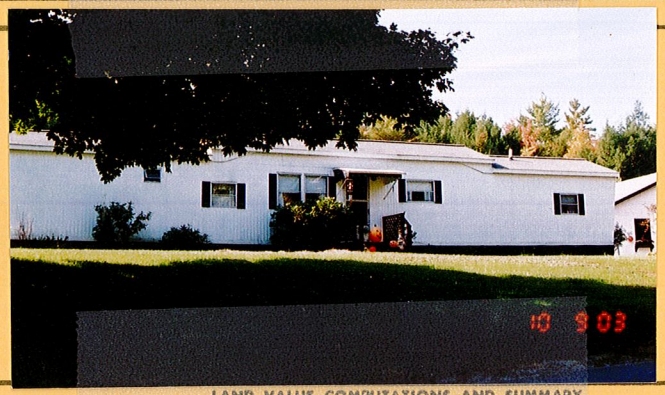
PARCEL NO. 6-25 & 25A CARD NO. 349 MOUNTAIN RD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Courtois, Leo & Phyllis				
Courtois, Phyllis E & Robin Courtois COlby	4-22-14	16806	614	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 36%	TOTAL
TILLABLE			
PASTURE			
WOODLAND	32.0		65000
WASTE LAND	3.9	300	1170
BASE	1.0		60000
TOTAL ACREAGE	36.90		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
795					

TOTAL VALUE LAND	126200
TOTAL VALUE BUILDINGS	36300
TOTAL VALUE LAND & BUILDINGS	162500

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:

x Phyllis Courtois

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.

BUILDING RECORD

COLOR BUILDING white/Black

OCCUPANCY Mo Home — 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/T1-11	
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)	
BSMT. RR/APT.	
BSMT. GAR 1 ?	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS — BED ROOMS
TOTAL ROOMS — FAMILY ROOMS

DWELLING COMPUTATIONS

— —STORY F M

	S.F.	
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		
TOTAL		
GRADE		
TOTAL		
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

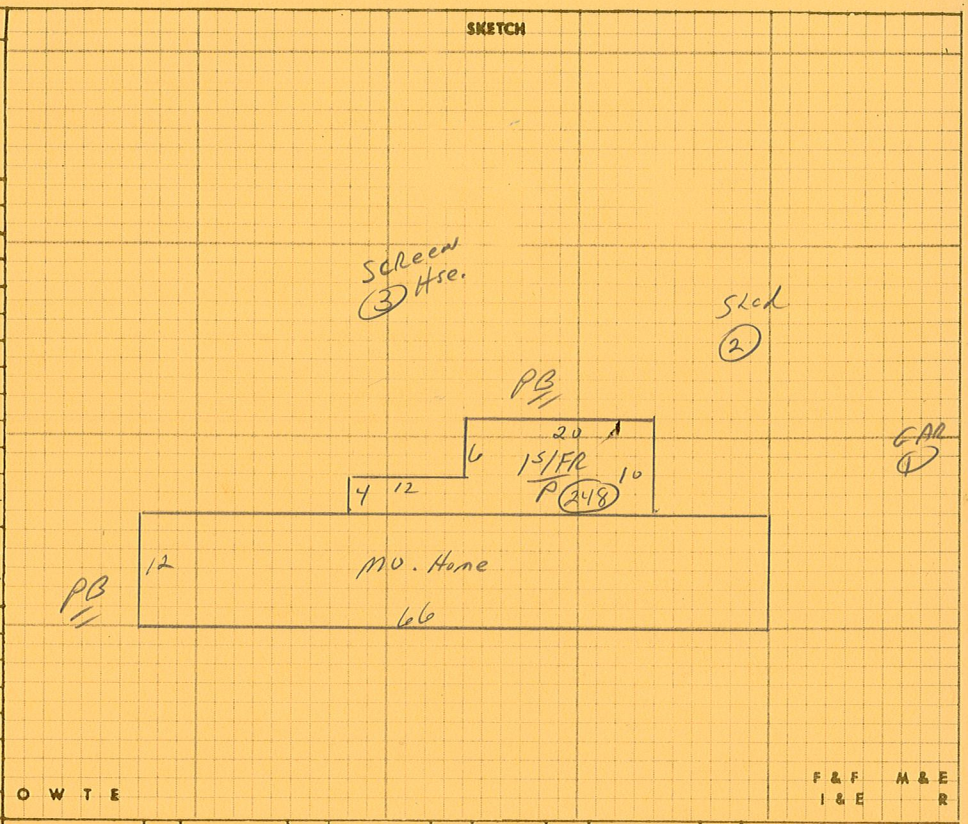
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	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 — 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											
GARAGE	(1)		1S/FR 24X32	768 ☆		C-10	1989	AV	12960	20/20	8290
BARN											
SHED	(2)		1S/FR 9X11	99 ☆	14.80	D	old	AV	1440	40/20	690
Screen Hse	(3)		1S/FR 12X14	168 ☆		C	1989	AV	3800	20/20	2430
Mo Home			PARKWOOD	12X70		C	1970	AV	28900	40	17340
Roof/TRI			ASPL 12X66	792 ☆	7.25	C	1988	AV	4100	5/20	2400
COMMERCIAL BUILDING ADDITION			SL	248 ☆		D	1973	AV	9020	35/20	4690
										TOTAL CARDS	THRU

LISTED BJP — DATE 10/9/03

TOTAL VALUE ALL BUILDINGS 36340

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.