

MAP AND LOT: 7-6-H

40 MIDDLE BRANCH DRIVE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

7-6-H

9918 221

Lachance, Diane R

40 Middle Branch Drive

Lachance, Diane R & Sheila Myshraill 4/14/06 14807 433

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	0.43		42400
TOTAL ACREAGE	0.43		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
135			FRONT FT. PRICE
TOTAL VALUE LAND			42400 42,400
TOTAL VALUE BUILDINGS			59200 59,200
TOTAL VALUE LAND & BUILDINGS			101600 102,100

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

(2) ADDN 100%

MEMORANDA



INSPECTION WITNESSED BY:

Sheila Myshraill

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

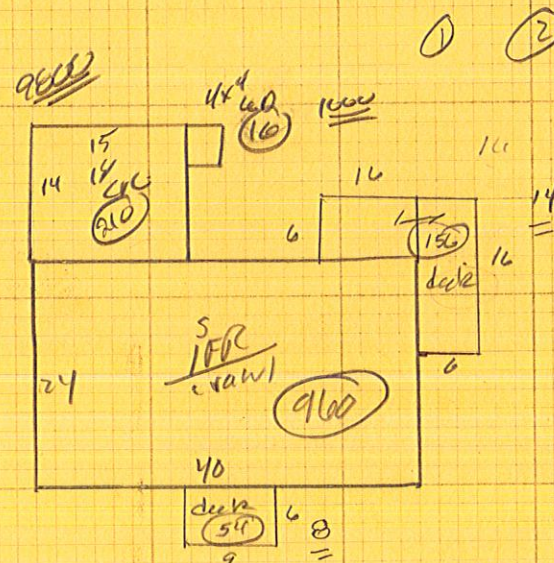
20	LAND 42400	20	LAND	20	LAND	20	LAND
20	BLDG. 68900	20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL 111300	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDG.	20	BLDG.	20	BLDG.	20	BLDG.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL

PARKER APPRAISAL CO.

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	
NO HEAT / Monitor					PART MASONRY WALLS			PERIM. AREA RATIO				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			NO. OF UNITS				
WARM AIR F G					BSMT. RR/APT.			AVG. UNIT SIZE				
HW/STEAM BB RAD					BSMT. GAR 1 2			BASEMENT SIZE				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			SCHEDULE				
AIR CON./ELEC.					MODERN KITCHEN			HT.				
ATTIC					EXTERIOR BETTER			BASEMENT				
1	2	3	4	5	INTERIOR BETTER			FIRST				
NONE	UNFIN.	1/4	1/2	FULL				SECOND				
								THIRD				
								BASE PRICE				
ROOF					LIVING ACCOMMODATIONS			B P A				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS			SUB TOTAL				
SLATE/TILE/METAL					TOTAL ROOMS / FAMILY ROOMS			LIGHTING				
ROLL/T & G					DWELLING COMPUTATIONS			HTG/AIR CON.				
EXTERIOR WALLS					STORY F M			SPRINKLER				
BEVEL/DROP/ALUM/VIN					9600 S.F.			PARTITIONS				
SHINGLE ASPH/ASB/WOOD					74400			INTERIOR FINISH				
CR/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE				
MASONITE/TI-II					HEATING			AREA CUBED				
PLATE GLASS - AL/WD					PLUMBING			SUB TOTAL				
FLOORS					ATTIC			M & O.F.				
	8	1	2	3	INTERIOR FINISH			ADDITIONS				
CONC/DIRT					ADD. & PORCHES			TOTAL BASE				
HARD WOOD								GRADE FACTOR				
SOFT WOOD/SUB								REPLACEMENT COST				
TILE								FUNCTIONAL DEPRECIATION FACTORS				
W - W								SURPLUS CAP	ENCROACHMENTS	ECONOMIC		
JOISTS								BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE		
								OVERBUILT	STRUCTURAL			
INTERIOR FINISH					TOTAL			TYPE		LOC.	NO.	CONSTR
	8	1	2	3	GRADE			DWELLING				
DRY WALL/PLASTER					TOTAL			GARAGE				
PANELING					O. F.			BARN				
FIBERBOARD					TOTAL			SHED				
UNFINISHED					C & D FACTOR							
REMODELING DATA								COMMERCIAL BUILDING				
KITCHEN												
PLUMBING												
HEAT												
BASEMENT												
OTHER												
REPL. COST								LISTED		DATE		
								TPU		2/4/04		

SKETCH



HOW T E

F & F M & F
I & E

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

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			FR	960		C ±	1994	AVD	67100	12/5	59370
GARAGE									67700	10/5	87900
BARN									78500		67100
SHED	(1)		FR 8x12	960	1450	D	old	AVD	1390	20/20	890
shed	(2)		FR 10x10	1000	1450	P	old	AVC	1450	20/20	930
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

TOTAL CARDS	THRU
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TOTAL VALUE ALL BUILDINGS

59.700

6890 59190

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.