MAP AND LOT: 5-39

142 WATERBORO ROAD

PARCEL

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP		DATE	BOOK	PAGE	AMOUNT
5-39	5371 51				
Sylvester, John And Joan					
142 Waterboro Rd					

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 450	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	~~2.54~~ 4.0		~~15000~~	27,100	
WASTE LAND	~~2.38~~	~~300~~	~~710~~		
BASE Comm.	1.0		150000		
TOTAL ACREAGE	8.38				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						(05)	
TOTAL VALUE LAND					240700	240700	125,100
TOTAL VALUE BUILDINGS					206600	206200	206600
TOTAL VALUE LAND & BUILDINGS					446300	446900	331,300

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-APP Shed		
05 Comm Cell		
06 NH Est NC Add on 5-39(1)		

MEMORANDA

INSPECTION WITNESSED BY:

X John Sylvester

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	✓
HIGH		SEWER	✓
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

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 S & 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 1960
BASEMENT
OTHER

PLUMBING

	NO.	M.	O
STANDARD 8 S		✓	✓
BATHROOM 5		✓	
TOILET ROOM			
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) 1	✓
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN 1	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 1
TOTAL ROOMS 4 FAMILY ROOMS

DWELLING COMPUTATIONS

2 STORY F

		M
1636	S.F.	152600
BASEMENT		- 2400
HEATING		
PLUMBING		+ 2640
ATTIC		+ 3800
INTERIOR FINISH		
ADD. & PORCHES		+ 59300
TOTAL		215940
GRADE		135
TOTAL		291520
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		291520

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

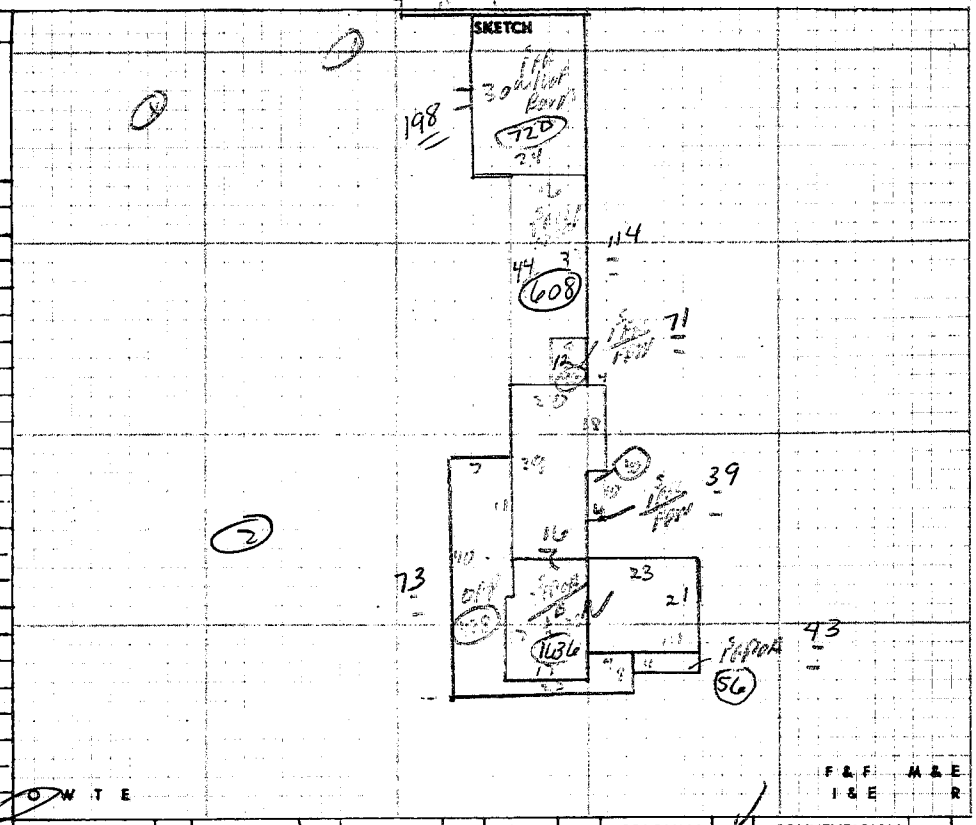
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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			[illegible]	1636		B+10	[illegible]	AVG	291520	40	174910
GARAGE Shed w/ORP			[illegible]	3770	1450	D	[illegible]	AVG	5480	5/20	4160
BARN - [illegible]			[illegible]	1092	875	E	[illegible]	AVG	10130	10/20	7290
SHED [illegible]			[illegible]	[illegible]		E	[illegible]	AVG	4560	10/20	3280
[illegible]	1		[illegible]	[illegible]		C	[illegible]	AVG	10500	10/20	7560
[illegible]			[illegible] 12x48	576		C	2000	AVG	11050	5/20	8400
Shed - (CK COOP)	2		[illegible] 8x10	80	875	E	2000	AVG	700	20	560
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TM DATE 2/16/04

TOTAL VALUE ALL BUILDINGS 206160

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.