

19087

316

380,000

3/3/23

19203

915

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION NO. OF ACRES RATE TOTAL

TILLABLE				
PASTURE				
WOODLAND	11.0		35000	
WASTE LAND	1.4	300	420	
BASE	1.0		60000	

TOTAL ACREAGE 13.4

FRONTAGE DEPTH UNIT PRICE DEPTH FACTOR FRONT FT. PRICE

650

TOTAL VALUE LAND 95400

TOTAL VALUE BUILDINGS 109200

TOTAL VALUE LAND & BUILDINGS 204600

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

PERMIT NO.

EST. COST

DATE

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

BLDG.

@ % equals

@ % equals

TOTAL



INSPECTION WITNESSED BY:

ASSESSMENT RECORD

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

PARKER APPRAISAL CO.

(2)

08

SKETCH

O W T E

F & F M
I & E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS

DIVISION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
	1139		C+10	1979	AVD	118760	20	95000
6x24	384		L-10	1988	AVD	14570	15	12380
6x24	144		P	OLD	AVD	1150	25/20	690
8x16	128	1450	P	OLD	AVD	1860	25/20	1120
					TOTAL CARDS	THRU		
TOTAL VALUE ALL BUILDINGS								109190