MAP AND LOT: 15-2
477 MOUSE LANE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
15-2 2124 463 ~~Baron, Carl~~ ~~Po Box 251~~				
Patterson, Jeffery	10-31-05	14662	711	266,500
477 Mouse Lane				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
				06	
TILLABLE					
PASTURE			6000	6000	
WOODLAND	~~4.5~~ 1.5		~~4500~~		
WASTE LAND					
BASE	1.0		60000	60000	
TOTAL ACREAGE	~~5.0~~ 2.5				
FRONTAGE / DEPTH / UNIT PRICE / DEPTH FACTOR / FRONT FT. PRICE					
			10500		
2.5 int in lot 28 1/5 INT. IN LOT 28			+ ~~21000~~	10,500	
			76500		
TOTAL VALUE LAND			~~96000~~	76,500	
TOTAL VALUE BUILDINGS			131700	131,700	
TOTAL VALUE LAND & BUILDINGS			~~227700~~	208,200	

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) Site Visit: Walked waterfront parcel (15-28) w/ Mr. Patterson. He understands 1/5th. assessed valuation.

INSPECTION WITNESSED BY:

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

EST 9-23-03 9:12

COLOR BUILDING Yellow

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 2x10					

INTERIOR FINISH	B	1	2	3	A
DRYWALL/PLASTER		✓			
PANELING		✓			
FIBERBOARD		✓			
UNFINISHED	✓				

REMODELING DATA	
KITCHEN	
PLUMBING	
HEAT	1990
BASEMENT	
OTHER	

PLUMBING	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			✓
HOT + CB	30	✓	
NO PLUMBING			

OTHER FEATURES	
PART MASONRY WALLS	
FIREPLACE (INGRADE) 1/1	✓
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 4
TOTAL ROOMS 6	FAMILY ROOMS

DWELLING COMPUTATIONS

1 0 STORY F

		M
1862	S.F.	118800
BASEMENT		
HEATING		
PLUMBING		+ 47160
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 18800
TOTAL		142360
GRADE		122
TOTAL		173680
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		173680

COMMERCIAL COMPUTATIONS

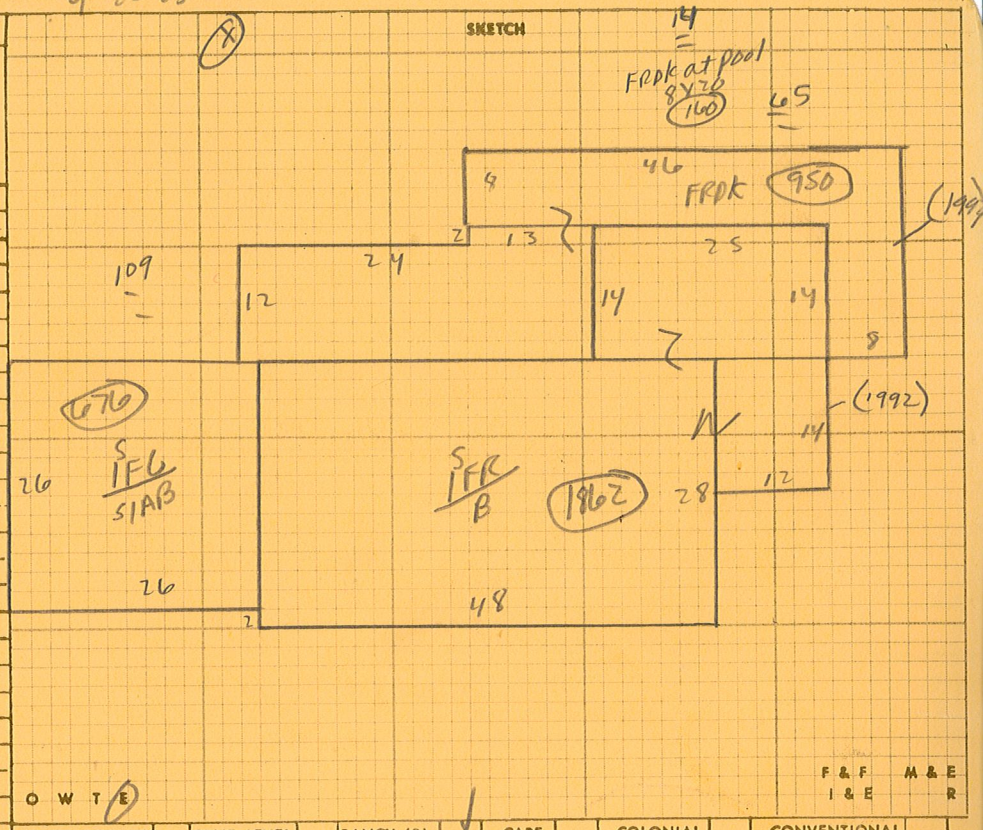
EXTERIOR WALL CODES

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		
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 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			1FR	1862		B+	1976	AVG	173680	25	130260
GARAGE											
BARN											
SHED	A		1FR 12x12	144	17.50	C		AVG	2520	30/20	1410
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED TDN DATE

TOTAL VALUE ALL BUILDINGS 131670

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.