MAP AND LOT: 4-13-B-1
397 JORDAN SPRINGS ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

4-13-B-1 11312 97
Mckinney, Larry R,Sr And Kathleen B
880 Chadbourne Road

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Poirier, Raymond	5-22-03	12917	269	205,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	7.38		25140		
WASTE LAND					
BASE	1.0		60000		
5 Campsites		5000	30000		
TOTAL ACREAGE	8.38				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
610				

		05	06
TOTAL VALUE LAND	~~85100~~	85100	85100
TOTAL VALUE BUILDINGS	~~117000~~	268100	272000
TOTAL VALUE LAND & BUILDINGS	~~202100~~	353200	357100

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 FR DK & NEW MTL GAR.
06-EFP to FFR
09 PV CARPORT BR

09	15
85100	115100
275300	275300
360400	390400

15 6 Campsites w/ Water, Sewer, Electric.

INSPECTION WITNESSED BY:
X John E [illegible]

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	205000 5/03 + Shed & Porch
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 NAT FRONT

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

	M	O
SHINGLES ASP/ASB/WOOD		✓
SLATE/TILE/METAL		
ROLL/T & G		

EXTERIOR WALLS

	M	O
BEVEL/DROP/ALUM/VIN Limit Lot		✓
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 2 x 10
2 x 6 walls

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER Siding 2003

PLUMBING

	NO.	M	O
STANDARD 5.5		✓	
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 2
TOTAL ROOMS 4 FAMILY ROOMS

DWELLING COMPUTATIONS

1 2 STORY F M
1040 S.F. 79460

BASEMENT	
HEATING	
PLUMBING	
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+28800
TOTAL	108200
GRADE	116
TOTAL	125510
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	125510

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

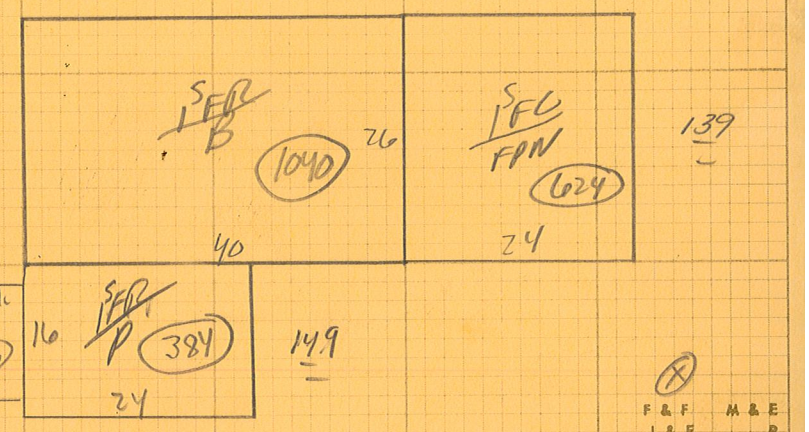
1 FRAME	5 STUCCO	9 CONCRETE
2 BRICK	6 TILE	10 ENAM. STL.
3 GLASS	7 STONE	
4 C B	8 METAL	

	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

4 - CHIMNEYS
1 - FIRWD.

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			SFR	1040		B-5	1996	VG	125510	5	119240
GARAGE											
BARN											
SHED	X		SFR 8x16	128	17.50	C	2003	VG	2240	10/20	1610
ATT FR DK			SK	96			2004	VG	1120	-	1120
CARPORT 14x24			1 SFR 14x24	336		C	2008		3320	-	3320
COMMERCIAL BUILDING	FAN	1-R-	18' 1 S/M+L 50x100	5000	30		2004	VG	150000	-	150000
25x50 MEZZANINE											

TOTAL CARDS THRU

LISTED TPV DATE 10-8-03

TOTAL VALUE ALL BUILDINGS 275290 ~~271970~~

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.