

PARC 99 MIDDLE BRANCH DRIVE

ALFRED, MAINE



LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE ⁷⁰⁰	TOTAL
TILLABLE					
PASTURE					
WOODLAND		3.60			13800
WASTE LAND					
BASE		1.0			50000
TOTAL ACREAGE		4.60			
RONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
TOTAL VALUE LAND					63800
TOTAL VALUE BUILDINGS					139200
TOTAL VALUE LAND & BUILDINGS					203000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE	TOTAL		
SOFTWOOD							
MIXED WOOD							
HARDWOOD							
WASTE LAND							
BASE							
TOTAL ACREAGE							
PORTNAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND & BUILDINGS							

RECORD OF OWNERSHIP

7-6-C-2

7366 286

Basinger, Bruce J

99 Middle Branch Dr

DATE _____

BOOK

PAGE

AMOUNT

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER
			HIGH	SEWER
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
			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				
INSPECTION WITNESSED BY:				

ASSESSMENT RECORD

20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL

PARKER APPRAISAL CO.

BUILDING RECORD

OCCUPANCY						PLUMBING							COMMERCIAL COMPUTATIONS								
						NO.			M	O											
VAC. LOT DWELLING COMM. OTHER						STANDARD						EXTERIOR WALL CODES 1 FRAME 5 STUCCO 9 CONCRETE 2 BRICK 6 TILE 10 ENAM. STL. 3 GLASS 7 STONE 4 C.B. 8 METAL									
BASEMENT						BATHROOM															
TOILET ROOM																					
NONE CRAWL ¼ ½ FULL						SINK/LAVATORY/SS						A B									
FOUNDATION						WATER CLOSET/URINAL															
P	B & S	CB	(CONC)									PERIMETER L/F L/F									
HEATING						NO PLUMBING															
						M O															
						OTHER FEATURES						PERIM. AREA RATIO									
NO HEAT						PART MASONRY WALLS						NO. OF UNITS									
NO HEAT 2ND ONLY						FIREPLACE (IN GRADE) ND						AVG. UNIT SIZE									
WARM AIR F G						BSMT. RR/APT.						BASEMENT SIZE									
HW/STEAM/B/RAD						BSMT. GAR 1 2						SCHEDULE									
FLOOR/WALL FURNACE						BUILT-IN RANGE/DW/DISP						HT.									
AIR CON./ELEC.						MODERN KITCHEN						BASEMENT									
ATTIC						EXTERIOR BETTER						FIRST									
NONE UNFIN. ¼ ½ FULL						INTERIOR BETTER						SECOND									
												THIRD									
												BASE PRICE									
ROOF						LIVING ACCOMMODATIONS						B P A									
SHINGLES ASP/ASB/WOOD ✓						NO. OF UNITS BED ROOMS 3						SUB TOTAL									
SLATE/TILE/METAL						TOTAL ROOMS 6 FAMILY ROOMS						LIGHTING									
ROLL/T & G						DWELLING COMPUTATIONS						HTG/AIR CON.									
EXTerior WALLS												SPRINKLER									
BEVEL/DROP/ALUM/VLN N						+ 5 STORY F M						PARTITIONS									
SHINGLE ASPH/ASB/WOOD						864 S.F. 91200						INTERIOR FINISH									
CB/STUCCO/BRICK VENEER/STONE						BASEMENT						SF/CF PRICE									
MASONITE/TI-II						HEATING						AREA CUBED									
PLATE GLASS - AL added WD						PLUMBING + 2640						SUB TOTAL									
FLOORS						ATTIC						M & O.F.									
						INTERIOR FINISH						ADDITONS									
(CONC)/DIRT ✓						ADD. & PORCHES + 29100						TOTAL BASE									
HARD WOOD												GRADE FACTOR									
SOFT WOOD/SUB												REPLACEMENT COST									
FILE												FUNCTIONAL DEPRECIATION FACTORS									
W - W												SURPLUS CAP ENCROACHMENTS ECONOMIC									
JOISTS												BLIGHTED AREA COMM. LOCATION OBSOLESCENCE									
												OVERBUILT STRUCTURAL									
INTERIOR FINISH						TOTAL 122940						SUMMARY OF BUILDINGS									
						GRADE 116						TYPE LOC. NO. CONSTRUCTION SIZE RATE GRADE ERECTED CONDITION REPLACEMENT COST DEPR. TRUE VALUE									
						TOTAL 142610						DWELLING 12FR 864 B-5 1995 VL 142610 5 135480									
DRYWALL/PLASTER																					
PANELING																					
FIBEROBOARD																					
UNFINISHED																					
REMEDIATION DATA																					
KITCHEN																					
PLUMBING																					
HEAT																					
BASEMENT																					
OTHER																					
REPL. COST 142610												LISTED DATE 9-1-13									
												TOTAL CARDS THRU									
												TOTAL VALUE ALL BUILDINGS 139210									

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.