

MAP AND LOT: 12-5

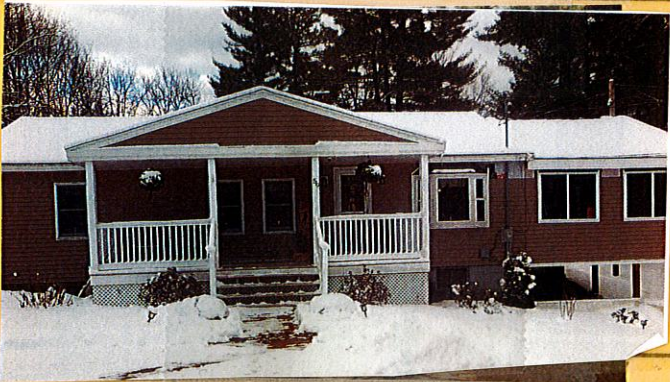
59 BIDDEFORD ROAD

PARCEL

1 of 2

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
12-5				
6565 134				
Bragg, Thomas & Pauline				
Po Box 46				
Grant, Pauline A.	12/13/06	15033	997	
Murphy, Richard W. & Holly L.	10/31/07	15289	861	169900
Murphy, Richard W.	6-20-17	17498	585	
Murphy, Richard & Covello, Elissa	8-5-20	18331	171	

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE		450	
PASTURE			
WOODLAND	1.34	4000	5360
WASTE LAND	1.0	300	300
BASE 4 comm	1.0		93750
TOTAL ACREAGE 3.34			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
227			
TOTAL VALUE LAND 99460			
TOTAL VALUE BUILDINGS 89400			
TOTAL VALUE LAND & BUILDINGS 188300			

BUILDING PERMIT RECORD	PERMIT NO.	EST. COST	DATE
MEMORANDA			
(14) Added 8x42 OFP and WPK.			
(20) Repl deck w/ Adv Exp OFP Front + rear			
(22) P/U Apt in GAR (BC) 9/19/2022			
INSPECTION WITNESSED BY:			

PROPERTY FACTORS	TOPOGRAPHY	IMPROVEMENTS
	LEVEL	WATER TOWN
	HIGH	SEWER SEPTIC
	LOW	GAS
	ROLLING	ELECTRICITY
	SWAMPY	ALL UTILITIES
STREET		
	PAVED	TREND OF DISTRICT
	SEMI-IMPROVED	IMPROVING
	DIRT	STATIC
	SIDEWALK	DECLINING
		BLIGHTED

