PARCEL NO. 6-14-11-1 CARD NO.

15 VICTORY LN

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Bergeron, Daniel E & Susan Helen	9-1992	6199	192	
Bergeron, Maurice L & Susan Helen	5-10-04	14080	511	
Mauzerolle, Richard M & Penny E	4-21-05	14437	291	95,000
Stone, Brian C & Barbara J.	5/10/05	14456	989	249,900

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300	TOTAL
TILLABLE			
PASTURE			
WOODLAND	4.89		12,604
WASTE LAND			
BASE	1.0		50000
TOTAL ACREAGE	5.89		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

06

TOTAL VALUE LAND	67,600	67600
TOTAL VALUE BUILDINGS	38,800	119600
TOTAL VALUE LAND & BUILDINGS	105,800	187200

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
00-LIT SPLIT ENTRY HSE		
06-remove unfin FLR, ADD GAR + shed		

MEMORANDA

(23) porch + pto 1002

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	
HIGH		SEWER Septic	
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			
SALE PRICE			
RENT			
EXPENSE			
NET RENT			
LAND	@	% equals	
BLDG.	@	% equals	
TOTAL			

ASSESSMENT RECORD

(23) 20	LAND	67600	20	LAND		20	LAND		20	LAND	
	BLDGS.	132300		BLDGS.			BLDGS.			BLDGS.	
	TOTAL	199600		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

COLOR BUILDING GRAY

OCCUPANCY

1 VAC. LOT | 2 DWELLING | 3 COMM. | 4 OTHER

BASEMENT

1 NONE | 2 CRAWL | 3 ¼ | 4 ½ | 5 FULL

FOUNDATION

P | B & S | CB | CONC

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR F G		
HW/STEAM GB RAD	✓	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC

1 NONE | 2 UNFIN. | 3 ¼ | 4 ½ | 5 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
DRYWALL/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)	No
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

1-2 STORY F M

	1120 S.F.	83200
BASEMENT		
HEATING		
PLUMBING		+ 2640
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		~~+ 2500~~ + 5900
		91740
TOTAL		88340
GRADE		1.16
TOTAL		~~97170~~
O. F.		
TOTAL		
C & D FACTOR		
		109900
REPL. COST		~~97170~~

COMMERCIAL COMPUTATIONS

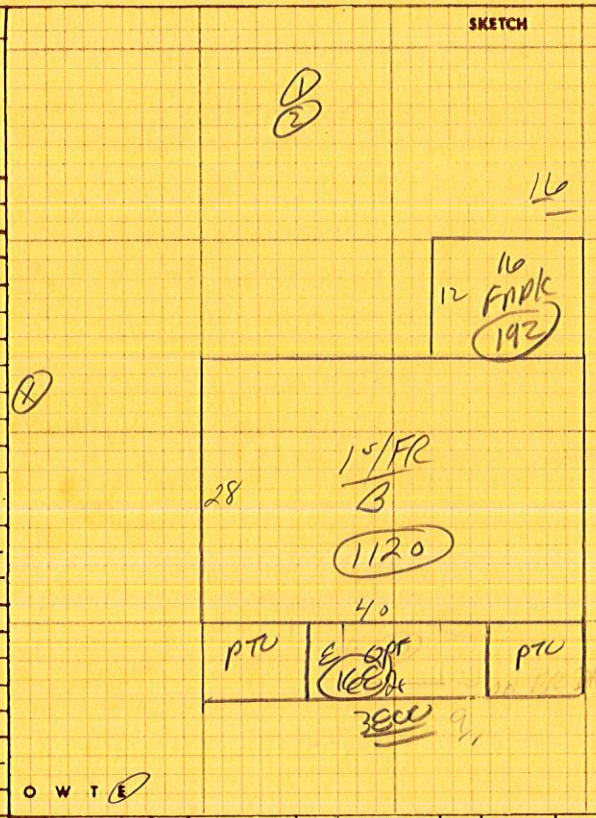
EXTERIOR WALL CODES
1 FRAME, 2 BRICK, 3 GLASS, 4 C B, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

	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



F & F M & I & E

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			1S/FR	1120		C+10	2004	AVV	~~97170~~ 109900	—	~~97170~~ 109900
GARAGE 1 FDW			FFn 20x32 16x24	1024		C	2005	AVV	23860	20	19080
BARN											
SHED			FFn 8x12	96	17.50	C	2005	AVV	1680	20	1340
OFP			POFn 4x12	48		C	2005	AVV	2000	—	2000
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJP DATE 3/30/05

TOTAL VALUE ALL BUILDINGS 132,300 ~~119590~~

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.