PARCEL NO. 8-36-6 CARD NO. 72 Pheasant Run

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
LV Allen & Sons	1/28/05	14360	407-409	
Berube, Roger	10-31-16	17354	198	
Libby, Donald T & Suzanne L	12-21-20	18496	532	437,400

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL	(19)	
TILLABLE					
PASTURE	7.63				
WOODLAND	~~47.79~~	~~4000~~	3160	16,500	25,600
WASTE LAND					
BASE	1.0		100000	60,000	60,000
TOTAL ACREAGE	~~8.63~~, ~~79~~ 5.59				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

BASE VAC-30%	-18000	-18,000	—
	(06)		
TOTAL VALUE LAND	45200	58,500	85,600
TOTAL VALUE BUILDINGS	—	—	242,990
TOTAL VALUE LAND & BUILDINGS	45200	58,500	328,590

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

(06) LOT SPLIT
(19) Add 8-36-5
(20) Redefined LOT 8.63AC

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.

PARCEL NO. 8-36-5 CARD NO.

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
LV Allen & Sons	1/28/05	14360	407-409	
Roger Berube	1-10-11	16027	300	
Libby, Donald T & Suzanne L	12021020	18496	532	437,400

OPEN SPACE

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	2.51	4000	10040
WASTE LAND			
BASE	1.0		60000
TOTAL ACREAGE	3.51		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

BAse VAc -30%	-18000
use -75% (52040)	-39030
TOTAL VALUE LAND	13000
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	13000

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

For 2019 Added To 8-36-6

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.

COLOR BUILDING

BUILDING RECORD

OCCUPANCY

1 VAC. LOT, (2) DWELLING, 3 COMM., 4 OTHER

BASEMENT

1 NONE, 2 CRAWL, 3 ¼, 4 ½, (5) 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 NONE, 2 UNFIN., 3 ¼, 4 ½, 5 FULL

ROOF

SHINGLES (ASP)/ASB/WOOD	
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

BEVEL/DROP/ALUM/(VIN)	
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
CONC/DIRT	✓				
HARD WOOD					
SOFT WOOD/SUB		✓	✓		
TILE					
W - W					
JOISTS					

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		✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS	+	✓	
WATER CLOSET/URINAL			
+6			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 3

TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

2 STORY

	F	M
1008 S.F.		108,100
BASEMENT		
HEATING		
PLUMBING		+5280
ATTIC		8200
INTERIOR FINISH		
ADD. & PORCHES		40,400
TOTAL		162,000
GRADE		1.50
TOTAL		242,970
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

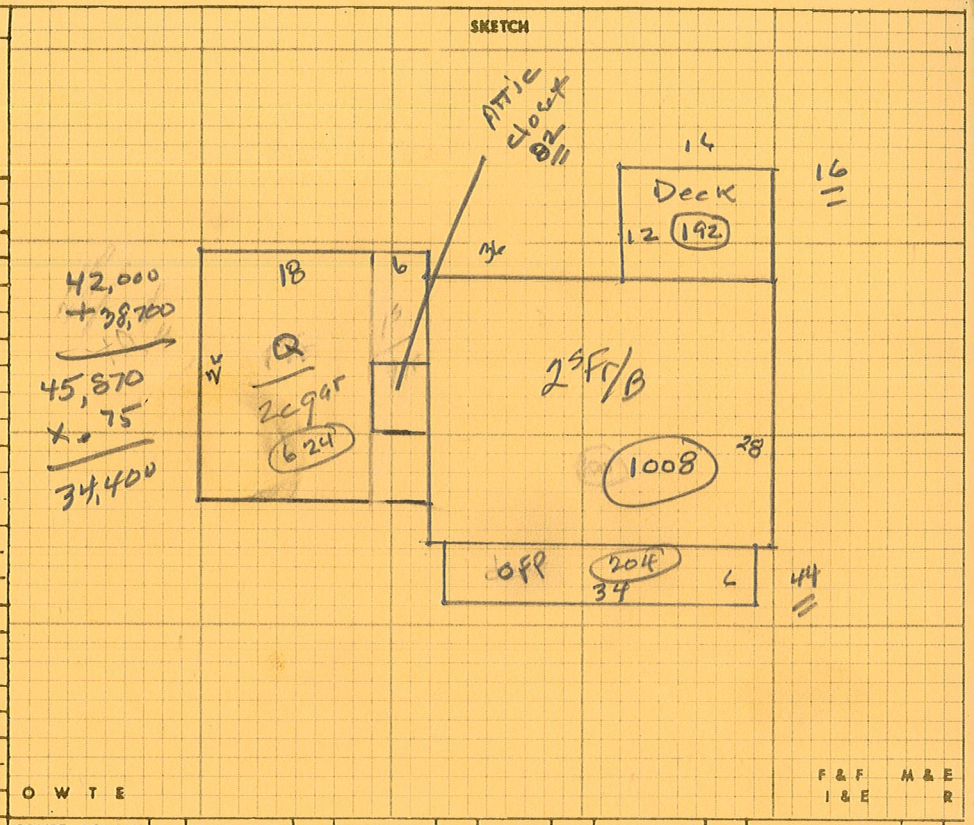
1 FRAME, 2 BRICK, 3 GLASS, 4 C B, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
FIRST		
SECOND		
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



CONTEMPORARY		SPLIT LEVEL		RANCH (R)		CAPE		COLONIAL		CONVENTIONAL	

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 SFR/B	1008		A	2020	V6	242,970		242,970
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED 12/20 DATE

TOTAL VALUE ALL BUILDINGS

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.