

ALFRED, MAINE

1-5
York Hydro Co. Inc.
C/O Chi Energy, Inc
Andover Business Park

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD			PROPERTY FACTORS		
PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS
			LEVEL		WATER
			HIGH		SEWER
			LOW		GAS
			ROLLING		ELECTRICITY
			SWAMPY		ALL UTILITIES
MEMORANDA					
			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		
INSPECTION WITNESSED BY:	LAND	@	% equals
	BLDG.	@	% equals
	TOTAL		

PARKER APPRAISAL CO.

BUILDING RECORD

OCCUPANCY										PLUMBING										COMMERCIAL COMPUTATIONS										SKETCH									
1 2 3 4										NO. M O										EXTERIOR WALL CODES										450 4/F GRANITE DAM w/ CONC CAP									
VAC. LOT DWELLING COMM. OTHER										STANDARD										1 FRAME 5 STUCCO 9 CONCRETE										TRANSMISSION LINE 0.85 miles single circuit on wood poles									
BASEMENT										BATHROOM										2 BRICK 6 TILE 10 ENAM. STL.										POWER HSE, GATES, MACHINERY & 150 4/F DAM IN SANFORD									
1 2 3 4 5										TOILET ROOM										3 GLASS 7 STONE										2 - 300 KW GENERATORS IN SANFORD									
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																				EXTERIOR WALLS																			
HEATING										NO PLUMBING										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)										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										— — STORY F M										HTG/AIR CON.																			
BEVEL/DROP/ALUM/VIN										S.F.										SPRINKLER																			
SHINGLE ASPH/ASB/WOOD										BASEMENT										PARTITIONS																			
CB/STUCCO/BRICK VENEER/STONE										HEATING										INTERIOR FINISH																			
MASONITE/TI-II										PLUMBING										SF/CF PRICE																			
PLATE GLASS - AL/WD										ATTIC										AREA CUBED																			
FLOORS										INTERIOR FINISH										SUB TOTAL																			
B 1 2 3 A										ADD. & PORCHES										M & O.F.																			
CONC/DIRT																				ADDITIONS																			
HARD WOOD																				TOTAL BASE																			
SOFT WOOD/SUB																				GRADE FACTOR																			
TILE																				REPLACEMENT COST																			
W - W																				FUNCTIONAL DEPRECIATION FACTORS																			
JOISTS																				SURPLUS CAP																			
INTERIOR FINISH										TOTAL										ENCROACHMENTS																			
B 1 2 3 A										GRADE										COMM. LOCATION																			
DRYWALL/PLASTER										TOTAL										OBsolescence																			
PANELING										O. F.										STRUCTURAL																			
FIBERBOARD										TOTAL																													
UNFINISHED										C & D FACTOR																													
REMODELING DATA																																							
KITCHEN																																							
PLUMBING																																							
HEAT																																							
BASEMENT																																							
OTHER																																							
REPL. COST																																							
LISTED																																							
DATE																																							
TOTAL VALUE ALL BUILDINGS																																							

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.