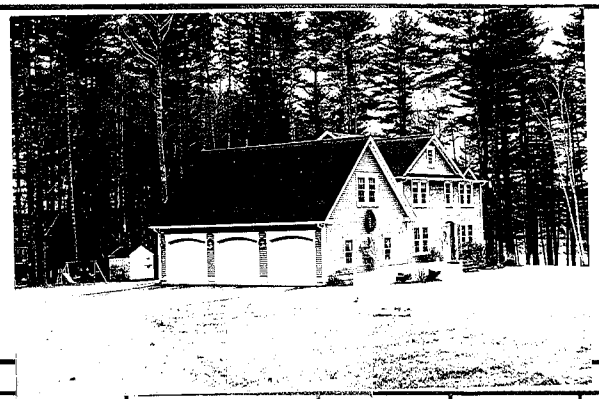
MAP AND LOT: 2-7

PA 5 FOREST ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
2-7 6898 12				
Guay, James F & Linda F				
5 Forest Rd				

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	2.5	4000	10800
WASTE LAND			
BASE	.86	below	—
TOTAL ACREAGE	3.36		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
(5) 250	150	1000	(5)	1000	250000
xF-9%					-22500

(05)

TOTAL VALUE LAND	~~238300~~	238300
TOTAL VALUE BUILDINGS	~~277800~~	286300
TOTAL VALUE LAND & BUILDINGS	~~516100~~	524600

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) ADD IG Pool

INSPECTION WITNESSED BY:

X Linda Guay

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.

COLOR BUILDING GRAY/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 ARCH

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/Perg		✓			
SOFT WOOD/SUB					
TILE Ceramic		✓			
W - W			3		

JOISTS 2x10 11 ave 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			
WATER CLOSET/URINAL			
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 1.2 BED ROOMS 3
TOTAL ROOMS 9 FAMILY ROOMS

DWELLING COMPUTATIONS

2.0 STORY F M

1112 S.F.	115800
BASEMENT	
HEATING	
PLUMBING	+ 4400
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 81000
TOTAL	201200
GRADE	135
TOTAL	271620
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	271620

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

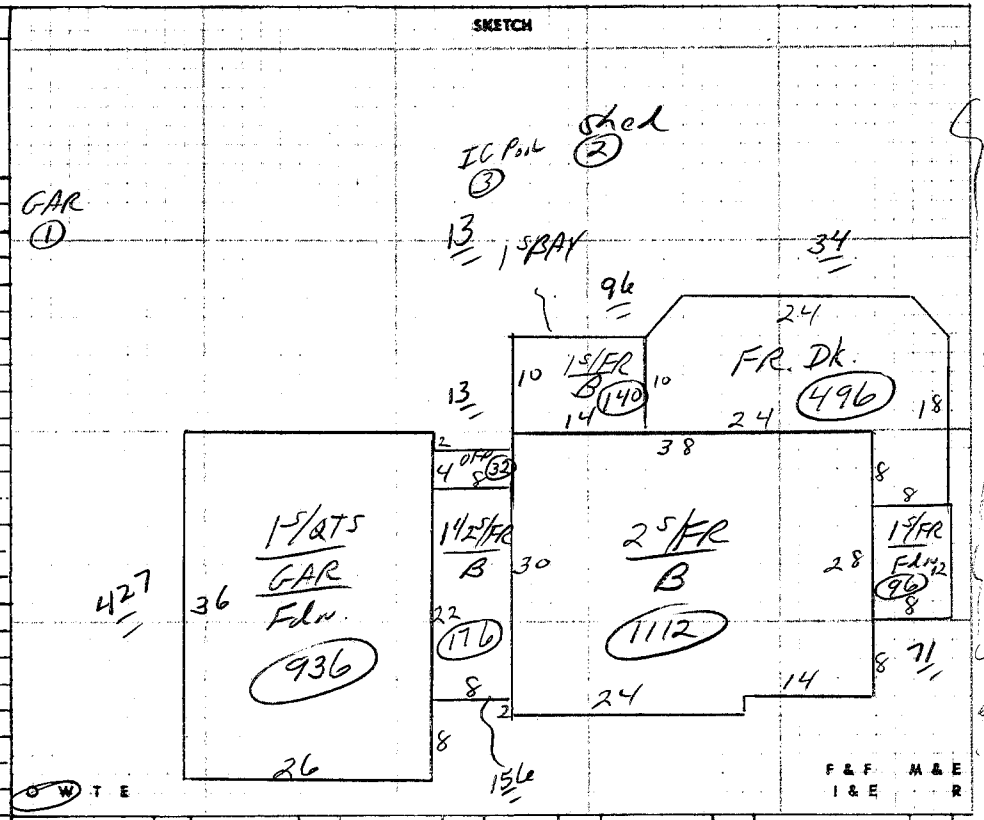
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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			2S/FR	1112		B+10	1997	VG	271620	5	258040
GARAGE 1/Fdn w/½ LOFT (1)			1S/FR 28x32	896		C	2000	G	23470	10/10	19010
BARN											
SHED	(2)		1S/FR 8x8	64	1750	C	1994	AV	1120	15/20	760
Pool w/steps	(3)		vinyl	20x40			2004	G	17050	50	8520
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED RJD DATE 9/9/03

TOTAL VALUE ALL BUILDINGS 286330

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.