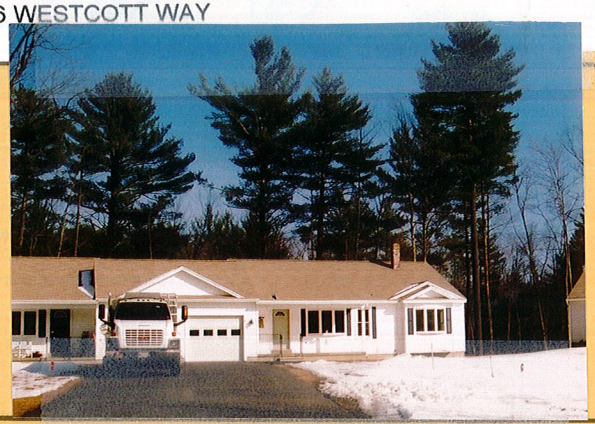
MAP AND LOT: 5-48-A-6

6 WESTCOTT WAY



PARCE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

5-48-A-6

Shaker Development, Llc

Po Box 154

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Meunier, Thomas and Deanna	8-7-03	13251	38	55,000
Sammons, Thomas E. & Camille M.	17952	17952	793	237,500

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 4/50	TOTAL
TILLABLE			
PASTURE			
WOODLAND	1.0		4000
WASTE LAND			
BASE	1.0		75000
TOTAL ACREAGE	2.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	79000
TOTAL VALUE BUILDINGS	135700
TOTAL VALUE LAND & BUILDINGS	214700

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	

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER	✓
HIGH		SEWER	✓
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	C/C 146000 03	
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

EST 10/2/03 1:40

COLOR BUILDING White

OCCUPANCY CONDO

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
DRY-WALL/PLASTER		✓			
PANELING					
FIBERBOARD					
UNFINISHED	✓				

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM			
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) GAS	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BED ROOMS 2
TOTAL ROOMS 4 FAMILY ROOMS

DWELLING COMPUTATIONS

1.0 STORY (F)		M
1476 S.F.		100000
BASEMENT		
HEATING		
PLUMBING		+ 1760
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 15300
TOTAL		117060
GRADE		122
TOTAL		142810
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		142810

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

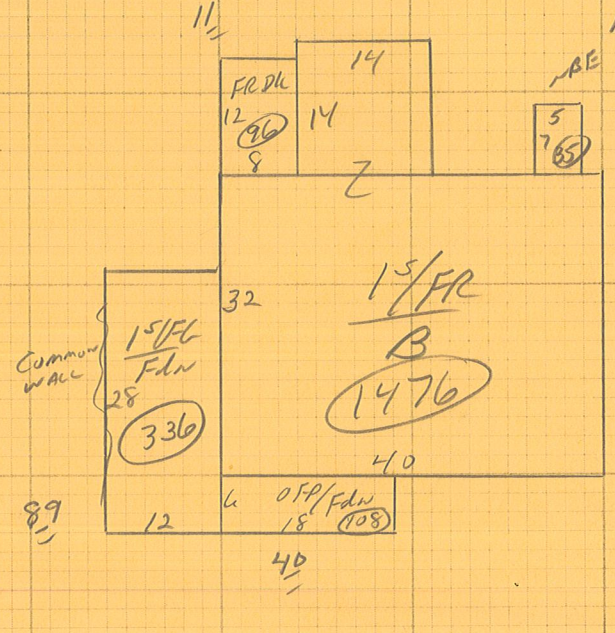
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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 I & E M & E R

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			15/FR	1476		B	2003	VG	142810	5	135670
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJM DATE 10/2/03

TOTAL VALUE ALL BUILDINGS 135670

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.