MAP AND LOT: 6-41
1191 MAST ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
6-41 11877 102				
Desrochers, Doris B And Guillemette, Thomas R				
1191 Mast Road				
Desrochers, Doris B, Guillemette, Thomas R, Soucy, Linda A. &				
Wickwar, Joanne C.	10/6/06	14975	992	
Ham, Kevin S. & Wormwood, Debra J.	10/6/06	14976	15	
Ham, Kevin S & Debra J	8-7-14	16868	556	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	17.0		47000		
WASTE LAND	4.14	300	1240		
BASE	1.0		60000		
TOTAL ACREAGE	22.14				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						(09)	
TOTAL VALUE LAND					108200	108200	
TOTAL VALUE BUILDINGS					89100	94700	
TOTAL VALUE LAND & BUILDINGS					197300	202900	

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

08 - 2ND FLR completely UNFIN
NO STAIRS yet VOS BR NVL
09 - NOH EST 2ND FL 100% BR

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	✓
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 GRAY/white

OCCUPANCY: 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 (T)	✓	
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 2x8 16" o.c.

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 (BSMT) 55	0	✓	
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	NO 34
BSMT. (RR) APT. 400 @ 85	34 ✓
BSMT. GAR 1 ?	
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

1.5 STORY (F)	M	
816 S.F.	88300	
BASEMENT		
HEATING	− 1100	
PLUMBING	+ ~~2400~~	
ATTIC	5280	
INTERIOR FINISH		
ADD. & PORCHES	+ 2700	
WH - 1/4	− ~~1410~~	
	95180	
TOTAL	~~88140~~	
GRADE	100	
TOTAL 95780	~~88140~~	
O. F.	+ 3400	
TOTAL	~~91540~~	
C & D FACTOR	98580	
REPL. COST	91540	

COMMERCIAL COMPUTATIONS

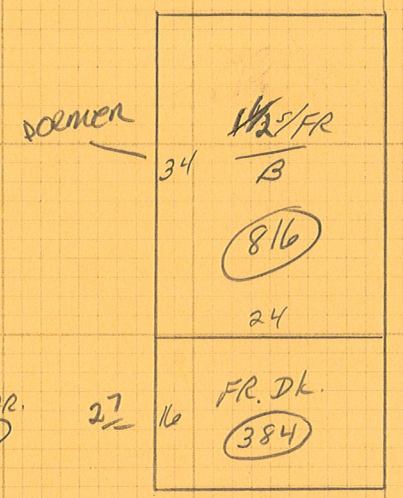
EXTERIOR WALL CODES: 1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	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



F & F M & E I & E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE ✓ | COLONIAL | CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS — 98580 — 78864

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1½S/FR	816 ✱		C	1978	AV	~~91540~~	20	~~73230~~
GARAGE 1-R-10'/FLR (X)			1S/FR 31x32	992 ✱		C-S	1979	AV	24000	25/20	14400
BARN											
SHED ATT TO GAR			1S/FR 7x32	224 ✱		E	1980	F	2550	30/20	1430
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED RJP — DATE

TOTAL VALUE ALL BUILDINGS 94694 ~~99600~~

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.