**MAP AND LOT: 2-26-A**
19 WOODCHUCK AVENUE

PARC

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

| RECORD OF OWNERSHIP | DATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|---|
| 2-26-A 11021 140<br>Dolan, Robert C And Teri T<br>169 Maple Avenue<br>Meriden, CT 06450 | | | | |
| Dugovic, Geroge R. & Ann L. | 8-25-15 | 17084 | 114 | 140,000 |

| CLASSIFICATION | NO. OF ACRES | RATE | TOTAL |
|---|---|---|---|
| TILLABLE | | | |
| PASTURE | | | |
| WOODLAND | .58 | 4000 | 2320 |
| WASTE LAND | | | |
| BASE | .34 | 6.6m | — |
| TOTAL ACREAGE | .92 | | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | | | |
|---|---|---|---|---|---|---|---|
| (5)100 | 150 | 1000 | (5) | 1000 | 100000 | | |
| | | | | | | | (16) |
| | | | | | | (05) | |
| TOTAL VALUE LAND | | | | | 102300 | 102300 | 102300 |
| TOTAL VALUE BUILDINGS | | | | | 30600 | 32600 | 9200 |
| TOTAL VALUE LAND & BUILDINGS | | | | | 132900 | 134900 | 111500 |

**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**

(05) Enlarge Dk & Replace Shed
(16) MH Removed from site in 2016.

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 R/W | ✓ | STATIC | ✓ |
| DIRT | | DECLINING | |
| SIDEWALK | | BLIGHTED | |

**PROPERTY INFORMATION**

| | | | |
|---|---|---|---|
| LAND COST | | | |
| BLDG. COST | | | |
| SALE PRICE | 130000 10/01 | | |
| 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/Blue

**OCCUPANCY** Mo Home (4)
1 2 3
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)
BSMT. RR/APT.
BSMT. GAR 1 2
BUILT-IN RANGE/DW/DISP
MODERN KITCHEN
EXTERIOR BETTER
INTERIOR BETTER

**LIVING ACCOMMODATIONS**
NO. OF UNITS BED ROOMS
TOTAL ROOMS FAMILY ROOMS

**DWELLING COMPUTATIONS**
— —STORY F M

| | S.F. |
|---|---|
| BASEMENT | |
| HEATING | |
| PLUMBING | |
| ATTIC | |
| INTERIOR FINISH | |
| ADD. & PORCHES | |
| | |
| | |
| | |
| | |
| TOTAL | |
| GRADE | |
| TOTAL | |
| O. F. | |
| TOTAL | |
| C & D FACTOR | |
| | |
| | |
| | |
| | |
| REPL. COST | |

**COMMERCIAL COMPUTATIONS**

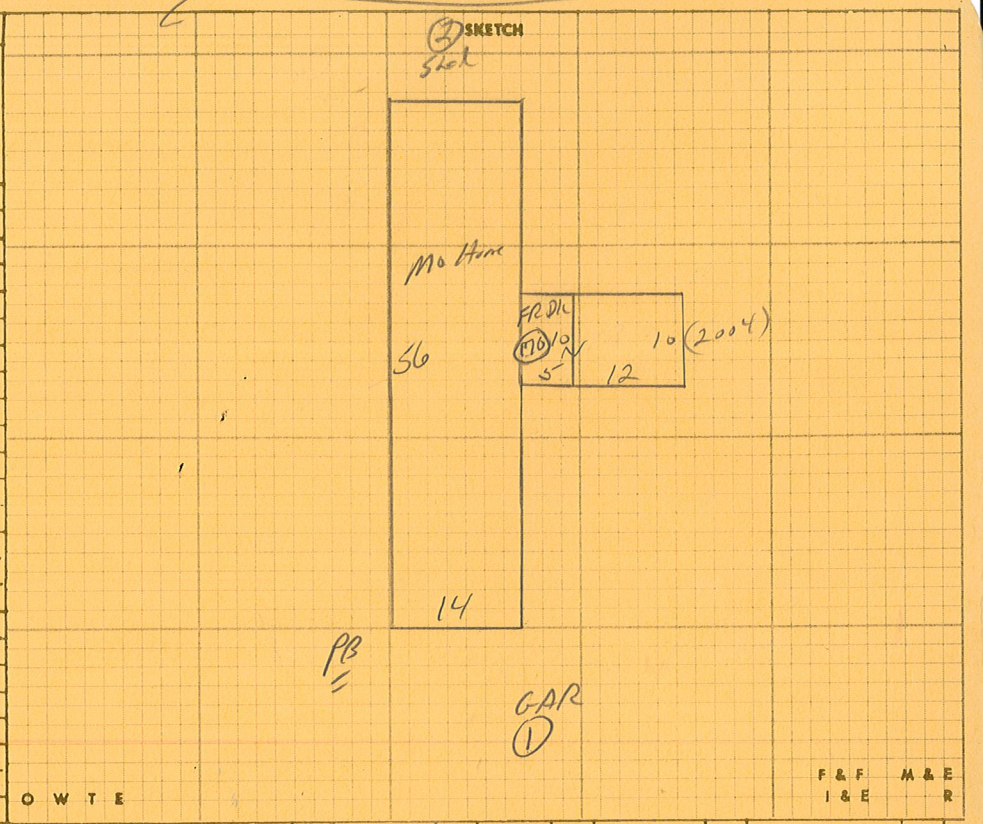
**EXTERIOR WALL CODES**
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

| | 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**




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 | | | | | | | | | | | |
| GARAGE/Fin. | (1) | | F/FR 16x20 | 320 SF | | C | 1981 | C | 10010 | 25 | 7510 |
| BARN | | | | | | | | | | | |
| SHED | (2) | | F/FR 10x12 | 120 SF | 17.50 | | 2004 | | 2100 | -120 | 1680 |
| ~~Mo Home~~ | | | ~~Burlington~~ | ~~14x60~~ | | ~~B~~ | ~~1980~~ | ~~C~~ | ~~34200~~ | ~~25~~ | |
| ~~Att FR Dk~~ | | | ~~SK~~ | ~~170 SF~~ | | ~~C~~ | ~~2004~~ | ~~C~~ | ~~1520~~ | ~~-120~~ | |
| COMMERCIAL BUILDING | | | | | | | | | | | |
| | | | | | | | | | TOTAL CARDS | THRU | 9190 |

LISTED RJS DATE 9/10/03

TOTAL VALUE ALL BUILDINGS ~~32640~~

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.