PARCEL NO. 5-3C-1 CARD NO.

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

24 RAIL RD

(12) Re-configured lot lines w/5-3-C, SEE 2012-03

| RECORD OF OWNERSHIP | DATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|---|
| Burchill, DAVID O. & Beth A.H. | 1/12/05 | 14347 | 63 | |
| Kirk, Bonnie B | 6-3-14 | 16829 | 181 | 213,000 |

## LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION | NO. OF ACRES | RATE 450 | TOTAL | |
|---|---|---|---|---|
| TILLABLE | | | | |
| PASTURE | | | | |
| WOODLAND | ~~1.0~~ 1.1 | | ~~4000~~ | 4400 |
| WASTE LAND | | | | |
| BASE | 1.0 | | 75000 | 75000 |
| TOTAL ACREAGE | ~~2.0~~ 2.1 | | | |

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

| | | |
|---|---|---|
| | (05) | (12) |
| TOTAL VALUE LAND | 79000 | 79400 |
| TOTAL VALUE BUILDINGS | 136800 | 136800 |
| TOTAL VALUE LAND & BUILDINGS | 215800 | 216200 |

## 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 |
|---|---|---|
| (05) LOT SPLIT NEW HSE | | |

MEMORANDA

James R Hanson

INSPECTION WITNESSED BY:

## 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 158,000 | | |
| 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

**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
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 6 FAMILY ROOMS

**DWELLING COMPUTATIONS**

1 STORY F M

| | |
|---|---|
| 1344 S.F. | 94800 |
| BASEMENT | |
| HEATING | |
| PLUMBING | +1760 |
| ATTIC | |
| INTERIOR FINISH | |
| ADD. & PORCHES | +21400 |
| | |
| | |
| | |
| | |
| TOTAL | 117960 |
| GRADE | 1.16 |
| TOTAL | 136830 |
| O. F. | |
| TOTAL | |
| C & D FACTOR | |
| | |
| | |
| | |
| REPL. COST | 136830 |

**COMMERCIAL COMPUTATIONS**

**EXTERIOR WALL CODES**

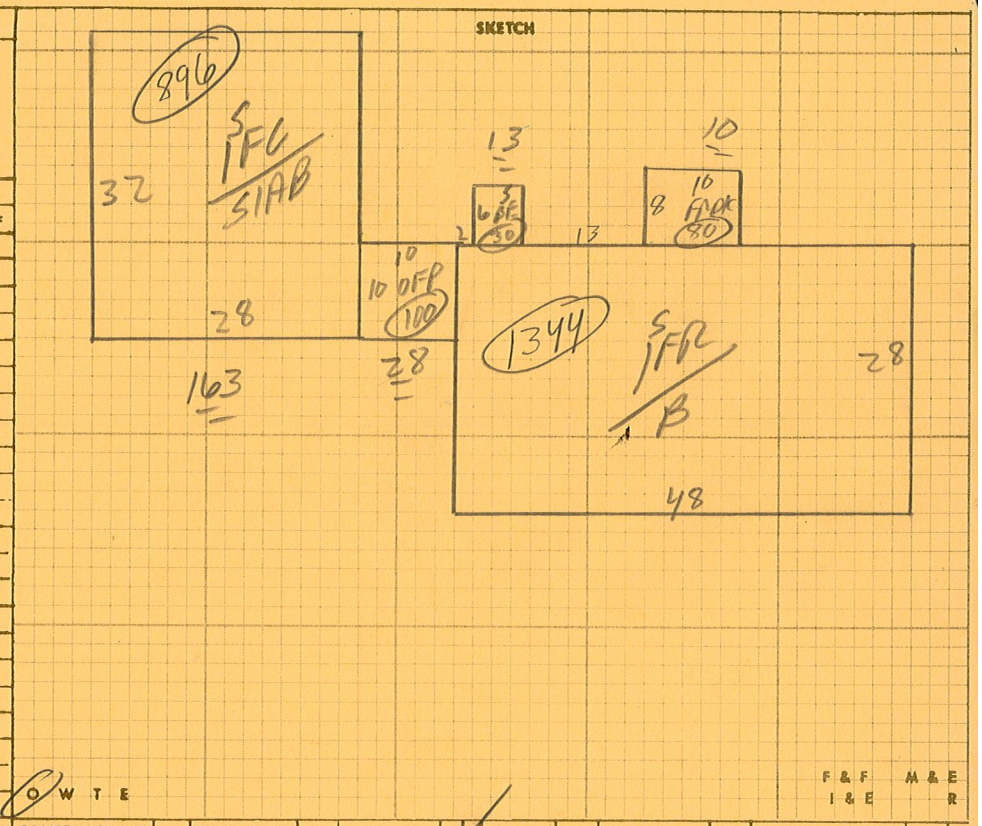
| | | |
|---|---|---|
| 1 FRAME | 5 STUCCO | 9 CONCRETE |
| 2 BRICK | 6 TILE | 10 ENAM. STL. |
| 3 GLASS | 7 STONE | |
| 4 C B | 8 METAL | |

| | 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

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

F & F M & E
I & E R

**MEMORANDA**

**SUMMARY OF BUILDINGS**

| TYPE | LOC. | NO. | CONSTRUCTION | SIZE | RATE | GRADE | ERECTED | CONDITION | REPLACEMENT COST | DEPR. | TRUE VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DWELLING | | | SFR | 1344 | | B-S | 2005 | AVG | 136830 | — | 136830 |
| GARAGE | | | | | | | | | | | |
| BARN | | | | | | | | | | | |
| SHED | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| COMMERCIAL BUILDING | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | TOTAL CARDS | THRU | |

LISTED TAN DATE 3-24-05

TOTAL VALUE ALL BUILDINGS 136830

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.