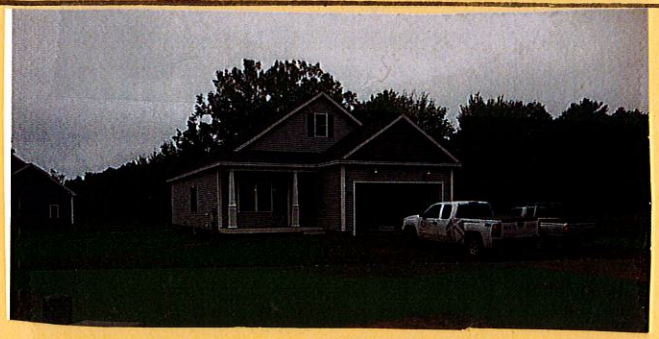
81 Colin's Meadow Ln

PARCEL NO. 3-22-4-15 CARD NO.

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Patterson Companies, LLC	1-26-10	15803	109	
PATCO Construction	6-12-19	17970	193	
Kelley, Victoria & McCorkle, James	6-11-19	17969	317	327,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 450	TOTAL	(19)	(20)
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
BASE	.51		63600		
TOTAL ACREAGE	0.51				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
Common LAND					2000		
BAS VAC -30%					-19100		
TOTAL VALUE LAND					46500	65,600	65,600
TOTAL VALUE BUILDINGS						159,600	162,050
TOTAL VALUE LAND & BUILDINGS					46500	225,200	227,650

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	22
SOFTWOOD			L	65600
MIXED WOOD			B	164000
HARDWOOD			T	229,600
WASTE LAND				
BASE				
TOTAL ACREAGE				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND & BUILDINGS						

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
B18-17 house	185,500	4/10/18

MEMORANDA

(20) Add shed No Permit
(22) Det Deck 100E.

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER Septic	✓
LOW		GAS	
ROLLING		ELECTRICITY	✓
SWAMPY		ALL UTILITIES	

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		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

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

OCCUPANCY

1	(2)	3	4
VAC. LOT	DWELLING	COMM.	OTHER

BASEMENT

1	2	3	4	(5)
NONE	CRAWL	1/4	1/2	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)	2	3	4	5
NONE	UNFIN.	1/4	1/2	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		1	
TOILET ROOM			
SINK/LAVATORY/SS		1	
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 1 BED ROOMS 3
TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

— 1 STORY	F	M
1466 S.F.		100,000
BASEMENT		
HEATING		
PLUMBING		3520
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		14,700
TOTAL		118,220
GRADE		1.35
TOTAL		159,600
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

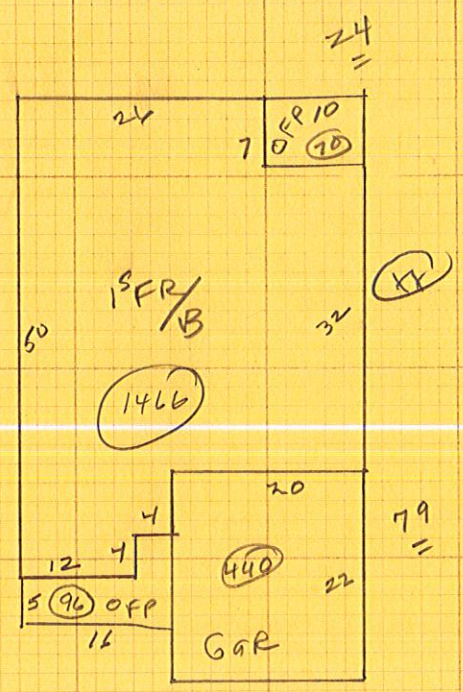
1 FRAME	5 STUCCO	9 CONCRETE
2 BRICK	6 TILE	10 ENAM. STL.
3 GLASS	7 STONE	
4 C B	8 METAL	

	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 M & I & E

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			1SFr/B	1466		B 1.35	2018	V6	159,600	—	159,600
GARAGE											
BARN											
SHED	X		1SFr	140	17.50		2019	V6	2450	—	2450
w/Deck	XX		Fr 12x20	240		B	2021	A	1960	2	1960
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED DATE
oc 9/11/2018 9/11/2018

TOTAL VALUE ALL BUILDINGS ~~162,050~~ 164,000

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.