

69 RIVERSIDE DR

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
3-43-8				
11287 160				
<u>Foglio Land Development, Llc</u>				
<u>Po Box 308</u>				
Shoemaker, Shawn	6-8-04	14114	602	119,200
Eunson, Albert F.	12-28-10	16016	842	343,000

[illegible]

PARKER APPRAISAL CO.

(A)

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
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.
1	2	3	4	5	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		NO PLUMBING			EXTERIOR WALLS	L/F	L/F
HEATING					OTHER FEATURES			PERIMETER		
NO HEAT					PART MASONRY WALLS			PERIM. AREA RATIO		
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			NO. OF UNITS		
WARM AIR F G					BSMT. RR/APT.			AVG. UNIT SIZE		
HW/STEAM BB RAD					BSMT. GAR 1 2			BASEMENT SIZE		
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			SCHEDULE		
AIR CON./ELEC.					MODERN KITCHEN			HT.		
ATTIC					EXTERIOR BETTER			BASEMENT		
1	2	3	4	5	INTERIOR BETTER			FIRST		
NONE	UNFIN.	1/4	1/2	FULL				SECOND		
ROOF					LIVING ACCOMMODATIONS			THIRD		
SHINGLES ASP/ASB/WOOD					NO. OF UNITS 1.0 BED ROOMS 03			BASE PRICE		
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			8 P A		
ROLL/T & G					DWELLING COMPUTATIONS			SUB TOTAL		
EXTERIOR WALLS								LIGHTING		
BEVEL/DROP/ALUM/VIN					1.0 STORY F M			HTG/AIR CON.		
SHINGLE ASPH/ASB/WOOD					2290 S.F. 138200			SPRINKLER		
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			PARTITIONS		
MASONITE/TI-II					HEATING			INTERIOR FINISH		
PLATE GLASS - AL/WD					PLUMBING + 5280			SF/CF PRICE		
FLOORS					ATTIC 15284 + 8400			AREA CUBED		
CONC/DIRT					INTERIOR FINISH			SUB TOTAL		
HARD WOOD					ADD. & PORCHES + 10800			M & O.F.		
SOFT WOOD/SUB					AC + 5500			ADDITIONS		
TILE								TOTAL BASE		
W - W								GRADE FACTOR		
JOISTS								REPLACEMENT COST		
INTERIOR FINISH					TOTAL 168180			FUNCTIONAL DEPRECIATION FACTORS		
GYPSUM/PLASTER					GRADE 1.35			SURPLUS CAP	ENCROACHMENTS	ECONOMIC
PANELING					TOTAL 227043			BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
FIBERBOARD					TOTAL 227043			OVERBUILT	STRUCTURAL	
UNFINISHED					C & D FACTOR					
REMODELING DATA										
KITCHEN										
PLUMBING										
HEAT										
BASEMENT										
OTHER										
REPL. COST 227043										

O W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA
 (1) Unfinished Walk-up attic = 672 + 856 ft. No VBM in 8x16 addition

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			15/FR	22904		1.35	2011	G	227043	2	222500
GARAGE			15/FR	8564		1.35	2011	G	16740	2	16405
BARN											
SHED	(A)		15/FR RA12	1444	17.50	C	2016	AVG	2520		2500
				15284	13.25	1.35	2013	G	27300	2	26750
COMMERCIAL BUILDING											
LISTED											
DATE											

TOTAL CARDS THRU 245655

TOTAL VALUE ALL BUILDINGS 268155

265655

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.