

54 Westview Dr



ALFRED, MAINE

1570 435

Gile Orchards

Po Box 387

Bruno, Karen P

8/1/19

18008

635

82,000

Palmitessa, John J III & Pamela J 1/2 interezt

Albert, Tyler Joseph & Julianna Rene 1/2 interest undivided

1-2-20

18135

916

89,900

CLASSIFICATION					BUILDING PERMIT RECORD					PROPERTY FACTORS																								
TILLABLE					PERMIT NO.					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS									
PASTURE					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
WOODLAND					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
WASTE LAND					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
BASE					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
TOTAL ACRES					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
FRONTAGE					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
DEPTH					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
UNIT PRICE					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
DEPTH FACTOR					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
FRONT FT. PRICE					EST. COST					DATE					TOPOGRAPHY					IMPROVEMENTS														
TILLABLE					21.0					4000					84000					"20"														
PASTURE																																		
WOODLAND					9					15					18					49000					46000					30,000				
WASTE LAND																																		
BASE																																		
TOTAL ACRES					16216					120										50,000					52,000					"20" repriced to lot value				
FRONTAGE																																		
DEPTH																																		
UNIT PRICE																																		
DEPTH FACTOR																																		
FRONT FT. PRICE																																		
Under -30%																																		
TOTAL VALUE LAND					84000					84,600					96,600																			
TOTAL VALUE BUILDINGS																																		
TOTAL VALUE LAND & BUILDINGS					84000					84,600					247,950																			
LAND VALUE COMPUTATIONS AND SUMMARY																																		
CLASSIFICATION					NO. OF ACRES					RATE					FL TOTAL																			
SOFTWOOD																																		
MIXED WOOD																																		
HARDWOOD																																		
WASTE LAND																																		
BASE																																		
PASTURE					21					400					8400																			
TOTAL ACRES																																		
FRONTAGE																																		
DEPTH																																		
UNIT PRICE																																		
DEPTH FACTOR																																		
FRONT FT. PRICE																																		
TOTAL VALUE LAND																																		
TOTAL VALUE BUILDINGS																																		
TOTAL VALUE LAND & BUILDINGS																																		
ASSESSMENT RECORD																																		
LAND					192700					20					LAND					20					LAND					20				
BLDG.					192700					20					BLDG.					20					BLDG.					20				
TOTAL					289300					20					TOTAL					20					TOTAL					20				
LAND					192700					20					LAND					20					LAND					20				
BLDG.					192700					20					BLDG.					20					BLDG.					20				
TOTAL					279200					20					TOTAL					20					TOTAL					20				
LAND										20					LAND					20					LAND					20				
BLDG.										20					BLDG.					20					BLDG.					20				
TOTAL										20					TOTAL					20					TOTAL					20				
LAND										20					LAND					20					LAND					20				
BLDG.										20					BLDG.					20					BLDG.					20				
TOTAL										20					TOTAL					20					TOTAL					20				

PARKER APPRAISAL CO.

