

10F4

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									HIGH		SEWER
WOODLAND		10.0			33000				LOW		GAS
WASTE LAND		2.5		300	750				ROLLING		ELECTRICITY
BASE		4.0		75000 x 2	1000000				SWAMPY		ALL UTILITIES
TOTAL ACREAGE		16.5									
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE							
TOTAL VALUE LAND					633700				PROPERTY INFORMATION		
TOTAL VALUE BUILDINGS					1015300				LAND COST		
TOTAL VALUE LAND & BUILDINGS					1649000				BLDG. COST C/C 1000000 1985		
LAND VALUE COMPUTATIONS AND SUMMARY									SALE PRICE		
CLASSIFICATION		NO. OF ACRES		RATE	TOTAL				RENT \$460 Incl. Heat 1 Bedroom \$780 extra		
SOFTWOOD									EXPENSE \$530 Incl. Heat 2 Bedroom \$875 extra		
MIXED WOOD									NET RENT		
HARDWOOD		13.0		131	1703	1860.50			LAND @ % equals		
WASTE LAND									BLDG. @ % equals		
BASE		3.5		75000 x 2	525000	525000			TOTAL		
TOTAL ACREAGE		16.5									
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE							
TOTAL VALUE LAND					526705.60	526703	54301.40				
TOTAL VALUE BUILDINGS					1015300	1015300	1015300				
TOTAL VALUE LAND & BUILDINGS					1542005.60	1542003	1069601.40				

PARKER APPRAISAL CO.

BUILDING RECORD

OCCUPANCY						PLUMBING			COMMERCIAL COMPUTATIONS							
1	2	3	4	5	6	NO.	M	O								
VAC. LOT DWELLING COMM. OTHER STANDARD									EXTERIOR WALL CODES 1 FRAME 5 STUCCO 9 CONCRETE 2 BRICK 6 TILE 10 ENAM. STL. 3 GLASS 7 STONE 4 CB 8 METAL							
BASEMENT																
TOILET ROOM																
NONE CRAWL 1/4 1/2 FULL SINK/LAVATORY/SS																
FOUNDATION SLAB WATER CLOSET/URINAL																
P B & S CB CONC																
HEATING																
M O OTHER FEATURES																
NO HEAT																
NO HEAT 2ND ONLY																
WARM AIR F G																
HWP/STEAM RAD																
FLOOR/WALL FURNACE																
AIR CON./ELEC.																
ATTIC																
NONE UNFIN. 1/4 1/2 FULL																
ROOF																
SHINGLES ASP/ASB/WOOD																
SLATE/TILE/METAL																
ROLL/T & G																
EXTERIOR WALLS																
BEVER/DROP/ALUM/VIN																
SHINGLE ASPH/ASB/WOOD																
CB/STUCCO/BRICK VENEER/STONE																
MASONITE/TI-II																
PLATE GLASS - AL/WD																
FLOORS																
CONC/DIRT																
HARD WOOD																
SOFT WOOD/SUB																
TILE																
W - W																
JOISTS																
INTERIOR FINISH																
DRYWALL/PLASTER																
PANELING																
FIBERBOARD																
UNFINISHED																
REMODELING DATA																
KITCHEN																
PLUMBING																
HEAT 1996																
BASEMENT																
OTHER																
TOTAL									80120							
GRADE									122							
TOTAL									97750							
O. F.																
TOTAL																
C & D FACTOR																
REPL. COST									97750							
DATE									10/03							

SKETCH											

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE											
BARN											
SHED	(D)		15 FR 8x12	96	1750	C	1985	G	1680	20/20	1080
COMMERCIAL BUILDING			15 FR	1194		B	1985	G	97750	15/10	74780
TOTAL CARDS									2 THRU 4		939470
TOTAL VALUE ALL BUILDINGS											1,015,330

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO

3

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.

