

# MAP AND LOT: 1-7

PA 261 WHICHERS MILLS ROAD

## PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



1-7

7219 210

Guilbault, Raymond R And Priscilla And Raymond, Jr.

261 Whichers Mills Rd

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

### LAND VALUE COMPUTATIONS AND SUMMARY

### BUILDING PERMIT RECORD

### PROPERTY FACTORS

CLASSIFICATION NO. OF ACRES RATE <sup>360</sup> TOTAL

PERMIT NO. EST. COST DATE

TOPOGRAPHY

IMPROVEMENTS

TILLABLE

07 PU 6 MR 1005

LEVEL

WATER PUL

PASTURE

HIGH

SEWER Septic

WOODLAND 6.0 21000

LOW

GAS

WASTE LAND

ROLLING

ELECTRICITY

BASE 1.0 60000

SWAMPY

ALL UTILITIES

TOTAL ACREAGE 7.0

### MEMORANDA

2021 garage destroyed by Fire

FRONTAGE DEPTH UNIT PRICE DEPTH FACTOR FRONT FT. PRICE

STREET

TREND OF DISTRICT

650

PAVED

IMPROVING

SEMI-IMPROVED

STATIC

DIRT

DECLINING

SIDEWALK

BLIGHTED

TOTAL VALUE LAND 81000 81000 81000

TOTAL VALUE BUILDINGS 86500 96300 86500

TOTAL VALUE LAND & BUILDINGS 167500 177300 167500

### PROPERTY INFORMATION

LAND COST

BLDG. COST

SALE PRICE

RENT

EXPENSE

NET RENT

LAND @ % equals

BLDG. @ % equals

TOTAL

### LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION NO. OF ACRES RATE TOTAL

INSPECTION WITNESSED BY:

*Raymond R. Guilbault*

### ASSESSMENT RECORD

|        |        |        |        |        |        |
|--------|--------|--------|--------|--------|--------|
| 20     | LAND   | 20     | LAND   | 20     | LAND   |
| BLDGS. | BLDGS. | BLDGS. | BLDGS. | BLDGS. | BLDGS. |
| TOTAL  | TOTAL  | TOTAL  | TOTAL  | TOTAL  | TOTAL  |
| 20     | LAND   | 20     | LAND   | 20     | LAND   |
| BLDGS. | BLDGS. | BLDGS. | BLDGS. | BLDGS. | BLDGS. |
| TOTAL  | TOTAL  | TOTAL  | TOTAL  | TOTAL  | TOTAL  |
| 20     | LAND   | 20     | LAND   | 20     | LAND   |
| BLDGS. | BLDGS. | BLDGS. | BLDGS. | BLDGS. | BLDGS. |
| TOTAL  | TOTAL  | TOTAL  | TOTAL  | TOTAL  | TOTAL  |

PARKER APPRAISAL CO.

