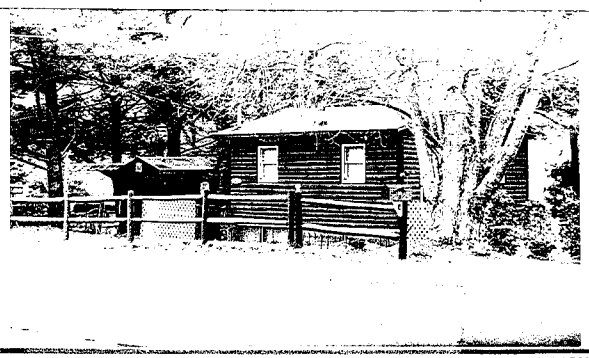
MAP AND LOT: 5-75
230 WATERBORO ROAD



PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
5-75 7584 64 Flynn, Lawrence N And Maureen V 28 Lena Maes Way				
Keller, John	10-28-03	13649	126	147,500

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 600	TOTAL		
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
BASE	.11		61200		
TOTAL ACREAGE	.11				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
60							
						06	
TOTAL VALUE LAND					61200	61200	
TOTAL VALUE BUILDINGS					23800	23300	
TOTAL VALUE LAND & BUILDINGS					87000	84500	

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
06-remove OFPT conc SLAB		
07-ck for Addition (BACK)		
07 NC V08		
08 NC BCL		

MEMORANDA

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Lake	✓
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	147500 10/03	
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 Brown/Log

BUILDING RECORD

Est 10-1-03 1.40

OCCUPANCY Cott

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 1200	✓
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 Ep		✓			
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 / BED ROOMS 2
TOTAL ROOMS 6 FAMILY ROOMS

DWELLING COMPUTATIONS

	M
1.0 STORY	
320 S.F.	18500
BASEMENT	+ 6800
HEATING	
PLUMBING	
ATTIC	
INTERIOR FINISH	+ 3800
ADD. & PORCHES	- 400
TOTAL	29500
GRADE	110
TOTAL	32450
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	32450

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

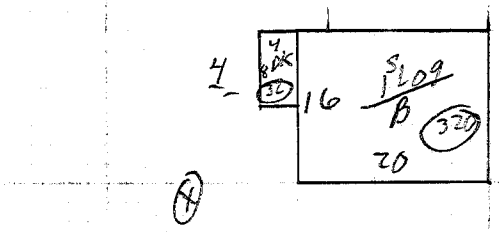
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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 4

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 Cott			FFK	320		DC+10	1967	AVG	32450	30	22710
GARAGE											
BARN											
SHED	4		FFR 6x8	48	17.50	C	1990	AVG	840	15/20	570
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TM DATE

TOTAL VALUE ALL BUILDINGS 23280

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.