

MAP AND LOT: 9-4

82 FORT RIDGE ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

9-4

3784 283

Merrill, Howard And Carolyn82 Fort Ridge RdMerrill, Carolyn M Trustee of the
Carolyn M. Merrill Revocable Trust
Suitor, Andrew & Molly

10-2-18

17814

122

deceased
4/25/19

12-1-20

18470

54

305,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE		360		
PASTURE				
WOODLAND	10.0		33000	
WASTE LAND	4.46	300	1340	
BASE	1.0		60000	
TOTAL ACREAGE	15.46			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
969				
TOTAL VALUE LAND		94300	94300	94300
TOTAL VALUE BUILDINGS		156100	154200	164400
TOTAL VALUE LAND & BUILDINGS		250400	248500	258700

LAND VALUE COMPUTATIONS AND SUMMARY

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
22 ADD DORMER & FINISH GAR

MEMORANDA



INSPECTION WITNESSED BY:

Howard B. Merrill

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

PARKER APPRAISAL CO.

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	SS		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								PERIMETER	L/F	L/F									
M O					OTHER FEATURES			PERIM. AREA RATIO											
NO HEAT					PART MASONRY WALLS			NO. OF UNITS											
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	111	V	AVG. UNIT SIZE											
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE											
HW/STEAM BS RAD					BSMT. GAR 1 2			SCHEDULE											
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.											
AIR CON./ELEC.					MODERN KITCHEN			BASEMENT											
ATTIC					EXTERIOR BETTER			FIRST											
1	2	3	4	5	INTERIOR BETTER			SECOND											
NONE	UNFIN.	1/4	1/2	FULL				THIRD											
ROOF					LIVING ACCOMMODATIONS			BASE PRICE											
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS			B P A											
SLATE/TILE/METAL					TOTAL ROOMS / FAMILY ROOMS			SUB TOTAL											
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING											
EXTERIOR WALLS								HTG/AIR CON.											
BEVEL/DROP/ALUM/VIN					10 STORY F M			SPRINKLER											
SHINGLE ASPH/ASB/WOOD					240 S.F. 70.00			PARTITIONS											
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH											
MASONITE/TI-II					HEATING			SF/CF PRICE											
PLATE GLASS - AL/WD					PLUMBING	+ 2100		AREA CUBED											
FLOORS					ATTIC	+ 2100		SUB TOTAL											
8	1	2	3	A	INTERIOR FINISH			M & O.F.											
CONC/DIRT					ADD. & PORCHES	+ 22600		ADDITIONS											
HARD WOOD						+ 5500		TOTAL BASE											
SOFT WOOD/SUB								GRADE FACTOR											
TILE								REPLACEMENT COST											
W - W								FUNCTIONAL DEPRECIATION FACTORS											
JOISTS								SURPLUS CAP	ENCROACHMENTS	ECONOMIC									
								BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE									
								OVERBUILT	STRUCTURAL										
INTERIOR FINISH					TOTAL	127740		SUMMARY OF BUILDINGS											
8	1	2	3	A	GRADE	119940		TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DRY WALL/PLASTER					TOTAL	179610		DWELLING			IFR0A	12720		A±	1984	V0	179610	15	152670
PANELING					O. F.			GARAGE									19160	15	162800
FIBERBOARD					TOTAL			BARN											
UNFINISHED					C & D FACTOR			SHED	Q		FFR 10x12	1200	1750	C	1992	AV0	2100	10/20	1510
REMODELING DATA																			
KITCHEN																			
PLUMBING																			
HEAT																			
BASEMENT																			
OTHER																			
REPL. COST					19160			LISTED	DATE										
					179610			TM	9-10-03										

OWTE

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

SKETCH

12

70

EFF

FDW 12

144

25

30

48

5

IFR0A

B

1272

74st

15

24

432

2400

6

576

24

5

IFC

W/LOFT

FDW

FIN

156

FIN + 7000

174

F & F M & E

I & E R

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS 164.40

154180