PARCEL NO

MAP AND LOT: 5-44-A

123 WATERBORO ROAD

2054



PROPERTY AS

RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
5-44-A	3423 207			
Hazel-Dell Lmt Partnership				
Po Box 2114				

LAND VALUE COMPUTATIONS AND SUMMARY						BUILDING PERMIT RECORD			PROPERTY FACTORS							
CLASSIFICATION		NO. OF ACRES		RATE		TOTAL		PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS			
TILLABLE								MEMORANDA			LEVEL		WATER			
PASTURE											HIGH		SEWER			
WOODLAND											LOW		GAS			
WASTE LAND											ROLLING		ELECTRICITY			
BASE											SWAMPY		ALL UTILITIES			
TOTAL ACREAGE																
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE							STREET		TREND OF DISTRICT			
											PAVED		IMPROVING			
											SEMI-IMPROVED		STATIC			
											DIRT		DECLINING			
									SIDEWALK		BLIGHTED					
TOTAL VALUE LAND								INSPECTION WITNESSED BY:			PROPERTY INFORMATION					
TOTAL VALUE BUILDINGS						see					LAND COST					
TOTAL VALUE LAND & BUILDINGS						1054					BLDG. COST					
LAND VALUE COMPUTATIONS AND SUMMARY											SALE PRICE					
CLASSIFICATION		NO. OF ACRES		RATE		2009 TOTAL					RENT					
SOFTWOOD											EXPENSE					
MIXED WOOD											NET RENT					
HARDWOOD						1,846					LAND @ % equals					
WASTE LAND											BLDG. @ % equals					
BASE						52,500					TOTAL					
TOTAL ACREAGE								ASSESSMENT RECORD								
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE												
TOTAL VALUE LAND						54,346										
TOTAL VALUE BUILDINGS						1,015,300										
TOTAL VALUE LAND & BUILDINGS						1,069,646										
LAND VALUE COMPUTATIONS AND SUMMARY																
CLASSIFICATION		NO. OF ACRES		RATE		2009 TOTAL										
SOFTWOOD																
MIXED WOOD																
HARDWOOD						1,846										
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HARDWOOD						1,846										
WASTE LAND																
BASE						52,500										
TOTAL ACREAGE																
FRONTAGE																

Buildings 3 & 6

[illegible]

