

3-14-2

73 Mouse Lane

ALFRED, MAINE

[illegible]

LAND VALUE COMPUTATIONS AND SUMMARY						BUILDING PERMIT RECORD			PROPERTY FACTORS	
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL		PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
TILLABLE									LEVEL	WATER
PASTURE					(15)				HIGH	SEWER
WOODLAND		5.3	4000		19800				LOW	GAS
WASTE LAND		1.0	300	300	300				ROLLING	ELECTRICITY
BASE		1.0	60000	60000	60000				SWAMPY	ALL UTILITIES
TOTAL ACREAGE		7.3	83300	63300		MEMORANDA				
FRONTAGE		DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	(10) New lot Split				
						(14) FDN only, 12015			STREET	TREND OF DISTRICT
						(15) M&L New Construction, 24070 good 12016			PAYED	IMPROVING
						(15) Split-off 2 acres to new parcel			SEMI-IMPROVED	STATIC
						(18) occupancy 2018 95% built 2019			DIRT	DECLINING
						(19) OC 6/5/18			SIDEWALK	BLIGHTED
Base Vac. - 30%				-18000	(14)	(17)			PROPERTY INFORMATION	
TOTAL VALUE LAND				45300	63300	80100			LAND COST	
TOTAL VALUE BUILDINGS					9500	114300			BLDG. COST	
TOTAL VALUE LAND & BUILDINGS					72800	194400				

LAND VALUE COMPUTATIONS AND SUMMARY						19		SALE PRICE	
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL			RENT		
SOFTWOOD							EXPENSE		
MIXED WOOD							NET RENT		
HARDWOOD							LAND	@ % equals	
WASTE LAND							BLDG.	@ % equals	
BASE							TOTAL		
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
	BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.
	TOTAL		TOTAL		TOTAL

PARKER APPRAISAL CO.

BUILDING RECORD

[illegible]

H O W T E

F & F	M & E
I & E	R

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

(15) Improvements ~ 40% good, ✓ 2016

(17) Work still happening, ~ 60%

(18) occupancy still needs some flowery, doors, MASTER BATH NOT DONE
~ 95%

(19) OC 6/5/18

SUMMARY, OF BUILDINGS								
CTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
R	2068		CF20	2015	G	220893	5	209848
						220,900	-	220,900
						TOTAL CARDS	THRU	
						TOTAL VALUE ALL BUILDINGS		220,900 209848

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.