MAP AND LOT: 13-16
58 OAK STREET

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

13-16 12138 001
Krahling, Joyce G And William D
1807 Mcdonald Rive

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
	10-31-13	16723	279	

LAND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 4/50	TOTAL
TILLABLE			
PASTURE			
WOODLAND			
WASTE LAND			
BASE	1.0		75000
TOTAL ACREAGE	1.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
162				

TOTAL VALUE LAND	75000
TOTAL VALUE BUILDINGS	194900
TOTAL VALUE LAND & BUILDINGS	269900

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) Received 1145# (.026 Acres) from adjacent parcel 12-24. See D14-03 edit

INSPECTION WITNESSED BY:
Joyce G. Krahling

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Town	✓
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	267000 10/02	
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 White/GRAY

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 32 one	✓	
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC 646 ft²

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-II	
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 1997
PLUMBING
HEAT
BASEMENT
OTHER Windows 1993
Siding 2001

PLUMBING

	NO.	M	O
STANDARD 5		✓	
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 1997	✓
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 3
TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

2.0 STORY (F) M

952 S.F.	104900
BASEMENT	- 1900
HEATING	
PLUMBING	+ 4400
ATTIC	+ 2300
INTERIOR FINISH	
ADD. & PORCHES	+ 47100
WH - 1/8	- 2620
TOTAL	154180
GRADE	158
TOTAL	243600
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	243600

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

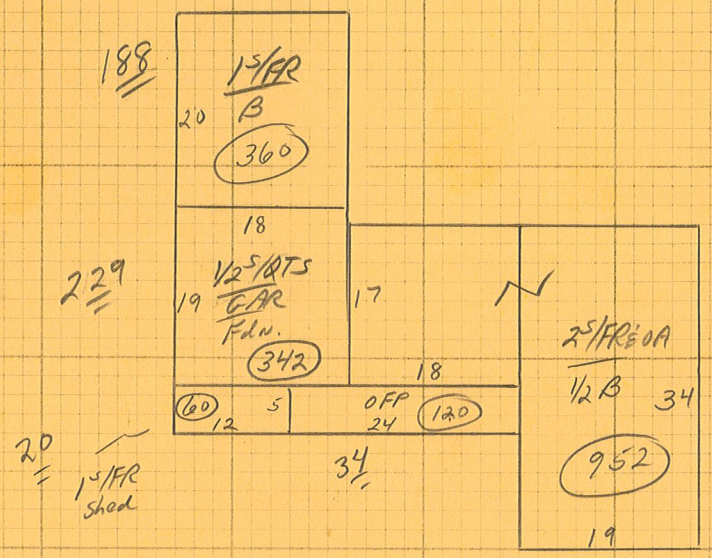
1 FRAME	5 STUCCO	9 CONCRETE
2 BRICK	6 TILE	10 ENAM. STL.
3 GLASS	7 STONE	
4 C B	8 METAL	

	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

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			2S/FR&OA	952 ft²		A+5	1830	VG	243600	20	194880
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED RJD DATE 11/14/03

TOTAL VALUE ALL BUILDINGS 194880

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.