MAP AND LOT: 14-21 1 OF 2
27 WATERBORO ROAD

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

14-21 12117 224
Jones, Mark C. And Georgette M
27 Waterboro Road

| RECORD OF OWNERSHIP | DATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|---|
| Jacobsen, Lawrence E and Donna E | 11-7-13 | 16728 | 792 | 225,000 |
| Jacobsen, Lawrence E | 6-1-15 | 17026 | 533 | |

## LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION | NO. OF ACRES | RATE 4/50 | TOTAL | | |
|---|---|---|---|---|---|
| TILLABLE | | | | | |
| PASTURE | | | | | |
| WOODLAND | 4.80 | | 17400 | | |
| WASTE LAND | | | | | |
| BASE Comm | 1.0 | | ~~150000~~ | 75000 | |
| TOTAL ACREAGE | 5.80 | | | | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE |
|---|---|---|---|---|
| 290 | | | | |

| | | | |
|---|---|---|---|
| TOTAL VALUE LAND | 167400 | 167400 | 167400 |
| TOTAL VALUE BUILDINGS | 132900 | 160400 | 304300 |
| TOTAL VALUE LAND & BUILDINGS | 300000 | 535000 | 471700 |

## 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) No longer commercial business influencing land valuation. See building valuation changes as well.

(14)

92400
250290
342700

INSPECTION WITNESSED BY:

## 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 224300 8/98 Family | | |
| 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

⊗ GAR.

**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 | (2) | |
| 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 Bd's | | ✓ | ✓ | | |
| 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, 0 BED ROOMS
TOTAL ROOMS FAMILY ROOMS

**DWELLING COMPUTATIONS**

2.0 STORY (F) M

| | |
|---|---|
| 1440 S.F. | 139200 |
| BASEMENT | − 7100 |
| HEATING | − 5400 |
| PLUMBING | + 1760 |
| ATTIC | |
| INTERIOR FINISH | |
| ADD. & PORCHES | + 10000 |
| NH - 1/4 | − 6960 |
| | |
| | |
| | |
| TOTAL | 131500 |
| GRADE | 90 |
| TOTAL | 118350 |
| O. F. | |
| TOTAL | |
| C & D FACTOR | |
| | |
| | |
| | |
| | |
| REPL. COST | 118350 |

**COMMERCIAL COMPUTATIONS**

**EXTERIOR WALL CODES**

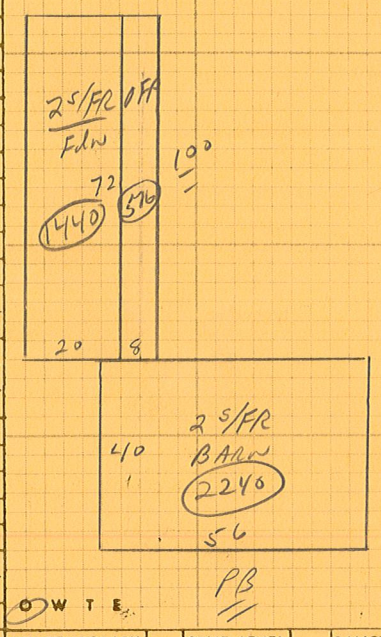
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

| | 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**




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 | | | 2 S/FR | 1440 ⊗ | | C-10 | old | Avt | 118350 | 35 | ~~76930~~ 50000 |
| GARAGE w/LOFT | (1) | | FFR 20x26 | 520 | | C | old | Avg | 13110 | 40 | 7870 |
| BARN w/LOFT | (2) | | FFR 40x56 | 2240 | 26.52 | C | old | Avg | 59360 | 40 | 35620 |
| SHED | | | | | | | | | | | |
| PAVING | | | ASPH | 10000 ⊗ | 2 − | | old | Av | 20000 | 20/20 | 12800 |
| | | | | | | | | | | | 106290 |
| COMMERCIAL BUILDING | | | | | | | | | | | |
| | | | | | | | | | | | 144000 |
| | | | | | | | | | TOTAL CARDS 2 | THRU 2 | ~~171110~~ |

LISTED RJP DATE 2/12/04

TOTAL VALUE ALL BUILDINGS 304330

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.