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				

ASSESSMENT RECORD			
LAND	BLDG.	TOTAL	
99400	161400	260800	

BUILDING RECORD

ES+ 11-13-03 9:40

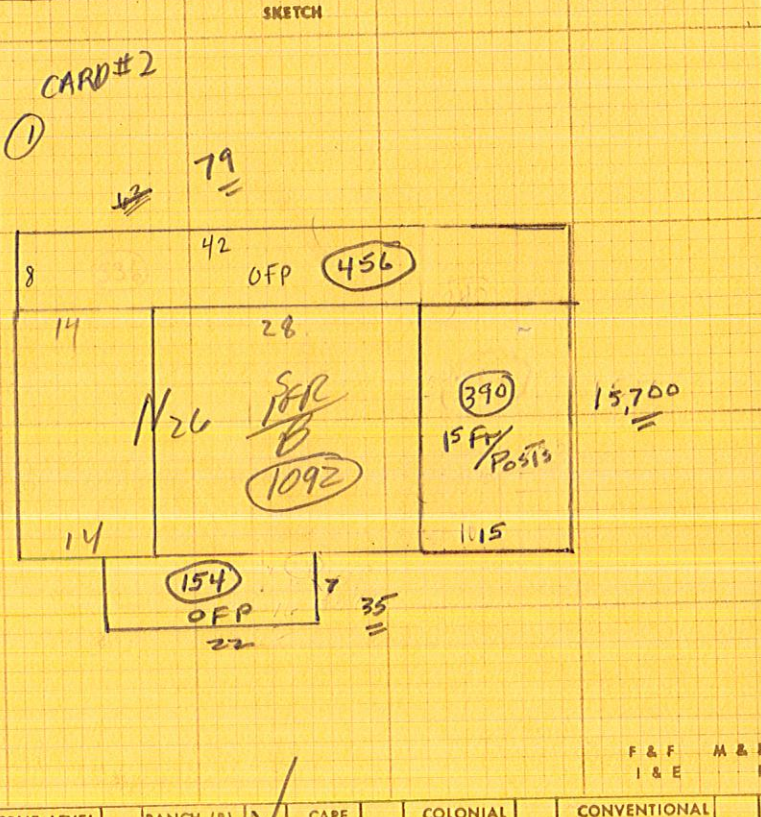
COLOR BUILDING *white*

OCCUPANCY <i>Auto Repair</i>				PLUMBING	NO.	M	O
1	2	3	4	STANDARD			
VAC.	LOT DWELLING	COMM.	OTHER	BATHROOM			
BASEMENT				TOILET ROOM			
1	2	3	4	TOILET ROOM			
NONE	CRAWL	1/4	1/2	SINK/LAVATORY/SS			
FOUNDATION				WATER CLOSET/URINAL			
P	B & S	CB	CONC	NO PLUMBING			
HEATING				OTHER FEATURES			
NO HEAT				PART MASONRY WALLS			
NO HEAT 2ND ONLY				FIREPLACE (INGRADE) <i>NO</i>			
WARM AIR F G				BSMT. RR/APT.			
<i>HW/STEAM BB RAD</i> ✓				BSMT. GAR 1 ?			
FLOOR/WALL FURNACE				BUILT-IN RANGE/DW/DISP			
AIR CON./ELEC.				MODERN KITCHEN			
ATTIC				EXTERIOR BETTER			
1	2	3	4	INTERIOR BETTER			
NONE	UNFIN.	1/4	1/2				
ROOF				LIVING ACCOMMODATIONS			
SHINGLES <i>ASP/ASB/WOOD</i> ✓				NO. OF UNITS / BED ROOMS <i>4</i>			
SLATE/TILE/METAL				TOTAL ROOMS <i>6</i> FAMILY ROOMS			
ROLL/T & G				DWELLING COMPUTATIONS			
EXTERIOR WALLS							
BEVEL/DROP/ALUM/VIN <i>B+D</i> ✓				<i>10</i> - STORY <i>D</i> <i>M</i>			
SHINGLE ASPH/ASB/WOOD				<i>1092</i> S.F. <i>82000</i>			
CB/STUCCO/BRICK VENEER/STONE				BASEMENT			
MASONITE/TI-II				HEATING			
PLATE GLASS - AL/WD				PLUMBING			
FLOORS				ATTIC			
B	1	2	3	INTERIOR FINISH			
CONC/DIRT	✓			ADD. & PORCHES	<i>+10400</i>		
HARD WOOD					<i>+27,100</i>		
SOFT WOOD/SUB							
TILE	✓						
W - W					<i>109,100</i>		
JOISTS <i>2x10</i>					<i>92400</i>		
INTERIOR FINISH				TOTAL	<i>84600</i>		
B	1	2	3	GRADE	<i>105</i>		
DRY WALL/PLASTER	✓			TOTAL	<i>88830</i>		
PANELING	✓			O. F.			
FIBERBOARD	✓			TOTAL			
JNFINISHED	✓			C & D FACTOR			
REMODELING DATA							
KITCHEN				TOTAL	<i>114,553</i>		
PLUMBING				GRADE	<i>97020</i>		
HEAT				TOTAL	<i>88830</i>		
BASEMENT				REPL. COST			
OTHER							

COMMERCIAL COMPUTATIONS	
EXTERIOR WALL CODES	
1 FRAME	5 STUCCO
2 BRICK	6 TILE
3 GLASS	7 STONE
4 C B	8 METAL
	9 CONCRETE
	10 ENAM. STL.
EXTERIOR WALLS	A B
PERIMETER	L/F L/F
PERIM. AREA RATIO	
NO. OF UNITS	
AVG. UNIT SIZE	
BASEMENT SIZE	
SCHEDULE	
HT.	
BASEMENT	
FIRST	
SECOND	
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
BLIGHTED AREA	COMM. LOCATION
OVERBUILT	STRUCTURAL
ECONOMIC	OBSOLESCENCE

O W T E

20 Repl deck w/ 1 1/2" Posts
Exp OFF ON Front & Rear



F & F M & E
I & E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
--------------	-------------	-----------	------	----------	--------------

MEMORANDA
20 Repl deck w/ 1 1/2" Posts Exp OFF ON Front & Rear

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			IFR	1092		C+S	1960	AVD	97020	30	62180
GARAGE									114,555	30	80,200
BARN											
SHED	2		SFR 14x24	330	1450	D	old	AVG	4870	40/20	2340
			IFR 14x16	224		F	old	P	2550	40/20	1220
COMMERCIAL BUILDING	2001		IFR 30x40	1200		C	1986	AVG	27240	15	23150
TOTAL CARDS										THRU	94470
TOTAL VALUE ALL BUILDINGS											88830
											106,900

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.

