

**MAP AND LOT: 2-26-B**

21 WOODCHUCK AVENUE



**PROPERTY ASSESSMENT RECORD**

**ALFRED, MAINE**

| RECORD OF OWNERSHIP  | DATE     | BOOK  | PAGE | AMOUNT  |
|--|----------|-------|------|---------|
| 2-26-B<br>Quandt, Alexander E And Barbara J<br>5 Hanson Road         | 10927 41 |       |      |         |
| Quandt, Alexander and Barbara Trustee<br>Maker, David J. and Theresa | 12-19-03 | 13903 | 210  |         |
|  | 5-28-13  | 16608 | 350  | 319,000 |

**LAND VALUE COMPUTATIONS AND SUMMARY**

**BUILDING PERMIT RECORD**

**PROPERTY FACTORS**

| CLASSIFICATION                          | NO. OF ACRES | RATE       | TOTAL        |                 |         |
|---|--------------|------------|--------------|-----------------|---------|
| TILLABLE                                |              |            |              |                 |         |
| PASTURE                                 |              |            |              |                 |         |
| WOODLAND                                | .09          | 4000       | 360          |                 |         |
| WASTE LAND                              |              |            |              |                 |         |
| BASE                                    | .34          | below      | —            |                 |         |
| <b>TOTAL ACREAGE</b>                    | <b>0.43</b>  |            |              |                 |         |
| FRONTAGE                                | DEPTH        | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | TOTAL   |
| 5100                                    | 150          | 1000       | 5            | 10000           | 100000  |
| <b>TOTAL VALUE LAND</b>                 |              |            |              | 100400          | 100400  |
| <b>TOTAL VALUE BUILDINGS</b>            |              |            |              | 127500          | 134,860 |
| <b>TOTAL VALUE LAND &amp; BUILDINGS</b> |              |            |              | 227900          | 235,260 |

(20) EFP on old deck + 7360 + deck Add.

**LAND VALUE COMPUTATIONS AND SUMMARY**

| CLASSIFICATION                          | NO. OF ACRES | RATE       | TOTAL        |                 |       |
|---|--------------|------------|--------------|-----------------|-------|
| SOFTWOOD                                |              |            |              |                 |       |
| MIXED WOOD                              |              |            |              |                 |       |
| HARDWOOD                                |              |            |              |                 |       |
| WASTE LAND                              |              |            |              |                 |       |
| BASE                                    |              |            |              |                 |       |
| <b>TOTAL ACREAGE</b>                    |              |            |              |                 |       |
| FRONTAGE                                | DEPTH        | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | TOTAL |
|   |              |            |              |                 |       |
| <b>TOTAL VALUE LAND</b>                 |              |            |              |                 |       |
| <b>TOTAL VALUE BUILDINGS</b>            |              |            |              |                 |       |
| <b>TOTAL VALUE LAND &amp; BUILDINGS</b> |              |            |              |                 |       |

INSPECTION WITNESSED BY:  
*xsl ferrell*

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

| PROPERTY INFORMATION |                  |
|----------------------|------------------|
| LAND COST            |                  |
| BLDG. COST           | <i>c/c 78000</i> |
| SALE PRICE           |                  |
| RENT                 |                  |
| EXPENSE              |                  |
| NET RENT             |                  |
| LAND                 | @ % equals       |
| BLDG.                | @ % equals       |
| <b>TOTAL</b>         |                  |