COLOR BUILDING

Tan/Black

## BUILDING RECORD

| 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<br>2 BRICK 6 TILE 10 ENAM. STL.<br>3 GLASS 7 STONE<br>4 C B 8 METAL |  |  |  |  |
| BASEMENT                      |   |   |   |  | BATHROOM                 |   |   |                                                                                                 |  |  |  |  |
| TOILET ROOM                   |   |   |   |  |                          |   |   |                                                                                                 |  |  |  |  |
| NONE CRAWL 1/4 1/2 FULL       |   |   |   |  | SINK/LAVATORY/SS         |   |   |                                                                                                 |  |  |  |  |
| FOUNDATION                    |   |   |   |  | WATER CLOSET/URINAL      |   |   | EXTERIOR WALLS                                                                                  |  |  |  |  |
| P B & S CB CONC               |   |   |   |  |                          |   |   | PERIMETER L/F L/F                                                                               |  |  |  |  |
| HEATING                       |   |   |   |  | NO PLUMBING              |   |   |                                                                                                 |  |  |  |  |
|                               |   |   |   |  | OTHER FEATURES           |   |   | PERIM. AREA RATIO                                                                               |  |  |  |  |
| NO HEAT                       |   |   |   |  | PART MASONRY WALLS       |   |   | NO. OF UNITS                                                                                    |  |  |  |  |
| NO HEAT 2ND ONLY              |   |   |   |  | FIREPLACE (INGRADE)      |   |   | AVG. UNIT SIZE                                                                                  |  |  |  |  |
| WARM AIR FG                   |   |   |   |  | BSMT. RR/APT.            |   |   | BASEMENT SIZE                                                                                   |  |  |  |  |
| HW/STEAM BB 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 3 |   |   | B P A                                                                                           |  |  |  |  |
| SLATE/TILE/METAL              |   |   |   |  | TOTAL ROOMS FAMILY ROOMS |   |   | SUB TOTAL                                                                                       |  |  |  |  |
| ROLL/T & G                    |   |   |   |  | DWELLING COMPUTATIONS    |   |   | LIGHTING                                                                                        |  |  |  |  |
| EXTERIOR WALLS                |   |   |   |  | 1-2 STORY F M            |   |   | HTG/AIR CON.                                                                                    |  |  |  |  |
| BEVEL/DROP/ALUM/VIN           |   |   |   |  | 1456 S.F. 98900          |   |   | SPRINKLER                                                                                       |  |  |  |  |
| SHINGLE ASPH/ASB/WOOD         |   |   |   |  | BASEMENT                 |   |   | PARTITIONS                                                                                      |  |  |  |  |
| CB/STUCCO/BRICK VENEER/STONE  |   |   |   |  | HEATING                  |   |   | INTERIOR FINISH                                                                                 |  |  |  |  |
| MASONITE/TI-II                |   |   |   |  | PLUMBING +3520           |   |   | SF/CF PRICE                                                                                     |  |  |  |  |
| PLATE GLASS - AL/WD           |   |   |   |  | ATTIC                    |   |   | AREA CUBED                                                                                      |  |  |  |  |
| FLOORS                        |   |   |   |  | INTERIOR FINISH          |   |   | SUB TOTAL                                                                                       |  |  |  |  |
| CONC/DIRT                     |   |   |   |  | ADD. & PORCHES +4400     |   |   | M & O.F.                                                                                        |  |  |  |  |
| HARD WOOD                     |   |   |   |  |                          |   |   | ADDITIONS                                                                                       |  |  |  |  |
| SOFT WOOD/SUB                 |   |   |   |  |                          |   |   | TOTAL BASE                                                                                      |  |  |  |  |
| TILE                          |   |   |   |  |                          |   |   | GRADE FACTOR                                                                                    |  |  |  |  |
| W - W                         |   |   |   |  |                          |   |   | REPLACEMENT COST                                                                                |  |  |  |  |
| JOISTS                        |   |   |   |  |                          |   |   | FUNCTIONAL DEPRECIATION FACTORS                                                                 |  |  |  |  |
| INTERIOR FINISH               |   |   |   |  | TOTAL 106820             |   |   | SURPLUS CAP                                                                                     |  |  |  |  |
| GRADE 90                      |   |   |   |  |                          |   |   | ENCROACHMENTS                                                                                   |  |  |  |  |
| TOTAL 96140                   |   |   |   |  |                          |   |   | ECONOMIC                                                                                        |  |  |  |  |
| O. F.                         |   |   |   |  |                          |   |   | BLIGHTED AREA                                                                                   |  |  |  |  |
| TOTAL                         |   |   |   |  |                          |   |   | COMM. LOCATION                                                                                  |  |  |  |  |
| C & D FACTOR                  |   |   |   |  |                          |   |   | OVERBUILT                                                                                       |  |  |  |  |
| REMODELING DATA               |   |   |   |  |                          |   |   | STRUCTURAL                                                                                      |  |  |  |  |
| KITCHEN                       |   |   |   |  |                          |   |   | SUMMARY OF BUILDINGS                                                                            |  |  |  |  |
| PLUMBING                      |   |   |   |  |                          |   |   | TYPE LOC. NO. CONSTRUCTION SIZE RATE GRADE ERECTED CONDITION REPLACEMENT COST DEPR. TRUE VALUE  |  |  |  |  |
| HEAT                          |   |   |   |  |                          |   |   | DWELLING 24x24 150FR 14562 C-10 1993 G 96140 10 86520                                           |  |  |  |  |
| BASEMENT                      |   |   |   |  |                          |   |   | GARAGE 251 FR 5768 AVL 2007 AVG 9800 86520                                                      |  |  |  |  |
| OTHER                         |   |   |   |  |                          |   |   | BARN                                                                                            |  |  |  |  |
|                               |   |   |   |  |                          |   |   | SHED                                                                                            |  |  |  |  |
|                               |   |   |   |  |                          |   |   | COMMERCIAL BUILDING                                                                             |  |  |  |  |
|                               |   |   |   |  |                          |   |   | LISTED DATE                                                                                     |  |  |  |  |
|                               |   |   |   |  |                          |   |   | REPL. COST 96140                                                                                |  |  |  |  |

| SKETCH                                                                                         |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| 28<br>12 FR.DK.<br>336                                                                         |  |  |  |  |  |  |  |  |  |
| 9<br>FR.DK.<br>8 (W)<br>8                                                                      |  |  |  |  |  |  |  |  |  |
| 28<br>15/FR<br>B<br>1456                                                                       |  |  |  |  |  |  |  |  |  |
| 52                                                                                             |  |  |  |  |  |  |  |  |  |
| 8 FR.DK.<br>8 (W)<br>9                                                                         |  |  |  |  |  |  |  |  |  |
| F & F M & E<br>I & E R                                                                         |  |  |  |  |  |  |  |  |  |
| OWTE                                                                                           |  |  |  |  |  |  |  |  |  |
| CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL                                  |  |  |  |  |  |  |  |  |  |
| 2/3 garage destroyed by Fire                                                                   |  |  |  |  |  |  |  |  |  |
| MEMORANDA                                                                                      |  |  |  |  |  |  |  |  |  |
| Double window (Fleetwood)                                                                      |  |  |  |  |  |  |  |  |  |
| SUMMARY OF BUILDINGS                                                                           |  |  |  |  |  |  |  |  |  |
| TYPE LOC. NO. CONSTRUCTION SIZE RATE GRADE ERECTED CONDITION REPLACEMENT COST DEPR. TRUE VALUE |  |  |  |  |  |  |  |  |  |
| DWELLING 24x24 150FR 14562 C-10 1993 G 96140 10 86520                                          |  |  |  |  |  |  |  |  |  |
| GARAGE 251 FR 5768 AVL 2007 AVG 9800 86520                                                     |  |  |  |  |  |  |  |  |  |
| BARN                                                                                           |  |  |  |  |  |  |  |  |  |
| SHED                                                                                           |  |  |  |  |  |  |  |  |  |
| COMMERCIAL BUILDING                                                                            |  |  |  |  |  |  |  |  |  |
| LISTED DATE                                                                                    |  |  |  |  |  |  |  |  |  |
| REPL. COST 96140                                                                               |  |  |  |  |  |  |  |  |  |
| TOTAL CARDS THRU                                                                               |  |  |  |  |  |  |  |  |  |
| TOTAL VALUE ALL BUILDINGS 86520                                                                |  |  |  |  |  |  |  |  |  |

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.