BUILDING RECORD

OCCUPANCY				PLUMBING				COMMERCIAL COMPUTATIONS				SKETCH			
1	2	3	4	NO.	M	O		1	2	3	4	5	6	7	8
VAC. LOT DWELLING COMM. OTHER				STANDARD				EXTERIOR WALL CODES				4-1 Bedroom Buildings 2 & 4			
BASEMENT				BATHROOM				1 FRAME							
TOILET ROOM								2 BRICK							
NONE CRAWL 1/4 1/2 FULL				SINK/LAVATORY/SS				3 GLASS							
FOUNDATION				WATER CLOSET/URINAL				4 CB							
P B & S CB CONC								5 STUCCO							
HEATING				NO PLUMBING				6 TILE							
M O				OTHER FEATURES				7 STONE							
NO HEAT				PART MASONRY WALLS				8 METAL							
NO HEAT 2ND ONLY				FIREPLACE (INGRADE)				A				B			
WARM AIR F G				BSMT. RR/APT.				EXTERIOR WALLS							
HW/STEAM/BB RAD				BSMT. GAR 1 2				PERIMETER				L/F L/F			
FLOOR/WALL FURNACE				BUILT-IN RANGE/DW/DISP				PERIM. AREA RATIO							
AIR CON./ELBC				MODERN KITCHEN				NO. OF UNITS							
ATTIC				EXTERIOR BETTER				AVG. UNIT SIZE							
NONE UNFIN. 1/4 1/2 FULL				INTERIOR BETTER				BASEMENT SIZE							
ROOF				LIVING ACCOMMODATIONS				SCHEDULE							
SHINGLES ASP/ASB/WOOD				NO. OF UNITS 4.0 BED ROOMS 4				HT.							
SLATE/TILE/METAL				TOTAL ROOMS 8 FAMILY ROOMS				BASEMENT							
ROLL/T & G				DWELLING COMPUTATIONS				FIRST							
EXTERIOR WALLS				2.0 STORY				SECOND							
BEVEL/DROP/ALUM/VIN				1544 S.F. 146800				THIRD							
SHINGLE ASPH/ASB/WOOD				BASEMENT - 15000				BASE PRICE							
CB/STUCCO/BRICK VENEER/STONE				HEATING + 10560				8 P A							
MASONITE/TI-II				PLUMBING				SUB TOTAL							
PLATE GLASS - AL/WD				ATTIC				LIGHTING							
FLOORS				INTERIOR FINISH				HTG/AIR CON.							
CONC/DIRT				ADD. & PORCHES + 4800				SPRINKLER							
HARD WOOD								PARTITIONS							
SOFT WOOD/SUB								INTERIOR FINISH							
TILE								SF/CF PRICE							
W - W								AREA CUBED							
JOISTS								SUB TOTAL							
INTERIOR FINISH				TOTAL 147160				M & O.F.							
DRY WALL/PLASTER				GRADE 122				ADDITIONS							
PANELING				TOTAL 179540				TOTAL BASE							
FIBERBOARD								GRADE FACTOR							
UNFINISHED								REPLACEMENT COST							
REMODELING DATA								FUNCTIONAL DEPRECIATION FACTORS							
KITCHEN								SURPLUS CAP							
PLUMBING								ENCROACHMENTS							
HEAT 1996								BLIGHTED AREA							
BASEMENT								COMM. LOCATION							
OTHER								OVERBUILT							
REPL. COST				179540				STRUCTURAL							
								SUMMARY OF BUILDINGS							
								TYPE							
								LOC.							
								NO.							
								CONSTRUCTION							
								SIZE							
								RATE							
								GRADE							
								ERECTED							
								CONDITION							
								REPLACEMENT COST							
								DEPR.							
								TRUE VALUE							
								DWELLING							
								GARAGE							
								BARN							
								SHED							
								COMMERCIAL BUILDING							
								LISTED							
								DATE							
								TOTAL CARDS				THRU			
								TOTAL VALUE ALL BUILDINGS				305220			

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE TWO

NOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 TION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.

4094

PARCEL N

ALFRED, MAINE



3423 207

Po Box 2114

[illegible]

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE		TOTAL		PERMIT NO.		EST. COST		DATE		TOPOGRAPHY		IMPROVEMENTS			
TILLABLE														LEVEL		WATER			
PASTURE														HIGH		SEWER			
WOODLAND														LOW		GAS			
WASTE LAND														ROLLING		ELECTRICITY			
BASE														SWAMPY		ALL UTILITIES			
TOTAL ACREAGE																			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE											STREET		TREND OF DISTRICT		
															PAVED		IMPROVING		
															SEMI-IMPROVED		STATIC		
															DIRT		DECLINING		
															SIDEWALK		BLIGHTED		
TOTAL VALUE LAND																			
TOTAL VALUE BUILDINGS																			
TOTAL VALUE LAND & BUILDINGS																			
LAND VALUE COMPUTATIONS AND SUMMARY																			
CLASSIFICATION		NO. OF ACRES		RATE		TOTAL													
SOFTWOOD																			
MIXED WOOD																			
HARDWOOD																			
WASTE LAND																			
BASE																			
TOTAL ACREAGE																			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE															
TOTAL VALUE LAND																			
TOTAL VALUE BUILDINGS																			
TOTAL VALUE LAND & BUILDINGS																			
INSPECTION WITNESSED BY:																			
ASSESSMENT RECORD																			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
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TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL			
BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
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BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND			
TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.		TOTAL		LAND		BLDG.			
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PARKER APPRAISAL CO.

Tan/white

BUILDING RECORD

DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 ADJUSTMENT FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.

TOTAL VALUE ALL BUILDINGS 329030