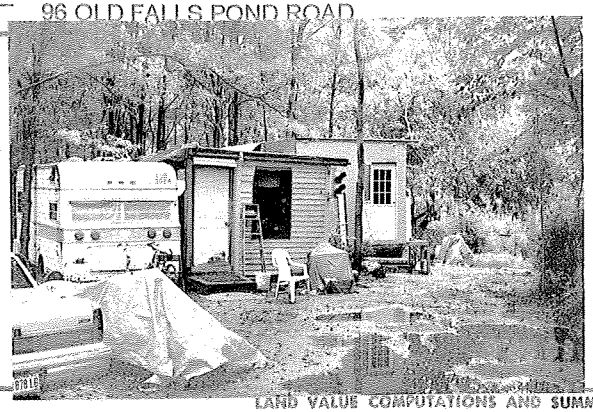
PARC

MAP AND LOT: 1-3-11-A

96 OLD FALLS POND ROAD



PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP		DATE	BOOK	PAGE	AMOUNT
1-3-11-A	11578 62				
Trafton, Larry T					
1277 Sanford Road					
Quality Investments, LLC		5-27-10	15870	381	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	.03		120		
WASTE LAND					
BASE	1.0		50000		
TOTAL ACREAGE	1.03				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
100							
						(11)	
BAR VAC - 30%					-15000		
TOTAL VALUE LAND					35100	35100	
TOTAL VALUE BUILDINGS					4300		
TOTAL VALUE LAND & BUILDINGS					39400	35100	

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

(11) Site Inspection, No Improvements, Vacant

INSPECTION WITNESSED BY:

X

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER No	
HIGH		SEWER No	
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED	✓	STATIC	✓
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST	14000 3/02	
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

BUILDING RECORD

COLOR BUILDING GRAY

OCCUPANCY Shed-Camp

1	2	3	4
VAC. LOT	DWELLING	COMM.	OTHER

BASEMENT

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

ROOF

SHINGLES ASP/ASB/WOOD	
SLATE/TILE/METAL	
ROLL/T & G Poly	✓

EXTERIOR WALLS

BEVEL/DROP/ALUM/VIN	
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11 Particle Bd.	
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			
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 BED ROOMS
TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

STORY	F	M
S.F.		
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		
TOTAL		
GRADE		
TOTAL		
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

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	

	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

O W T

F & F I & E M & E R

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											
GARAGE											
BARN											
SHED/ ~~Camp~~			~~Frame 5x10~~	~~220~~	~~14.50~~	~~D~~	~~old~~	~~P~~	~~3190~~	~~50/20~~	~~1288~~
~~Tent Platform~~		~~2~~	~~Air~~			~~E~~	~~old~~	~~P~~	~~2~~		~~2000~~
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED GJS DATE 9/29/03

TOTAL VALUE ALL BUILDINGS $4280

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.