

MAP AND LOT: 1-4-C-1

389 WHICHERS MILLS ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



1-4-C-1

11545 326

Ward, Iii, James S

389 Whichers Mill Road

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE				23
PASTURE				
WOODLAND	5.506		21000	19500
WASTE LAND				
BASE	1.0		60000	60000
TOTAL ACREAGE	7.066			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
414				
				(14)
TOTAL VALUE LAND			81000	81000
TOTAL VALUE BUILDINGS			63300	90500
TOTAL VALUE LAND & BUILDINGS			144300	171500

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

MEMORANDA

(14) Converted existing 24x24 detached FBR into in-law apartment.

(20) ADJ Ac per PLA-DEED -

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	

INSPECTION WITNESSED BY

Gerry MacDowell

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.

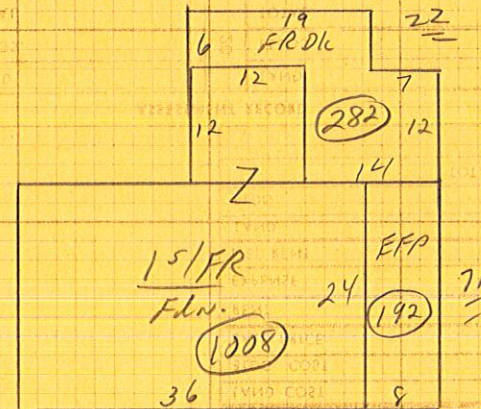
COLOR BUILDING

GRAY/white

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER					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 C.B.	8 METAL	
FOUNDATION					WATER CLOSET/URINAL			A B		
P	B & S	CB	CONC		NO PLUMBING			L/F L/F		
HEATING					OTHER FEATURES			PERIM. AREA RATIO		
NO HEAT					PART MASONRY WALLS			NO. OF UNITS		
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			AVG. UNIT SIZE		
WARM AIR F.G.					BSMT. RR/APT.			BASEMENT SIZE		
HW/STEAM BB RAD					BSMT. GAR 1 2			SCHEDULE		
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			MT.		
AIR CON./ELEC.					MODERN KITCHEN 1993			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/0 BED ROOMS 2			B.P.A.		
SLATE/TILE/METAL					TOTAL ROOMS 4 FAMILY ROOMS			SUB TOTAL		
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING		
EXTERIOR WALLS								HTG/AIR CON.		
BEVEL/DROP/ALUM/VIN					1.0 STORY F M			SPRINKLER		
SHINGLE ASPH/ASB/WOOD					1008 S.F. 76760			PARTITIONS		
CB/STUCCO/BRICK VENEER/STONE					BASEMENT -5900			INTERIOR FINISH		
MASONITE/TI-II					HEATING -3000			SF/CF PRICE		
PLATE GLASS - AL/WD					PLUMBING			AREA CUBED		
FLOORS					ATTIC			SUB TOTAL		
8	1	2	3	A	INTERIOR FINISH			M & O.F.		
CONC/DIRT					ADD. & PORCHES +9300			ADDITIONS		
HARD WOOD								TOTAL BASE		
SOFT WOOD/SUB								GRADE FACTOR		
TILE								REPLACEMENT COST		
W - W								FUNCTIONAL DEPRECIATION FACTORS		
JOISTS								SURPLUS CAP		
INTERIOR FINISH					TOTAL 77100			ENCROACHMENTS		
8	1	2	3	A	GRADE 90			ECONOMIC		
DRYWALL/PLASTER					TOTAL 69390			BLIGHTED AREA		
PANELING					O.F.			COMM. LOCATION		
FIBERBOARD					TOTAL			OVERBUILT		
UNFINISHED					C & D FACTOR			STRUCTURAL		
REMODELING DATA								SUMMARY OF BUILDINGS		
KITCHEN										
PLUMBING										
HEAT										
BASEMENT										
OTHER										
REPL. COST					69390					

SKETCH



NOTE

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

In-Law Apt

57200

<9100> Slab

48100

<12025> Deprec.

36075

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1 st FR	1008		C-10	1972	G	69390	25	52040
GARAGE			1 st FR 24x24	576		C	1984	A	11900	25	8920
BARN			1 st FR 6x18	108		D	1996	A	2710	10/20	1950
SHED			1 st FR 8x8	64		E	1996	A	560	10/20	400
In-Law Apartment			1 st FR 24x24	576		C	1984	AV	48100	25	36075
COMMERCIAL BUILDING											
LISTED											
DATE											

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS

90465

63310

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.