

68 Middle Branch Drive

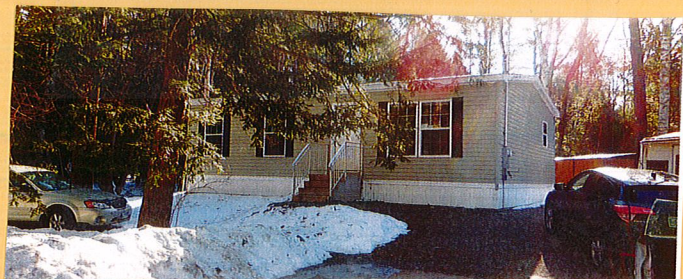
ALFRED, MAINE

PARCEL NO.

7-6-5

CARD NO.

PROPERTY ASSESSMENT RECORD



RECORD OF OWNERSHIP

Mansur, Lynne

DATE

BOOK

PAGE

AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	0.50		42400

TOTAL ACREAGE	0.50		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE

TOTAL VALUE LAND	42400
TOTAL VALUE BUILDINGS	61600
TOTAL VALUE LAND & BUILDINGS	104000

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

17 New Manufactured double-Wide on 5/26.

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY

IMPROVEMENTS

LEVEL	WATER
HIGH	SEWER
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

[illegible]

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.

MAP AND LOT: 7-6-S

68 MIDDLE BRANCH DRIVE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

7-6-S

1936 148

Simpson, Lucille

68 Middle Branch Dr

Migneault, Linda & Mansur, Forrest & Lynne

Mansur, Lynne

4-7-10

15842

632

4-7-10

15842

634

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE ³⁰⁰		TOTAL			
TILLABLE									
PASTURE									
WOODLAND									
WASTE LAND									
BASE		0.50				42400			
TOTAL ACREAGE		0.50							
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE					
109									
TOTAL VALUE LAND						42400		42400	(12)
TOTAL VALUE BUILDINGS						11000		11000	
TOTAL VALUE LAND & BUILDINGS						53400		53400	

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
03-100		
06 - CL For Pl to EFP - NC		
07 - NC VOR		
MEMORANDA		
(12) Site Visit - Remove 88# shed, drop addition value by \$2K, physical deterioration		
(16) Older MH removed & replaced		

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER DUG
HIGH	SEWER Septic
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
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
	BLDG.		BLDG.		BLDG.		BLDG.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDG.		BLDG.		BLDG.		BLDG.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDG.		BLDG.		BLDG.		BLDG.
	TOTAL		TOTAL		TOTAL		TOTAL

PARKER APPRAISAL CO.

yellow/white

BUILDING RECORD

OCCUPANCY <i>no here</i>										PLUMBING			COMMERCIAL COMPUTATIONS			
1	2	3	4				NO.	M	O							
VAC. LOT DWELLING COMM. OTHER				STANDARD						EXTERIOR WALL CODES						
BASEMENT				BATHROOM						1 FRAME	5 STUCCO	9 CONCRETE				
1	2	3	4	5	TOILET ROOM					2 BRICK	6 TILE	10 ENAM. STL.				
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS					3 GLASS	7 STONE					
FOUNDATION				WATER CLOSET/URINAL						4 C B	8 METAL	A B				
P	B & S	CB	CONC							EXTERIOR WALLS						
HEATING				NO PLUMBING						PERIMETER		L/F	L/F			
				M	O	OTHER FEATURES				PERIM. AREA RATIO						
NO HEAT				PART MASONRY WALLS						NO. OF UNITS						
NO HEAT 2ND ONLY				FIREPLACE (INGRADE)						AVG. UNIT SIZE						
WARM AIR F G				BSMT. RR/APT.						BASEMENT SIZE						
HW/STEAM BB 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						
1	2	3	4	5	INTERIOR BETTER					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				— — — STORY F M						HTG/AIR CON.						
BEVEL/DROP/ALUM/VIN				S.F.						SPRINKLER						
SHINGLE ASPH/ASB/WOOD				BASEMENT						PARTITIONS						
CB/STUCCO/BRICK VENEER/STONE				HEATING						INTERIOR FINISH						
MASONITE/TI-II				PLUMBING						SF/CF PRICE						
PLATE GLASS - AL/WD				ATTIC						AREA CUBED						
FLOORS				INTERIOR FINISH						SUB TOTAL						
	B	1	2	3	A	ADD. & PORCHES				M & O.F.						
CONC/DIRT										ADDITIONS						
HARD WOOD										TOTAL BASE						
SOFT WOOD/SUB										GRADE FACTOR						
TILE										REPLACEMENT COST						
W - W										FUNCTIONAL DEPRECIATION FACTORS						
JOISTS										SURPLUS CAP		ENCROACHMENTS	ECONOMIC			
INTERIOR FINISH				TOTAL						BLIGHTED AREA		COMM. LOCATION	OBSOLESCENCE			
	B	1	2	3	A	GRADE				OVERBUILT		STRUCTURAL				
DRYWALL/PLASTER						TOTAL				TYPE		LOC.	NO.			
PANELING						O. F.				DWELLING			CONSTRU			
FIBERBOARD						TOTAL				GARAGE						
JNFINISHED						C & D FACTOR				BARN <i>shed</i>			<i>PER</i>			
REMODELING DATA										SHED			<i>PER 9X</i>			
KITCHEN										MO Home			<i>Art line</i>			
PLUMBING										Addition			<i>PER 12</i>			
HEAT										11+ FR DR			<i>FR DR</i>			
BASEMENT										COMMERCIAL BUILDING						
OTHER										LISTED		DATE				
REPL. COST										T.M.		9-9-03				

SKETCH

Removed 2016

pt

12
16 $\frac{S}{170}$
P
(192)

12

~~Moltore~~

P

56

12

6 FADK (16)

7

64

VB

F & F M &
I & E

LOW T

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

SUMMARY OF BUILDINGS								
CTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
2x11	8'8"	1450	D	1992	AVG	1280	10/20	-920
10	8'0"	1450	P	old	AVG	1160	4/20	560
	12x16		C	1970	P	25000	76	17500
x11	19'2"		D	1987	AVG	7710	20/30	4320
	9'6"		E	1990	AVG	920	15/20	630
								2300
						TOTAL CARDS	THRU	
								10990
						TOTAL VALUE ALL BUILDINGS		13530

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