**MAP AND LOT: 3-27-A**

PARCEL 163 KENNEBUNK ROAD

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

3-27-A 4576 75

Doucette, Michael & Donna

163 Kennebunk Rd

| ATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|
| | | | |

## LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION | NO. OF ACRES | RATE 45 | TOTAL | | |
|---|---|---|---|---|---|
| TILLABLE | | | | | |
| PASTURE | | | | | |
| WOODLAND | .27 -OT | 4000 | 40 | 1080 | |
| WASTE LAND | | | | | |
| BASE | 1.0 | | 75000 | 75000 | |
| TOTAL ACREAGE | 1.27 LOT | | | | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE |
|---|---|---|---|---|
| 200 | | | | |

| | | (05) | (11) |
|---|---|---|---|
| TOTAL VALUE LAND | 75000 | 76100 | 76100 |
| TOTAL VALUE BUILDINGS | 65700 | 65700 | 68900 |
| TOTAL VALUE LAND & BUILDINGS | 140700 | 141800 | 145000 |

## 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 ADD ON

(11) Added 12x14 Shed

INSPECTION WITNESSED BY:

X Donna Doucette

## 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 | | |
| 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**

| | |
|---|---|
| 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 | 1993 |
| 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 | 3 |
| TOTAL ROOMS | 5 | FAMILY ROOMS | |

**DWELLING COMPUTATIONS**

| | F | M |
|---|---|---|
| 1 1/2 STORY | | |
| 960 S.F. | | 74400 |
| BASEMENT | | |
| HEATING | | |
| PLUMBING | | |
| ATTIC | | |
| INTERIOR FINISH | | |
| ADD. & PORCHES | | + 8100 |
| | | |
| | | |
| | | |
| | | |
| TOTAL | | 82500 |
| GRADE | | 105 |
| TOTAL | | 86620 |
| O. F. | | |
| TOTAL | | |
| C & D FACTOR | | |
| | | |
| | | |
| | | |
| | | |
| REPL. COST | | 86620 |

**COMMERCIAL COMPUTATIONS**

EXTERIOR WALL CODES

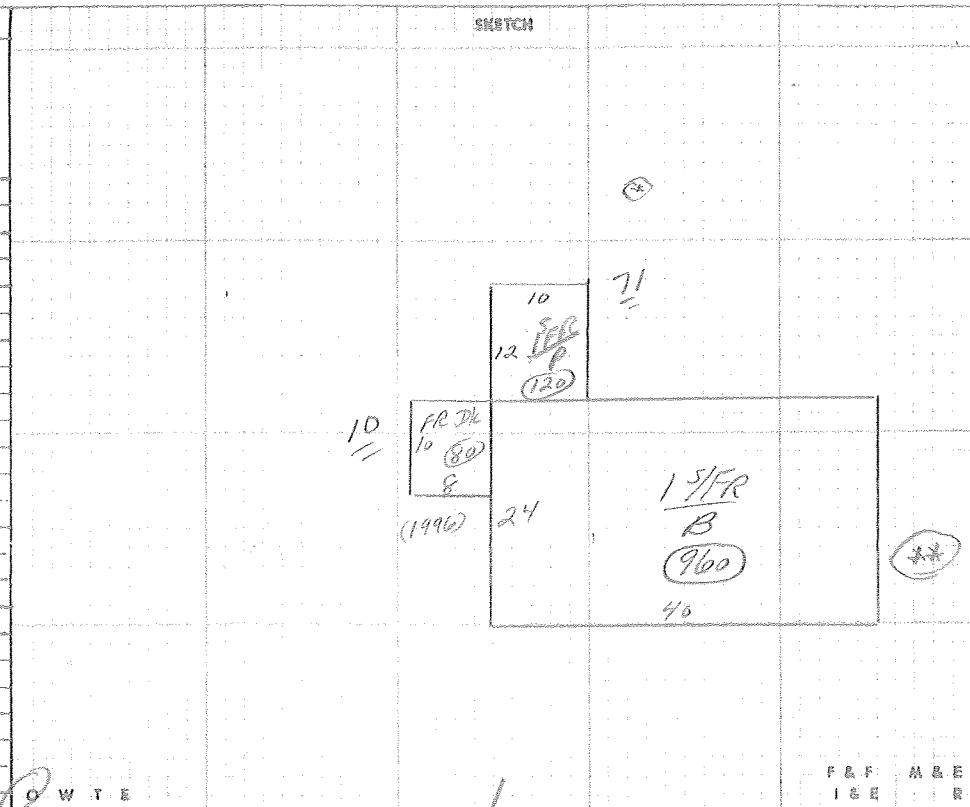
| | | |
|---|---|---|
| 1 FRAME | 5 STUCCO | 9 CONCRETE |
| 2 BRICK | 6 TILE | 10 ENAM. STL. |
| 3 GLASS | 7 STONE | |
| 4 C B | 8 METAL | |

| | 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

**SUMMARY OF BUILDINGS**

| TYPE | LOC. | NO. | CONSTRUCTION | SIZE | RATE | GRADE | ERECTED | CONDITION | REPLACEMENT COST | DEPR. | TRUE VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | | 1FR | 960 | | C+S | 1975 | AVG | 86630 | 25 | 64970 |
| GARAGE | | | | | | | | | | | |
| BARN | | | | | | | | | | | |
| SHED | (*) | | FPR 8X8 | 64 | 17.50 | C | 1986 | AVG | 1120 | 15/20 | 760 |
| | (XX) | | 1SFR 12X16 | 192 | 17.50 | C | 2010 | AVG | 3360 | 5 | 3192 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| COMMERCIAL BUILDING | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | TOTAL CARDS | THRU | |

LISTED TPV DATE 10-21-03

TOTAL VALUE ALL BUILDINGS 68922 ~~65730~~

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.