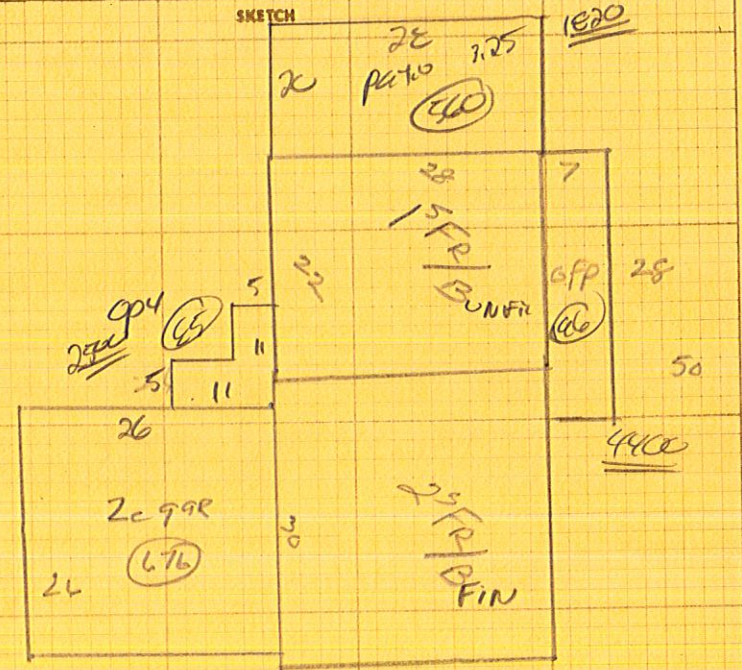
7-10-A

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES			
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE	
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.	
1	2	3	4	5	TOILET ROOM			3 GLASS	7 STONE		
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS			4 C B	8 METAL		
FOUNDATION					WATER CLOSET/URINAL			A B			
P	B & S	CB	CONC		NO PLUMBING			EXTERIOR WALLS			
HEATING					OTHER FEATURES			PERIMETER		L/F	L/F
					PART MASONRY WALLS			PERIM. AREA RATIO			
NO HEAT					FIREPLACE (INGRADE)			NO. OF UNITS			
NO HEAT 2ND ONLY					BSMT. RR/APT.			AVG. UNIT SIZE			
WARM AIR F G					BSMT. GAR 1 2			BASEMENT SIZE			
HW/STEAM BB RAD					BUILT-IN RANGE/DW/DISP			SCHEDULE			
FLOOR/WALL FURNACE					MODERN KITCHEN			HT.			
AIR CON./ELEC.					EXTERIOR BETTER			BASEMENT			
ATTIC					INTERIOR BETTER			FIRST			
1	2	3	4	5				SECOND			
NONE	UNFIN.	1/4	1/2	FULL				THIRD			
ROOF					LIVING ACCOMMODATIONS			BASE PRICE			
SHINGLES ASP/ASB/WOOD					NO. OF UNITS BED ROOMS			B P A			
SLATE/TILE/METAL					TOTAL ROOMS FAMILY ROOMS			SUB TOTAL			
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING			
EXTERIOR WALLS					— 2 STORY F M			HTG/AIR CON.			
BEVEL/DROP/ALUM/VIN					840 S.F. 69,800			SPRINKLER			
SHINGLE ASPH/ASB/WOOD					BASEMENT FIN 14,910			PARTITIONS			
CB/STUCCO/BRICK VENEER/STONE					HEATING			INTERIOR FINISH			
MASONITE/TI-II					PLUMBING +4250			SF/CF PRICE			
PLATE GLASS - AL/WD					ATTIC			AREA CUBED			
FLOORS					INTERIOR FINISH 45,940			SUB TOTAL			
					ADD. & PORCHES 8720			M & O.F.			
					192 5600			ADDITIONS			
					TOTAL 149,220			TOTAL BASE			
					199,770			GRADE FACTOR			
					GRADE B+5 1,128			REPLACEMENT COST			
					TOTAL 188,699			FUNCTIONAL DEPRECIATION FACTORS			
					O. F. 191,000			SURPLUS CAP		ENCROACHMENTS	ECONOMIC
					TOTAL			BLIGHTED AREA		COMM. LOCATION	OBsolescence
					C & D FACTOR			OVERBUILT		STRUCTURAL	
								TYPE		LOC.	NO.
								DWELLING			CONSTR
								GARAGE			
								BARN			
								SHED			
								COMMERCIAL BUILDING			
								LISTED		DATE	
								REPL. COST			

(x) (x)

SKETCH



10,600
=

2nd FI 30x28

O W T E

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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3pc bath
2 pc bath
3pc bath

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 S	8x10		Bldg	2021		185.00 191.00	-20%	150.750
GARAGE											191.00
BARN											
SHED			1st Fl	12x6	1750	C	2021	Avg.	1680		1680
Shed	(X)		1st Fl 14x24	376	1750	C	2022	Avg.	5880		5880
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	
LISTED	DATE										198.560
Rt 4/14/2021	4/14/2021								TOTAL VALUE ALL BUILDINGS		+92.700

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE TWO

GRADE NOTES 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.