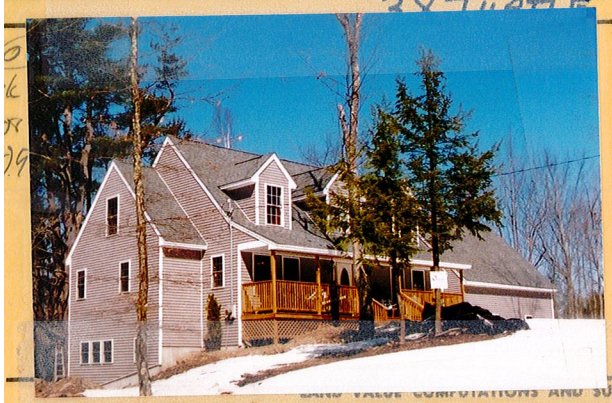
38 Turtle Trail

PARCEL NO. 2-39-5-1 CARD NO.

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

38 TURTLE TRAIL



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
BARRIEAU, JOSEPH M L + KATHLEEN				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300	TOTAL
TILLABLE			
PASTURE			
WOODLAND	5.0		18000
WASTE LAND			
BASE	1.0		60000
TOTAL ACREAGE	6.0		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

	(05)	(14)
TOTAL VALUE LAND	78000	78000
TOTAL VALUE BUILDINGS	228100	248250
TOTAL VALUE LAND & BUILDINGS	306100	326250

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) Lot Split and new house.
(06) QTS/Gar and Basement Finished
(14) New finished basement/in-law apartment.

INSPECTION WITNESSED BY: Thomas J. Parker

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 50000 +		
BLDG. COST c/c		
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

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/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
(CONC)/DIRT	✓				
HARD WOOD		✓	✓		
SOFT WOOD/SUB					
TILE					
W - W					

JOISTS TRUSS
2x6 WALLS

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)	2	✓	
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE)	NO
BSMT. RR/APT.	1422# ✓
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

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

DWELLING COMPUTATIONS

	F	M
1.5 STORY		
1422 S.F.		125400
BASEMENT		
HEATING		
PLUMBING		+6160
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+31100
WH + 1/4		+6270
TOTAL		168930
GRADE		135
TOTAL		228060
O. F.		+25240
TOTAL		
C & D FACTOR		
REPL. COST		253300 ~~228060~~

COMMERCIAL COMPUTATIONS

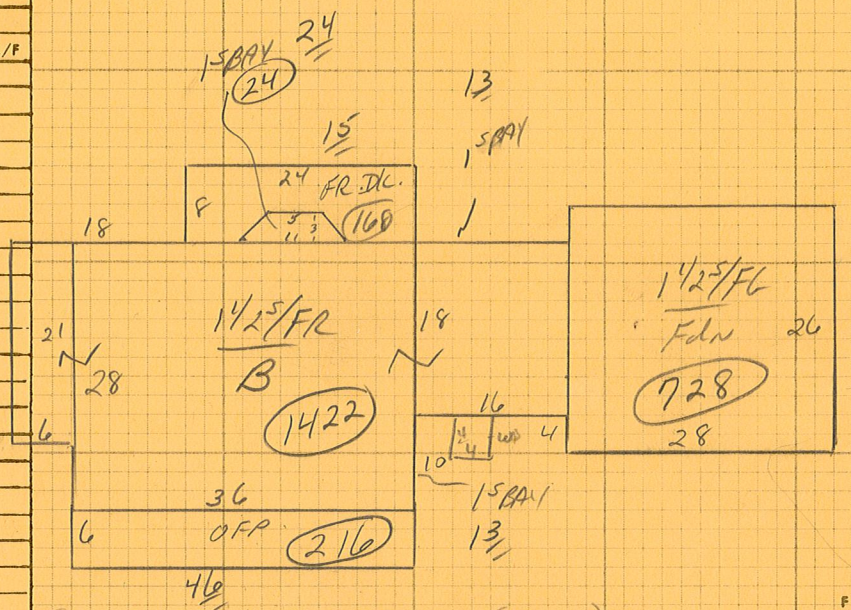
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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 3 A-Dormer (Front)

F & F M & E
I & E R

CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE ✓ | COLONIAL | CONVENTIONAL

MEMORANDA

11/5/13
Finished Basement Apt.
1422# @ 17.75/# = $25,240. (other features)

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1425/FR	1422#		B+10	2004	Exc	253300	-2	248234
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS THRU

LISTED BJM DATE 3/21/05

TOTAL VALUE ALL BUILDINGS 248234 ~~228060~~

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.