MAP AND LOT: 1-9-B

85 NUTTER CAMP ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
1-9-B 9626 274				
Canino, Vincent And Julie				
38 Wildewood Drive				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	.25	4000	1000		
WASTE LAND					
BASE	.34	below	—		
TOTAL ACREAGE	0.59				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
(5) 100	150	1000	(5)	1000	100000	
shared well - 2500					- 2500	
						(15)
TOTAL VALUE LAND					98500	98500
TOTAL VALUE BUILDINGS					65200	72400
TOTAL VALUE LAND & BUILDINGS					163700	170900

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

(15) M&L Pre-Fab Garage/Shed, 100% good

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER Shared	✓
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	107000 8/99 + INT 4000	
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		
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/(T-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			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	NO
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 2
TOTAL ROOMS 4 FAMILY ROOMS

DWELLING COMPUTATIONS

2.0 STORY (F) M

728	S.F.	90700
BASEMENT		− 4800
HEATING		
PLUMBING		+ 2440
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 6200
WH-W		− 4530
TOTAL		90210
GRADE		95
TOTAL		85700
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		85700

COMMERCIAL COMPUTATIONS

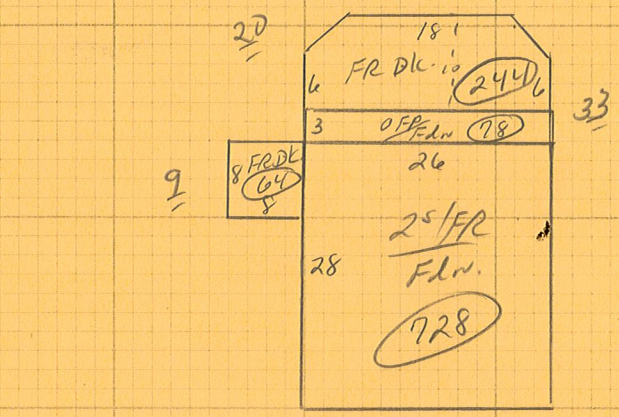
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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 (E) (A) (D) Sled

F & F M & E
I & 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			25/FR	728 SP		C-5	1970	VG	85700	25	64270
GARAGE											
BARN											
SHED	(D)		1S/FR 9x10	90 SP	14.50	D	1991	AV	1300	15/20	890
Shed/FGR	(A)		1S/FR 14x28	392 SP	17.50	C+10	2014	AVG	7546	5	7200
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJD DATE

TOTAL VALUE ALL BUILDINGS 72360

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.