**ASSESSMENT RECORD**

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

# BUILDING RECORD

COLOR BUILDING *Tan/white*

| OCCUPANCY                    |             |          |             | PLUMBING               |           |              | COMMERCIAL COMPUTATIONS |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
|------------------------------|-------------|----------|-------------|------------------------|-----------|--------------|-------------------------|---------------------------------|------------|---------------|----------------|------|------|-------|---------|-----------|------------------|-------|------------|--|
| 1                            | 2           | 3        | 4           | STANDARD               | NO.       | M            | O                       | EXTERIOR WALL CODES             |            |               |                |      |      |       |         |           |                  |       |            |  |
| VAC.                         | LOT         | DWELLING | COMM. OTHER | 55                     |           | ✓            |                         | 1 FRAME                         | 5 STUCCO   | 9 CONCRETE    |                |      |      |       |         |           |                  |       |            |  |
| BASEMENT                     |             |          |             | BATHROOM               | 55        | ✓            |                         | 2 BRICK                         | 6 TILE     | 10 ENAM. STL. |                |      |      |       |         |           |                  |       |            |  |
| 1                            | 2           | 3        | 4           | 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        |                        |           |              |                         | EXTERIOR WALLS                  |            |               |                |      |      |       |         |           |                  |       |            |  |
| HEATING                      |             |          |             | NO PLUMBING            |           |              |                         | PERIMETER                       | L/F        | L/F           |                |      |      |       |         |           |                  |       |            |  |
|                              |             |          |             | OTHER FEATURES         |           |              | PERIM. AREA RATIO       |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| NO HEAT                      |             |          |             | PART MASONRY WALLS     |           |              |                         | NO. OF UNITS                    |            |               |                |      |      |       |         |           |                  |       |            |  |
| NO HEAT 2ND ONLY             |             |          |             | FIREPLACE (INGRADE)    | <i>NO</i> |              |                         | AVG. UNIT SIZE                  |            |               |                |      |      |       |         |           |                  |       |            |  |
| WARM AIR F G                 |             |          |             | BSMT. RR/APT.          |           |              |                         | BASEMENT SIZE                   |            |               |                |      |      |       |         |           |                  |       |            |  |
| HW STEAM BB RAD              |             |          |             | BSMT. GAR 1 ?          |           |              |                         | SCHEDULE                        |            |               |                |      |      |       |         |           |                  |       |            |  |
| FLOOR/WALL FURNACE           |             |          |             | BUILT-IN RANGE/DW/DISP |           |              |                         | HT.                             |            |               |                |      |      |       |         |           |                  |       |            |  |
| AIR CON./ELEC.               |             |          |             | MODERN KITCHEN         |           |              |                         | BASEMENT                        |            |               |                |      |      |       |         |           |                  |       |            |  |
| ATTIC                        |             |          |             | EXTERIOR BETTER        |           |              |                         | FIRST                           |            |               |                |      |      |       |         |           |                  |       |            |  |
| 1                            | 2           | 3        | 4           | INTERIOR BETTER        |           |              |                         | SECOND                          |            |               |                |      |      |       |         |           |                  |       |            |  |
| NONE                         | UNFIN.      | 1/4      | 1/2 FULL    |                        |           |              |                         | THIRD                           |            |               |                |      |      |       |         |           |                  |       |            |  |
| ROOF                         |             |          |             | LIVING ACCOMMODATIONS  |           |              | BASE PRICE              |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| SHINGLES ASP/ASB/WOOD        |             |          |             | NO. OF UNITS           | 10        | BED ROOMS    | 3                       | B P A                           |            |               |                |      |      |       |         |           |                  |       |            |  |
| SLATE/TILE/METAL             |             |          |             | TOTAL ROOMS            | 5         | FAMILY ROOMS |                         | SUB TOTAL                       |            |               |                |      |      |       |         |           |                  |       |            |  |
| ROLL/T & G                   |             |          |             | DWELLING COMPUTATIONS  |           |              | LIGHTING                |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| EXTERIOR WALLS               |             |          |             | 1.5 STORY <i>F</i> M   |           |              | HTG/AIR CON.            |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| BEVEL/DROP/ALUM/VIN          |             |          |             | 720 S.F.               | 82400     |              |                         | SPRINKLER                       |            |               |                |      |      |       |         |           |                  |       |            |  |
| SHINGLE ASPH/ASB/WOOD        |             |          |             | BASEMENT               |           |              |                         | PARTITIONS                      |            |               |                |      |      |       |         |           |                  |       |            |  |
| CB/STUCCO/BRICK VENEER/STONE |             |          |             | HEATING                |           |              |                         | INTERIOR FINISH                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| MASONITE/TI-II               |             |          |             | PLUMBING               | + 2640    |              |                         | SF/CF PRICE                     |            |               |                |      |      |       |         |           |                  |       |            |  |