PARCEL NO. 14-21 CARD NO. 2 OF 2

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

| RECORD OF OWNERSHIP | DATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|---|
| | | | | |

## LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION | NO. OF ACRES | RATE | TOTAL | | |
|---|---|---|---|---|---|
| TILLABLE | | | | | |
| PASTURE | | | | | |
| WOODLAND | | | | | |
| WASTE LAND | | | | | |
| BASE | | | | | |
| | | | | | |
| TOTAL ACREAGE | | | | | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| TOTAL VALUE LAND | | | | | See 1 OF 2 | | |
| TOTAL VALUE BUILDINGS | | | | | | | |
| TOTAL VALUE LAND & BUILDINGS | | | | | | | |

## 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 |
|---|---|---|
| 05 - new HSE | | |
| 06 - ck fin - remove unfin fac | | |

### MEMORANDA

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 white

# BUILDING RECORD

**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/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 | | | |
| | | | |
| 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 1
TOTAL ROOMS 7 FAMILY ROOMS

**DWELLING COMPUTATIONS**

1 STORY F M

| | S.F. | |
|---|---|---|
| | 1144 | 108600 |
| BASEMENT | | |
| HEATING | | |
| PLUMBING | | +2640 |
| ATTIC | | |
| INTERIOR FINISH | | |
| ADD. & PORCHES | | |
| | | |
| | | |
| | | |
| | | |
| TOTAL | | 111240 |
| GRADE | | 1.22 |
| TOTAL | | 135710 |
| O. F. | | |
| TOTAL | | |
| C & D FACTOR | | |
| | | |
| | | |
| | | |
| REPL. COST | | 135710 |

**COMMERCIAL COMPUTATIONS**

**EXTERIOR WALL CODES**

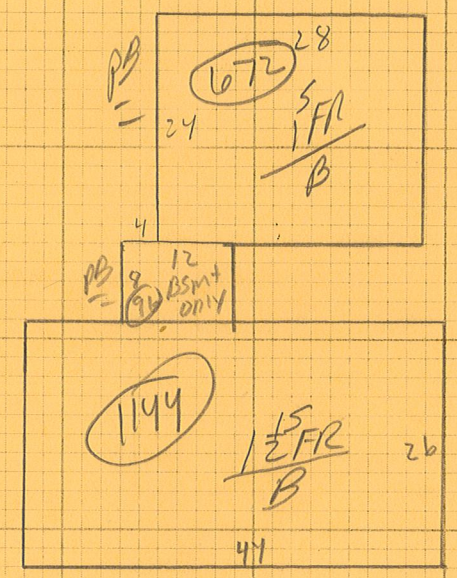
| | | |
|---|---|---|
| 1 FRAME | 5 STUCCO | 9 CONCRETE |
| 2 BRICK | 6 TILE | 10 ENAM. STL. |
| 3 GLASS | 7 STONE | |
| 4 C B | 8 METAL | |

| | 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**

20% Depreciation = No heating system, unfinished half story.

**SUMMARY OF BUILDINGS**

| TYPE | LOC. | NO. | CONSTRUCTION | SIZE | RATE | GRADE | ERECTED | CONDITION | REPLACEMENT COST | DEPR. | TRUE VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | | FFC | 1144 | | B | 2005 | UNF | 135710 | 20% | ~~135710~~ |
| GARAGE | | | | | | | | | | | 108568 |
| BARN | | | | | | | | | | | |
| SHED | | | | | | | | | | | |
| Addition | | | S/C | 672 | | C | 2005 | UNF | 33540 | — | 33540 |
| BSMT | | | S/C | 96 | | C | 2005 | UNF | 1860 | — | 1860 |
| | | | | | | | | | | | |
| COMMERCIAL BUILDING | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

TOTAL CARDS THRU 143968

LISTED TW DATE 3-30-05

TOTAL VALUE ALL BUILDINGS ~~171110~~

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.