

**MAP AND LOT: 12-53**

PARCEL 44 SACO ROAD

**PROPERTY ASSESSMENT RECORD**

**ALFRED, MAINE**



12-53 3109 102  
Ghidoni, Daniel And Kelly  
 Po Box 465

Ouellette, Alicia E & Michael B 9-13-12 16412 121 196,000

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE		150	
PASTURE			
WOODLAND			
WASTE LAND			
BASE	.91		75000
TOTAL ACREAGE	0.91		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
80			
<p style="text-align: right;">(18) (19)</p>			
TOTAL VALUE LAND		75000	75000
TOTAL VALUE BUILDINGS		82600	167000
TOTAL VALUE LAND & BUILDINGS		157600	182000

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
B17-030	75,000	6/17	LEVEL HIGH LOW ROLLING SWAMPY	WATER TOWN ✓ SEWER SEPTIC ✓ GAS ELECTRICITY ✓ ALL UTILITIES ✓
MEMORANDA				
(18) M&L New Addition, ~50% good, V2019				
(19) Addn over garage complete				
			STREET	TREND OF DISTRICT
			PAVED ✓	IMPROVING ✓
			SEMI-IMPROVED	STATIC ✓
			DIRT	DECLINING
			SIDEWALK	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
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

PROPERTY INFORMATION

LAND COST
BLDG. COST
SALE PRICE
RENT
EXPENSE
NET RENT
LAND @ % equals
BLDG. @ % equals
TOTAL

INSPECTION WITNESSED BY:

*x Karisuffith*

ASSESSMENT RECORD

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

COLOR BUILDING *white*

**BUILDING RECORD**

26

1750 8x26 WDK

<b>OCCUPANCY</b>					<b>PLUMBING</b>			<b>COMMERCIAL COMPUTATIONS</b>					
1	2	3	4		NO.	M	O	<b>EXTERIOR WALL CODES</b>					
VAC.	LOT DWELLING	COMM.	OTHER		STANDARD			1 FRAME	5 STUCCO	9 CONCRETE			
<b>BASEMENT</b>					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.			
1	2	3	4	5	TOILET ROOM		X	3 GLASS	7 STONE				
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS		1	4 CB	8 METAL				
<b>FOUNDATION</b>					WATER CLOSET/URINAL			<b>EXTERIOR WALLS</b>					
P	B & S	CB	CONC		NO PLUMBING			PERIMETER	L/F	L/F			
<b>HEATING</b>					<b>OTHER FEATURES</b>			<b>PERIM. AREA RATIO</b>					
NO HEAT					NO HEAT			NO. OF UNITS					
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			AVG. UNIT SIZE					
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE					
HW/STEAM BB BAD					BSMT. GAR 1 2			SCHEDULE					
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.					
A/R CON./ELEC.					MODERN KITCHEN			BASEMENT					
<b>ATTIC</b>					EXTERIOR BETTER			FIRST					
1	2	3	4	5	INTERIOR BETTER			SECOND					
NONE	UNFIN.	1/4	1/2	FULL				THIRD					
<b>ROOF</b>					<b>LIVING ACCOMMODATIONS</b>			<b>BASE PRICE</b>					
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	BED ROOMS	4	B P A					
SLATE/TILE/METAL					TOTAL ROOMS	FAMILY ROOMS		SUB TOTAL					
ROLL/T & G					<b>DWELLING COMPUTATIONS</b>			LIGHTING					
<b>EXTERIOR WALLS</b>					<b>EXTERIOR FINISH</b>			HTG/AIR CON.					
LEVEL/DROP/ALUM/VIN					INTERIOR FINISH			SPRINKLER					
SHINGLE ASPH/ASB/WOOD					ADD. & PORCHES		24,500	PARTITIONS					
CB/STUCCO/BRICK VENEER/STONE							46,500	INTERIOR FINISH					
MASONITE/TI-II							146,320	SF/CF PRICE					
PLATE GLASS - AL/WD							75,200	AREA CUBED					
<b>FLOORS</b>							111,040	SUB TOTAL					
CONC/DIRT							116	M & O.F.					
HARD WOOD							128,810	ADDITIONS					
SOFT WOOD/SUB							145,200	TOTAL BASE					
TILE							169,700	GRADE FACTOR					
W - W								REPLACEMENT COST					
JOISTS								<b>FUNCTIONAL DEPRECIATION FACTORS</b>					
<b>INTERIOR FINISH</b>								SURPLUS CAP					
DRY WALL/PLASTER								ENCROACHMENTS					
PANELING								ECONOMIC					
FIBERBOARD								BLIGHTED AREA					
UNFINISHED								COMM. LOCATION					
<b>REMODELING DATA</b>								OBSOLESCENCE					
KITCHEN								OVERBUILT					
PLUMBING								STRUCTURAL					
HEAT													
BASEMENT													
OTHER													
REPL. COST							145,300						
							128,810						

WDK = 1800  
FRB 26x36 = 936 #

18

8 SKETCH WDK 208  
• 26x36, FRB  
• 26x28, 1/2 FR AU.

28 1/2 FR FRB 728

30 2 FRP/A B 780

74 8 208 Fboy 13

OWOE

CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL  CONVENTIONAL

36000 + 1800 = 37800  
+ Pcbath in Adv. 150  
18900

MEMORANDA  
Complete 2019

169,700 20 135,760  
145,200 101700

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FRP/A	780 #		B-5	1975	AVG	128,810	30	77,280
GARAGE			1 FR 18x21	378 #		D	old	F	7460	40	4480
BARN			20 FR 11x16	256 #		D	?	AVG	1740	40/20	840
SHED											

TOTAL CARDS THRU 14,100

TOTAL VALUE ALL BUILDINGS 82600

LISTED DATE 11-14-03 7/2018 Compl

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.