

135 CLARK ROAD

PARCEL



ALFRED, MAINE

3-69

7954 35

Pepin, Ronald And Susan

Po Box 489

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES	RATE ³⁶⁰	TOTAL		
TILLABLE						
PASTURE						
WOODLAND		36.0		69000		
WASTE LAND		4.0	300	1200		
BASE		1.0		60000		
TOTAL ACREAGE		41.0				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
					(13)	(14)
TOTAL VALUE LAND				130200	130200	130200
TOTAL VALUE BUILDINGS				175600	249600	239800
TOTAL VALUE LAND & BUILDINGS				305800	379800	370000

LAND VALUE COMPUTATIONS AND SUMMARY

[illegible]

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD						PROPERTY FACTORS
PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS	
			LEVEL		WATER	Drilled ✓
			HIGH		SEWER	septic ✓
			LOW		GAS	
			ROLLING	✓	ELECTRICITY	✓
			SWAMPY		ALL UTILITIES	
MEMORANDA						
(09)	w/o nothing AS OF 4/1/09	√2010				
(10)	28x44 2 nd FGR under construction, 55%,	√2011				
	UC in 2011 and 2012					
	FGR w/ Quarters, ~ 85%	√2014				
(14)	1st QTS Garage 100% good for 2014.					
(14)	Farmhouse no longer being lived in. Will be torn down shortly.					
			STREET		TREND OF DISTRICT	
			PAVED	✓	IMPROVING	
			SEMI-IMPROVED		STATIC	✓
			DIRT		DECLINING	
			SIDEWALK		BLIGHTED	
PROPERTY INFORMATION						

PROPERTY INFORMATION

LAND		
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.

COLOR BUILDING

white

BUILDING RECORD

D.S.L.

② mtl.
Shed

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		2 BRICK	6 TILE	10 ENAM. STL.
NONE CRAWL 1/4 1/2 FULL					TOILET ROOM			3 GLASS	7 STONE	
FOUNDATION					SINK/LAVATORY/SS			4 C.B.	8 METAL	
P B & S CB CONC					WATER CLOSET/URINAL			A B		
HEATING					NO PLUMBING			EXTERIOR WALLS		
M O					OTHER FEATURES			PERIMETER L/F L/F		
NO HEAT					PART MASONRY WALLS			PERIM. AREA RATIO		
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	1/1		NO. OF UNITS		
WARM AIR/DG					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./ELBC.					MODERN KITCHEN	1981		HT.		
ATTIC 1020X					EXTERIOR BETTER			BASEMENT		
1 2 3 4 5					INTERIOR BETTER			FIRST		
NONE UNFIN. 1/4 1/2 FULL								SECOND		
ROOF								THIRD		
SHINGLES ASP/ASB/WOOD					LIVING ACCOMMODATIONS			BASE PRICE		
SLATE/TILE/METAL					NO. OF UNITS/0 BED ROOMS 4			B P A		
ROLL/T & G					TOTAL ROOMS 8 FAMILY ROOMS			SUB TOTAL		
EXTERIOR WALLS					DWELLING COMPUTATIONS			LIGHTING		
BEVEL/DROP/ALUM/YN					1.2 STORY F M			HTG/AIR CON.		
SHINGLE ASPH/ASB/WOOD					2220 S.F. 135500			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 +12500			AREA CUBED		
CONC/DIP					INTERIOR FINISH			SUB TOTAL		
HARD WOOD					ADD. & PORCHES +11000			M & O.F.		
SOFT WOOD/SUB								ADDITIONS		
TILE								TOTAL BASE		
W - W								GRADE FACTOR		
JOISTS								REPLACEMENT COST		
INTERIOR FINISH					TOTAL 164280			FUNCTIONAL DEPRECIATION FACTORS		
DRYWALL/PLASTER					GRADE 128			SURPLUS CAP		
PANELING					TOTAL 210280			ENCROACHMENTS		
FIBERBOARD					O. F.			ECONOMIC		
UNFINISHED					TOTAL			BLIGHTED AREA		
REMODELING DATA					C & D FACTOR			COMM. LOCATION		
KITCHEN 1981								OVERBUILT		
PLUMBING 1981								STRUCTURAL		
HEAT										
BASEMENT										
OTHER siding										
REPL. COST										

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			15/FR&A	2220*		B+5	1810*	AV	210280	60	126170
GARAGE	③		15/QTS/GAR	1232*		A-5	2012	VG	106269		106300
BARN											
SHED			sk	600*		C	old	AV	14000	60/20	4480
	①		15/FR 10x12	120*	1750	C	1998	AV	2100	10/20	1510
COMMERCIAL BUILDING	②	1-R-12 1/2 MTL 40x80		3200*		C	1999	C	60350	10/20	43430
LISTED											
DATE											
TOTAL CARDS THRU										239840	
TOTAL VALUE ALL BUILDINGS										175610	

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.