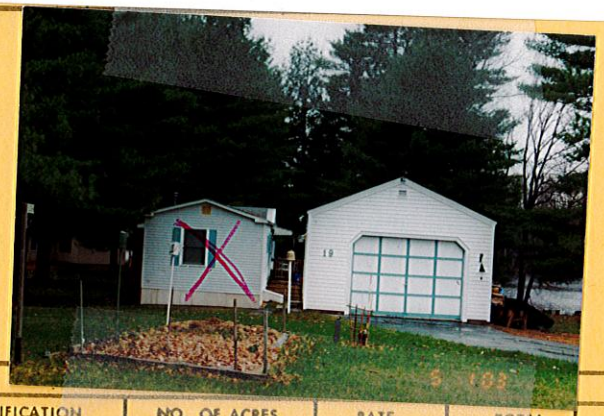
MAP AND LOT: 2-26-A
19 WOODCHUCK AVENUE

PARC

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
2-26-A 11021 140 Dolan, Robert C And Teri T 169 Maple Avenue Meriden, CT 06450				
Dugovic, Geroge R. & Ann L.	8-25-15	17084	114	140,000
Dugovic ,Susan L & Dill, Bonnie	1/1/2023	19184	80	

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	.58	4000	2320		
WASTE LAND					
BASE	.34	bldg	—		
TOTAL ACREAGE	.92				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
(5)100	150	1000	(5)	1000	100000		
							(16)
						(05)	
TOTAL VALUE LAND					102300	102300	102300
TOTAL VALUE BUILDINGS					30600	32600	9200
TOTAL VALUE LAND & BUILDINGS					132900	134900	111500

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

(05) Enlarge Dk & Replace Shed
(16) MH Removed from site in 2016.

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER Drilled	✓
HIGH		SEWER Septic	✓
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	✓
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED R/W	✓	STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE	130000 10/01	
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

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

20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL		TOTAL

PARKER APPRAISAL CO.

BUILDING RECORD

COLOR BUILDING White/Blue

OCCUPANCY Mo Home

1 VAC. 2 LOT DWELLING 3 COMM. 4 OTHER

BASEMENT

1 NONE 2 CRAWL 3 ¼ 4 ½ 5 FULL

FOUNDATION

P B & S CB CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G		
HW/STEAM BB RAD		
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC

1 NONE 2 UNFIN. 3 ¼ 4 ½ 5 FULL

ROOF

SHINGLES ASP/ASB/WOOD
SLATE/TILE/METAL
ROLL/T & G

EXTERIOR WALLS

BEVEL/DROP/ALUM/VIN
SHINGLE ASPH/ASB/WOOD
CB/STUCCO/BRICK VENEER/STONE
MASONITE/TI-11
PLATE GLASS - AL/WD

FLOORS

	B	1	2	3	A
CONC/DIRT					
HARD WOOD					
SOFT WOOD/SUB					
TILE					
W - W					
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
DRYWALL/PLASTER					
PANELING					
FIBERBOARD					
UNFINISHED					

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD			
BATHROOM			
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS
FIREPLACE (INGRADE)
BSMT. RR/APT.
BSMT. GAR 1 2
BUILT-IN RANGE/DW/DISP
MODERN KITCHEN
EXTERIOR BETTER
INTERIOR BETTER

LIVING ACCOMMODATIONS

NO. OF UNITS BED ROOMS
TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

— —STORY F M

S.F.	
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	
TOTAL	
GRADE	
TOTAL	
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

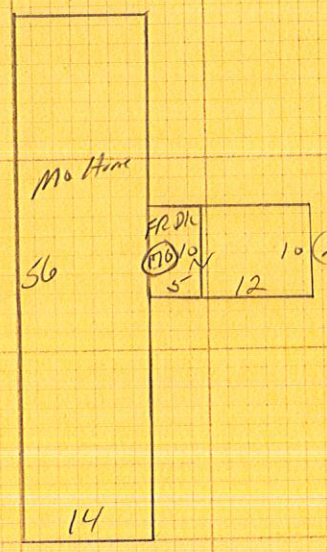
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	A	B
EXTERIOR WALLS		
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	ECONOMIC	
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE	
OVERBUILT	STRUCTURAL		

SKETCH



O W T E

F & F I & E M & E R

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

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE/Fdn.	1		F/FR 16x20	320 ☐		C	1981	C	10010	25	7510
BARN											
SHED	2		F/FR 10x12	120 ☐	17.50		2004		2100	-120	1680
~~Mo Home~~			~~Burlington~~	~~14x60~~		~~B~~	~~1980~~	~~C~~	~~34200~~	~~35~~	
~~Att FR Dk~~			~~SK~~	~~170 ☐~~		~~C~~	~~2004~~	~~C~~	~~1520~~	~~120~~	
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	9190

LISTED RJP DATE 9/10/03

TOTAL VALUE ALL BUILDINGS 32640

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.