OCCUPANCY 1 VAC. 2 LOT DWELLING 3 COMM. 4 OTHER					PLUMBING STANDARD			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		
BASEMENT 1 NONE 2 CRAWL 3 1/2 4 1/2 5 FULL					BATHROOM			TOILET ROOM		
FOUNDATION P B & S CB CONC					SINK/LAVATORY/SS			WATER CLOSET/URINAL		
HEATING					NO PLUMBING			EXTERIOR WALLS PERIMETER L/F L/F		
NO HEAT					OTHER FEATURES			PERIM. AREA RATIO		
NO HEAT 2ND ONLY					PART MASONRY WALLS			NO. OF UNITS		
WARM AIR F G GAS ✓					FIREPLACE (INGRADE)			AVG. UNIT SIZE		
HW/STEAM BB RAD					BSMT. RR/APT.			BASEMENT SIZE		
FLOOR/WALL FURNACE					BSMT. GAR 1 2			SCHEDULE		
AIR CON./ELEC.					BUILT-IN RANGE/DW/DISP			HT.		
ATTIC 1 NONE 2 UNFIN. 3 1/4 4 1/2 5 FULL					MODERN KITCHEN			BASEMENT		
					EXTERIOR BETTER			FIRST		
					INTERIOR BETTER			SECOND		
								THIRD		
								BASE PRICE		
ROOF					LIVING ACCOMMODATIONS			B P A		
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			SUB TOTAL		
SLATE/TILE/METAL ✓					BED ROOMS 3			LIGHTING		
ROLL/T & G					TOTAL ROOMS			HTG/AIR CON.		
					FAMILY ROOMS			SPRINKLER		
EXTERIOR WALLS					DWELLING COMPUTATIONS			PARTITIONS		
BEVEL/DROP/ALUM/VIN ✓					2.0 STORY F M			INTERIOR FINISH		
SHINGLE ASPH/ASB/WOOD					620 S.F.			SF/CF PRICE		
CB/STUCCO/BRICK VENEER/STONE					84400			AREA CUBED		
MASONITE/TI-II					- 9100			SUB TOTAL		
PLATE GLASS - AL/WD					HEATING			M & O.F.		
					PLUMBING			ADDITIONS		
FLOORS					ATTIC			TOTAL BASE		
CONC/DIRT					INTERIOR FINISH			GRADE FACTOR		
HARD WOOD					ADD. & (PORCHES)			REPLACEMENT COST		
SOFT WOOD/SUB					GAR 10600			FUNCTIONAL DEPRECIATION FACTORS		
FILE laminat ✓								SURPLUS CAP		
W - W								ENCROACHMENTS		
JOISTS								ECONOMIC		
								BLIGHTED AREA		
								COMM. LOCATION		
								OBsolescence		
								OVERBUILT		
								STRUCTURAL		
INTERIOR FINISH					TOTAL 88400			SUMMARY OF BUILDINGS		
DRYWALL/PLASTER ✓					GRADE C-5			TYPE		
PANELING					TOTAL 83980			LOC. NO. CONSTRUCTION		
FIBERBOARD								SIZE RATE GRADE ERECTED		
JNFISHED								CONDITION REPLACEMENT COST DEPR. TRUE VALUE		
REMODELING DATA								DWELLING		
KITCHEN								GARAGE		
PLUMBING								BARN		
HEAT								SHED		
BASEMENT								COMMERCIAL BUILDING		
OTHER								LISTED DATE		
REPL. COST								TOTAL CARDS THRU		

SKETCH																																																																																													
O W T E																																																																																													
<table border="1"> <tr> <td>CONTEMPORARY</td> <td>SPLIT LEVEL</td> <td>RANCH (R)</td> <td>CAPE</td> <td>COLONIAL</td> <td>CONVENTIONAL</td> </tr> </table>										CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL																																																																														
CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL																																																																																								
MEMORANDA																																																																																													
<table border="1"> <thead> <tr> <th>TYPE</th> <th>LOC.</th> <th>NO.</th> <th>CONSTRUCTION</th> <th>SIZE</th> <th>RATE</th> <th>GRADE</th> <th>ERECTED</th> <th>CONDITION</th> <th>REPLACEMENT COST</th> <th>DEPR.</th> <th>TRUE VALUE</th> </tr> </thead> <tbody> <tr> <td>DWELLING</td> <td>(2)</td> <td>1</td> <td>FT-2 1/2</td> <td>620</td> <td></td> <td>C-5</td> <td>1986</td> <td>AVG</td> <td>83980</td> <td>.90</td> <td>77600</td> </tr> <tr> <td>GARAGE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BARN</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SHED</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>COMMERCIAL BUILDING</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>LISTED</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE	DWELLING	(2)	1	FT-2 1/2	620		C-5	1986	AVG	83980	.90	77600	GARAGE												BARN												SHED												COMMERCIAL BUILDING												LISTED											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE																																																																																		
DWELLING	(2)	1	FT-2 1/2	620		C-5	1986	AVG	83980	.90	77600																																																																																		
GARAGE																																																																																													
BARN																																																																																													
SHED																																																																																													
COMMERCIAL BUILDING																																																																																													
LISTED																																																																																													
TOTAL VALUE ALL BUILDINGS																																																																																													