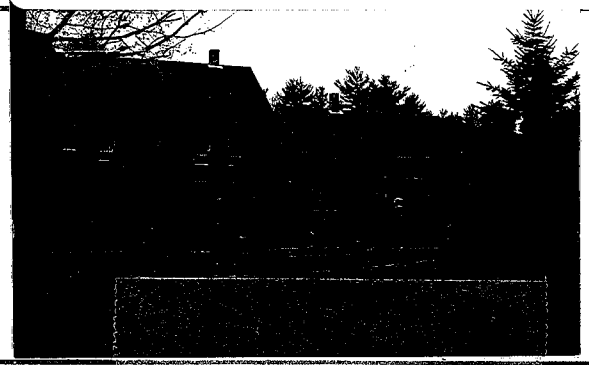
MAP AND LOT: 4-40

45 TORREY HILL ROAD

PARCEL

PROPERTY A RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
4-40 1342 567				
Torrey, Calvin And Danielle				
45 Torrey Hill Rd				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	200.0		233000		
WASTE LAND	20.0	300	6000		
BASE	1.0		60000		
Tower site	1.0		120000		
TOTAL ACREAGE	222.0				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	419000	
TOTAL VALUE BUILDINGS	186000	
TOTAL VALUE LAND & BUILDINGS	605000	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	~~TOTAL 09~~	TO 05	06
SOFTWOOD	73.0	368.3	26918.6	26885.9	28674.40
MIXED WOOD	121.0	213.8	25867.3	25869.8	27467.00
~~HARDWOOD~~ other	4.0		15000	-15000	15000.00
WASTE LAND					
BASE	1.0		60000	-60000	60,000.00
Tower site	1.0		120000	-120000	120,000.00
TOTAL ACREAGE	200.0				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	246715.	247755.7	251741.40
TOTAL VALUE BUILDINGS	186000	186000	186,000.00
TOTAL VALUE LAND & BUILDINGS	432715.	433755.7	437414.40

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

Combw
4-41
4-41-A

Calvin O. Torrey

INSPECTION WITNESSED BY:

X

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER DUG	✓
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 MA

BUILDING RECORD

OCCUPANCY

1 (2) 3 4
VAC. LOT DWELLING COMM. OTHER

BASEMENT

1 2 3 4 3 (5)
NONE CRAWL ¼ ½ 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. ¼ ½ 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 1977
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)	2/2	✓
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 7 FAMILY ROOMS

DWELLING COMPUTATIONS

2 2 STORY/F M
1160 S.F. 119300
BASEMENT
HEATING
PLUMBING 2640
ATTIC 3100
INTERIOR FINISH
ADD. & PORCHES 63700

TOTAL 188740
GRADE 135
TOTAL 254800
O. F.
TOTAL
C & D FACTOR

REPL. COST 254800

COMMERCIAL COMPUTATIONS (3)

EXTERIOR WALL CODES

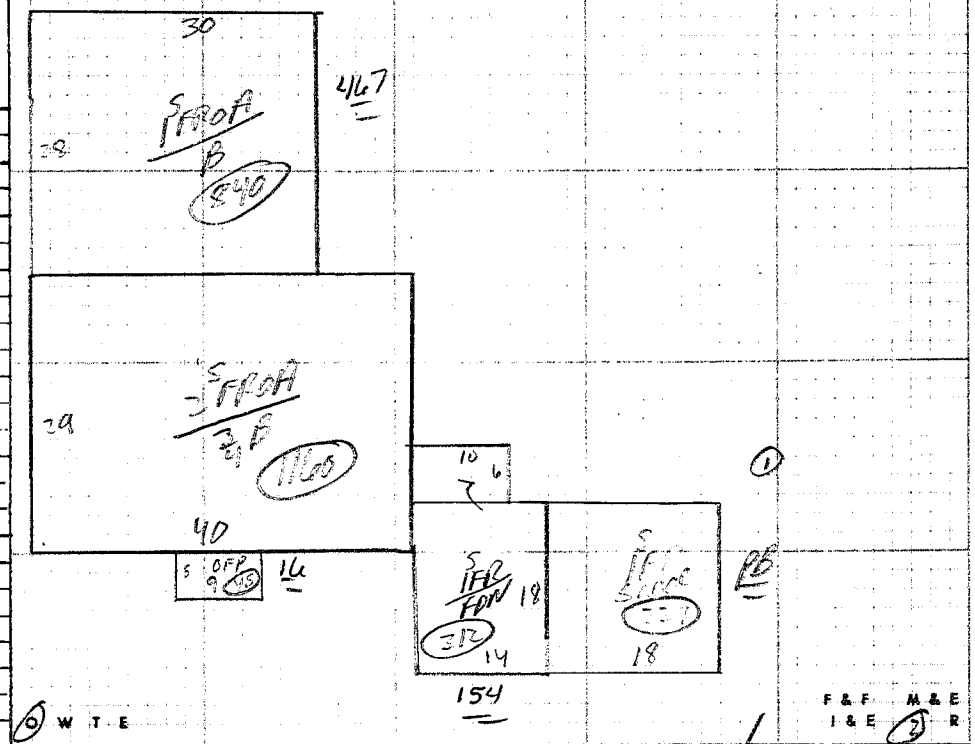
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 CB 8 METAL

	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



(6) W T E

F & F M & E
I & E (7) R

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

MEMORANDA

(4)

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			1FROA	1160		B+10	1930	AVG	254800	40	152880
GARAGE	(1)		FR [illegible]	952		C+10	1986	AVG	18920	15	16080
BARN											
SHED			SK	324		C	0S	AVG	6700	40/20	3220
[illegible]	(2)		FR [illegible]	168	1750	C	0S	AVG	11640	40/20	5590
[illegible]	(3)		FR [illegible]	280	1450	D	0S	F	4060	60/20	1300
[illegible]	(5)		FR [illegible]	400	2875	C	0S	AVG	14370	40/20	6900
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TW DATE 10-9-03

TOTAL VALUE ALL BUILDINGS 185970

CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

DO NOT CONFUSE THE [illegible] DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
[illegible]CIATION FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.