MAP AND LOT: 4-65

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

4-65 3780 08

Carroll, Brian And Arlene

18 Carroll Lane

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Carroll, Brian A	8-29-14	16882	182	
Carroll, Brian A & Mathieson, Cindy	8-29-14	16882	184	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL
TILLABLE			
PASTURE			
WOODLAND	49.0		82000
WASTE LAND	5.3	300	1590
BASE	1.0		60000
TOTAL ACREAGE	55.30		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
Rear				

TOTAL VALUE LAND	143600
TOTAL VALUE BUILDINGS	133700
TOTAL VALUE LAND & BUILDINGS	277300

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
SOFTWOOD			2009
MIXED WOOD			9,240
HARDWOOD			
WASTE LAND			
BASE			60,000
			35,000
TOTAL ACREAGE			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	104,240
TOTAL VALUE BUILDINGS	133,700
TOTAL VALUE LAND & BUILDINGS	237,940

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER DVL	✓
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 white

BUILDING RECORD

EST 10-10-03 8:40

OCCUPANCY

1 VAC. 2 LOT 3 DWELLING 4 COMM. OTHER

BASEMENT

1 NONE 2 CRAWL 3 ¼ 4 ½ 5 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 NONE 2 UNFIN. 3 ¼ 4 ½ 5 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 2x10 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	5	✓	
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	51	
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

1 0 STORY F M

1754 S.F.	114400
BASEMENT	
HEATING	
PLUMBING	+ 2640
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 3300
TOTAL	120340
GRADE	110
TOTAL	132370
O. F.	
TOTAL	132370
C & D FACTOR	
REPL. COST	132370

COMMERCIAL COMPUTATIONS

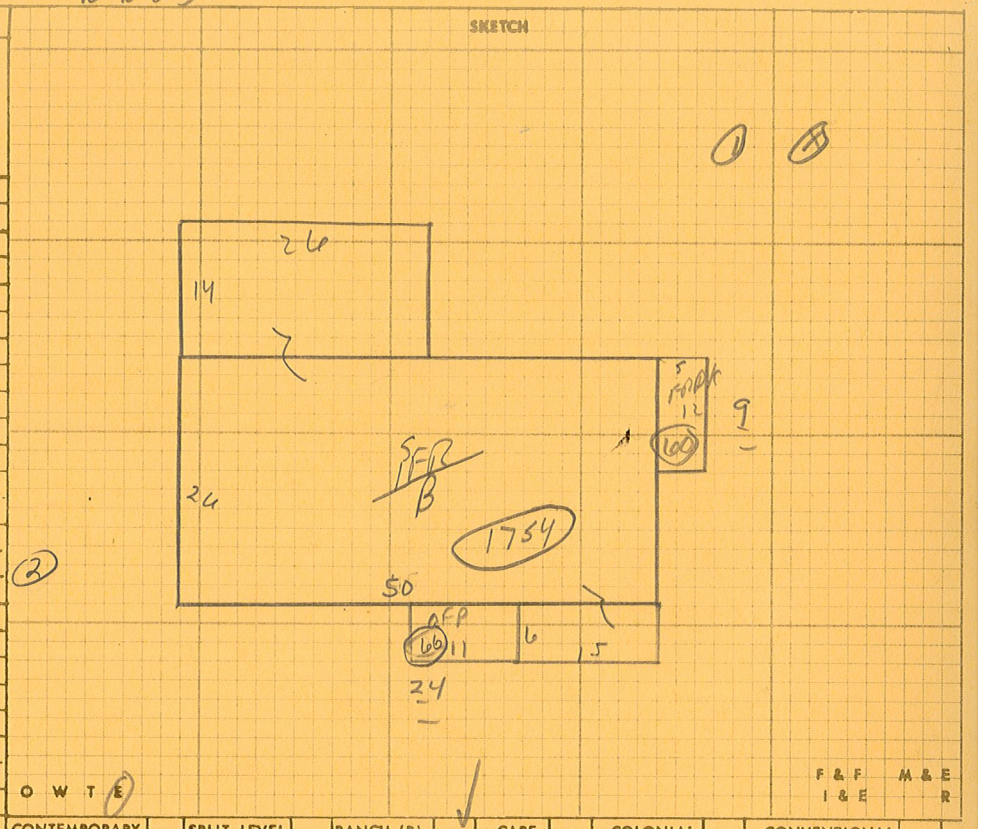
EXTERIOR WALL CODES
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	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			SFR	1754		C+10	1987	AVG	132370	10	119130
GARAGE	X		FF. 28x30	840		C	1992	AVG	15600	10	14040
BARN											
SHED	1		Pntl 10x12	120		E	old	AVG	SV		400
Shed	2		1 Pnl 8x10	800	1450	D	old	P	SV		100
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TPN DATE

TOTAL VALUE ALL BUILDINGS 133676

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

DO NOT CONFUSE THE TWO ... OTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
... ON FACTOR REFERS TO THE CONDITION, DESIRABILITY, USEFULNESS OF THE BUILDING.