

139 WATERBORO ROAD

ALFRED, MAINE



12203 279

356 Elm Street

[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						DS - ADD ROOF NIV			LEVEL	☒	WATER Turn	☒	
PASTURE									HIGH	☒	SEWER S.C.P.T.	☒	
WOODLAND		1.25		4000	5000				LOW	☒	GAS	☒	
WASTE LAND									ROLLING	☒	ELECTRICITY	☒	
BASE C.M.A.		1.0		7500 x 2	150000				SWAMPY	☒	ALL UTILITIES	☒	
TOTAL ACREAGE		2.25				MEMORANDA							
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									153000		PROPERTY INFORMATION		
TOTAL VALUE BUILDINGS									251700		LAND COST		
TOTAL VALUE LAND & BUILDINGS									406700		BLDG. COST		
LAND VALUE COMPUTATIONS AND SUMMARY											SALE PRICE \$250000 11/02 FAMILY		
CLASSIFICATION		NO. OF ACRES		RATE	TOTAL	X Frank L. Benson INSPECTION WITNESSED BY:			RENT				
SOFTWOOD									EXPENSE				
MIXED WOOD									NET RENT				
HARDWOOD									LAND @ % equals				
WASTE LAND									BLDG. @ % equals				
BASE						TOTAL							
TOTAL ACREAGE						ASSESSMENT RECORD							
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		20	LAND	20	LAND	20	LAND		
						20	BLDGS.	20	BLDGS.	20	BLDGS.		
						20	TOTAL	20	TOTAL	20	TOTAL		
						20	LAND	20	LAND	20	LAND		
						20	BLDGS.	20	BLDGS.	20	BLDGS.		
						20	TOTAL	20	TOTAL	20	TOTAL		
TOTAL VALUE LAND						20	LAND	20	LAND	20	LAND		
TOTAL VALUE BUILDINGS						20	BLDGS.	20	BLDGS.	20	BLDGS.		
TOTAL VALUE LAND & BUILDINGS						20	TOTAL	20	TOTAL	20	TOTAL		

PARKER APPRAISAL CO.

BUILDING RECORD

OCCUPANCY STORE - Warehouse										PLUMBING										COMMERCIAL COMPUTATIONS										SKETCH									
1 2 3 4 5										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.																			
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																													
P B & S CB CONC																																							
HEATING										NO PLUMBING																													
M O										OTHER FEATURES																													
NO HEAT										PART MASONRY WALLS																													
NO HEAT 2ND ONLY										FIREPLACE (INGRADE) No																													
WARM AIR F G										BSMT. RR/APT.																													
STEAM BB RAD/Machine										BSMT. GAR 1 2																													
FLOOR/WALL FURNACE										BUILT-IN RANGE/DW/DISP																													
AIR CON./ELEC.										MODERN KITCHEN																													
ATTIC										EXTERIOR BETTER																													
1 2 3 4 5										INTERIOR BETTER																													
NONE UNFIN. 1/4 1/2 FULL																																							
ROOF										LIVING ACCOMMODATIONS																													
SHINGLES ASP/ASB/WOOD										NO. OF UNITS BED ROOMS																													
SLATE/TILE/METAL										TOTAL ROOMS FAMILY ROOMS																													
ROLL/T & G										DWELLING COMPUTATIONS																													
EXTERIOR WALLS										STORY F M																													
BEVEL/DROP/ALUM/VIN										S.F.																													
SHINGLE ASPH/ASB/WOOD										BASEMENT																													
CB/STUCCO/BRICK VENEER/STONE										HEATING																													
MASONITE/TI-II										PLUMBING																													
PLATE GLASS - AL/WD										ATTIC																													
FLOORS										INTERIOR FINISH																													
CONC/DIRT										ADD. & PORCHES																													
HARD WOOD																																							
SOFT WOOD/SUB																																							
TILE																																							
W - W																																							
JOISTS																																							
INTERIOR FINISH										TOTAL																													
B 1 2 3 A										GRADE																													
DRYWALL/PLASTER										TOTAL																													
PANELING										O. F.																													
FIBERBOARD										TOTAL																													
UNFINISHED										C & D FACTOR																													
REMODELING DATA																																							
KITCHEN																																							
PLUMBING																																							
HEAT																																							
BASEMENT																																							
OTHER																																							
																				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										259 L/F 176 L/F									
																				PERIM. AREA RATIO										1.040 1.054									
																				NO. OF UNITS																			
																				AVG. UNIT SIZE																			
																				BASEMENT SIZE																			
																				SCHEDULE MS Sec 14 Pg. Sec 13 Pg 23																			
																				MT.																			
																				BASEMENT																			
																				FIRST 1.231 32.79 23.64																			
																				SECOND																			
																				THIRD																			
																				BASE PRICE										32.79 23.64									
																				B & P A										1.040 1.054									
																				SUB TOTAL										34.10 24.92									
																				LIGHTING																			
																				HTG/AIR CON.										+ 0.82 + 1.82									
																				SPRINKLER										CCN x 1.0 x 1.0									
																				PARTITIONS										Ln x 1.0 x 1.0									
																				INTERIOR FINISH																			
																				S/CF PRICE										34.92 25.74									
																				ARECUBED										5332 2400									
																				SUB TOTAL										186190 61780									
																				M & O.F.																			
																				ADDITIONS										+ 85700 + 14300									
																				TOTAL BASE										271890 76080									
																				GRADE FACTOR										100 100									
																				REPLACEMENT COST										271890 76080									
																				FUNCTIONAL DEPRECIATION FACTORS																			
																				SURPLUS CAP										ENCROACHMENTS ECONOMIC									
																				BLIGHTED AREA										COMM. LOCATION OBSOLESCENCE									
																				OVERBUILT										STRUCTURAL									

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.