MAP AND LOT: 1-4-C-1

389 WHICHERS MILLS ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
1-4-C-1 11545 326				
Ward, Iii, James S				
389 Whichers Mill Road				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL	
TILLABLE				
PASTURE				
WOODLAND	6.0		21000	
WASTE LAND				
BASE	1.0		60000	
TOTAL ACREAGE	7.0			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
414						
					(14)	
TOTAL VALUE LAND					81000	81000
TOTAL VALUE BUILDINGS					63300	90500
TOTAL VALUE LAND & BUILDINGS					144300	171500

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

(14) Converted existing 24x24 detached FGR into in-law apartment.

INSPECTION WITNESSED BY: Gerry MacDowell

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	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

COLOR BUILDING GRAY/white

OCCUPANCY — 1 **2** 3 4 — VAC. LOT DWELLING COMM. OTHER

BASEMENT — 1 **2** 3 4 5 — NONE CRAWL 1/4 1/2 FULL

FOUNDATION — P B & S **CB** CONC

HEATING

	M	O
NO HEAT monitor	✓	
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. 1/4 1/2 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	93-94
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)	NO
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN 1993	✓
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1.0 BED ROOMS 2

TOTAL ROOMS 4 FAMILY ROOMS

DWELLING COMPUTATIONS

	F	M
1.0 STORY		
1008 S.F.		76760
BASEMENT		-5900
HEATING		-3000
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+9300
TOTAL		77100
GRADE		90
TOTAL		69390
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		69390

COMMERCIAL COMPUTATIONS

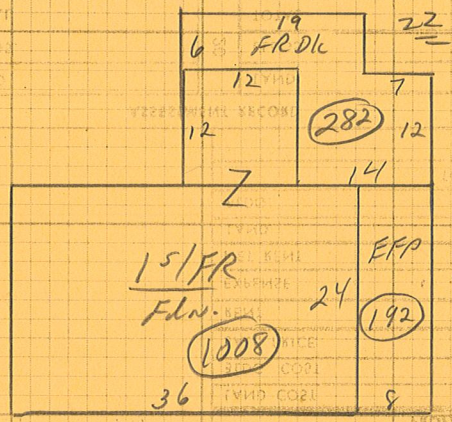
EXTERIOR WALL CODES: 1 FRAME, 2 BRICK, 3 GLASS, 4 C B, 5 STUCCO, 6 TILE, 7 STONE, 8 METAL, 9 CONCRETE, 10 ENAM. STL.

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

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

MEMORANDA

In-Law Apt
57200
<9100> Slab
48100
<12025> Deprec.
36075

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1S/FR	1008#		C-10	1972	G	69390	25	52040
~~GARAGE~~	(1)		1S/FR 24x24	576#		C	1984	AV	11900	25	8920
~~BARN~~ Att Shed	1&2		1S/FR 6x18	108#		D	1996	AV	2710	10/20	1950
SHED	(2)		1S/FR 8x8	64#	8.75	E	1996	AV	560	10/20	400
In-Law Apartment	(1)		1S/FR 24x24	576#		C	1984	AV	48100	25	36075
COMMERCIAL BUILDING											

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS 90465 / 63310

LISTED RJD DATE 9/30/03

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.