2010

MAP AND LOT: 6-15
230 MOUNTAIN ROAD

PARC

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
6-15 7422 006 Fair, Ronnie R 230 Mountain Rd				
Fair, Ronnie & Ann	5/13/05	14473	133	
JP Morgan Chase Bank National Ass.	3-18-13	16553	467	
Federal National Mortgage Assoc.	3-18-13	16553	470	
Field, David	6-4-13	16614	268	99,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	3.50		13500		
WASTE LAND					
BASE	1.0		60000		
TOTAL ACREAGE	4.50				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

		07	08	09	10
TOTAL VALUE LAND	73500	73500	73500	73500	73500
TOTAL VALUE BUILDINGS	54700	57900	61000	62000	63000
TOTAL VALUE LAND & BUILDINGS	128200	131400	134500	135,500	136500

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

07 Workshop 50% Remove old sheds + Dek √08 FOR FIN.
08- NOH EST Workshop 80% 109 AL
09 NOH EST WORKSHP 90% √2010
10 Workshop Est. 100%

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

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 Blue

BUILDING RECORD

EST 10-11-03 10:55

OCCUPANCY — 1 VAC. LOT | (2) DWELLING | 3 COMM. | 4 OTHER

BASEMENT — 1 NONE | 2 CRAWL | 3 1/4 | 4 1/2 | (5) 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) NONE | 2 UNFIN. | 3 1/4 | 4 1/2 | 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
(Mix)					
CONC/DIRT	✓				
HARD WOOD					
SOFT WOOD/SUB		✓	✓		
TILE					
W - W					
JOISTS 2x6					

INTERIOR FINISH

	B	1	2	3	A
(DRYWALL/PLASTER)		✓	✓		
PANELING					
FIBERBOARD					
UNFINISHED	✓				

REMODELING DATA

KITCHEN	
PLUMBING	1984
HEAT	1984
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 BED ROOMS 3

TOTAL ROOMS 5 FAMILY ROOMS

DWELLING COMPUTATIONS

1 S STORY (F) M

620 S.F.	76700
BASEMENT	
HEATING	
PLUMBING	
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+4800
TOTAL	81500
GRADE	100
TOTAL	81500
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	81500

COMMERCIAL COMPUTATIONS

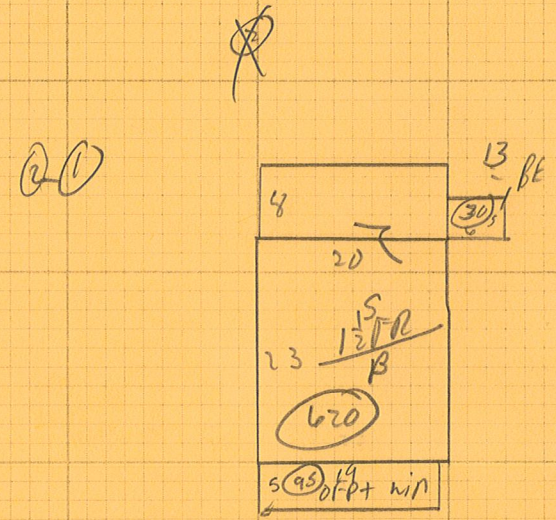
EXTERIOR WALL CODES
1 FRAME | 2 BRICK | 3 GLASS | 4 C B | 5 STUCCO | 6 TILE | 7 STONE | 8 METAL | 9 CONCRETE | 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
HT. FIRST		
HT. SECOND		
HT. 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)

CONTEMPORARY		SPLIT LEVEL		RANCH (R)		CAPE	✓	COLONIAL		CONVENTIONAL	

F & F | M & E | I & E | R

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1½ FR	620		C+	1900	AVG	81500	40	48900
GARAGE	(1)		1 FR 20x20	400		D	012	F	7710	50	3850
BARN											
SHED	(2)		PFR 11x18	198	1450	D	old	F	2870	50/20	1150
Fence at Pool			Pic 8 ft	96		C	1999	AVG	1120	15/20	760
Workshop 20x42	(2)		1ST FR	840		C	2007	AVG	10260	40/10	5130
											8208
											9234
COMMERCIAL BUILDING											61984
									TOTAL CARDS	THRU	60958

LISTED TW DATE

TOTAL VALUE ALL BUILDINGS 57880 57460

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.