| PLATE GLASS - AL/WD          |             |          |             | ATTIC                  |           |              |                         | AREA CUBED                      |            |               |                |      |      |       |         |           |                  |       |            |  |
| FLOORS                       |             |          |             | INTERIOR FINISH        | + 34100   |              |                         | SUB TOTAL                       |            |               |                |      |      |       |         |           |                  |       |            |  |
| B                            | 1           | 2        | 3           | ADD. & PORCHES         | + 27500   |              |                         | M & O.F.                        |            |               |                |      |      |       |         |           |                  |       |            |  |
| CODE/DIRT                    | ✓           |          |             | WH+1/2                 | + 2060    |              |                         | ADDITIONS                       |            |               |                |      |      |       |         |           |                  |       |            |  |
| HARD WOOD                    | ✓           |          |             | TOTAL BASE             |           |              |                         | GRADE FACTOR                    |            |               |                |      |      |       |         |           |                  |       |            |  |
| SOFT WOOD/SUB                |             |          |             | REPLACEMENT COST       |           |              |                         | FUNCTIONAL DEPRECIATION FACTORS |            |               |                |      |      |       |         |           |                  |       |            |  |
| TILE                         |             | 1        |             | SURPLUS CAP            |           |              | ENCROACHMENTS           | ECONOMIC                        |            |               |                |      |      |       |         |           |                  |       |            |  |
| W - W                        |             |          | ✓           | BLIGHTED AREA          |           |              | COMM. LOCATION          | OBSOLESCENCE                    |            |               |                |      |      |       |         |           |                  |       |            |  |
| JOISTS                       | 2x10 16" oc |          |             | OVERBUILT              |           |              | STRUCTURAL              |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
|                              | 2x6 wans    |          |             | TOTAL                  | 121,200   |              |                         | SUMMARY OF BUILDINGS            |            |               |                |      |      |       |         |           |                  |       |            |  |
| INTERIOR FINISH              |             |          |             | GRADE                  | 714500    |              |                         | TYPE                            | LOC.       | NO.           | CONSTRUCTION   | SIZE | RATE | GRADE | ERECTED | CONDITION | REPLACEMENT COST | DEPR. | TRUE VALUE |  |
| DRYWALL/PLASTER              |             |          |             | TOTAL                  | 116       |              |                         | DWELLING                        |            |               | 1 1/2 S/FR     | 720x |      | B-5   | 2002    | VL        | 132940           | 5     | 126290     |  |
| PANELING                     |             |          |             | RE                     | 132940    |              |                         | GARAGE                          |            |               |                |      |      |       |         |           | 140,600          | 5     | 139,600    |  |
| FIBERBOARD                   |             |          |             | TOTAL                  | 1740,600  |              |                         | BARN                            |            |               |                |      |      |       |         |           |                  |       |            |  |
| JNFINISHED                   |             |          |             | C & D FACTOR           |           |              |                         | SHED                            | <i>(X)</i> |               | 1 1/2 FR 10x10 | 100x | 1750 | C     | 2003    | VL        | 1750             | 10/26 | 1260       |  |
| REMODELING DATA              |             |          |             |                        |           |              |                         |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| KITCHEN                      |             |          |             |                        |           |              |                         | COMMERCIAL BUILDING             |            |               |                |      |      |       |         |           |                  |       |            |  |
| PLUMBING                     |             |          |             |                        |           |              |                         |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| HEAT                         |             |          |             |                        |           |              |                         |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| BASEMENT                     |             |          |             |                        |           |              |                         |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
| OTHER                        |             |          |             |                        |           |              |                         |                                 |            |               |                |      |      |       |         |           |                  |       |            |  |
|                              |             |          |             | REPL. COST             | 132940    |              |                         | LISTED                          |            | DATE          |                |      |      |       |         |           |                  |       |            |  |

| SKETCH                               |  |  |  |  |  |  |  |  |  |
|--------------------------------------|--|--|--|--|--|--|--|--|--|
|                                      |  |  |  |  |  |  |  |  |  |
| F & F    M & E<br>I & E            R |  |  |  |  |  |  |  |  |  |

|  |             |           |      |          |              |  |  |  |  |
|--|-------------|-----------|------|----------|--------------|--|--|--|--|
| O W T E                                  |             |           |      |          |              |  |  |  |  |
| CONTEMPORARY                             | SPLIT LEVEL | RANCH (R) | CAPE | COLONIAL | CONVENTIONAL |  |  |  |  |
| MEMORANDA                                |             |           |      |          |              |  |  |  |  |
| 20 5/27/2020 EFP on deck + deck Addition |             |           |      |          |              |  |  |  |  |
| TOTAL CARDS THRU                         |             |           |      |          |              |  |  |  |  |
| 134860                                   |             |           |      |          |              |  |  |  |  |
| TOTAL VALUE ALL BUILDINGS 129550         |             |           |      |          |              |  |  |  |  |

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.