MAP AND LOT: 6-53
7 MOUNTAIN ROAD

1 OF 2

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

6-53 1857 329
Goodwin, Melton And Margaret
7 Mountain Rd

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Goodwin, Paul R & Jamie A	12/6/05	14694	214	
Airtech Management, Inc.	3-25-13	16560	409	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL		
TILLABLE					
PASTURE	3.47				
WOODLAND	285 4.92		17760	11400	14600
WASTE LAND					
BASE	1.0		60000	60000	
comm	1.0		90000	90000	90,000
TOTAL ACREAGE	6.92 4.85				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			

	06	07	
TOTAL VALUE LAND	167800	161400	104600
TOTAL VALUE BUILDINGS	190900	190900	190900
TOTAL VALUE LAND & BUILDINGS	358700	352300	295500

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
(0) ADD Lean		

MEMORANDA

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	✓
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.

BUILDING RECORD

COLOR BUILDING TAN/Green

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 C	✓	
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 1979
PLUMBING
HEAT 2001
BASEMENT
OTHER Siding, Windows, Roof 2011

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 / 0 BED ROOMS 3
TOTAL ROOMS 5 FAMILY ROOMS

DWELLING COMPUTATIONS

1.5 STORY (F) M	
900 S.F.	92600
BASEMENT	-3400
HEATING	-1500
PLUMBING	
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+10900
TOTAL	98600
GRADE	95
TOTAL	93670
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	93670

COMMERCIAL COMPUTATIONS

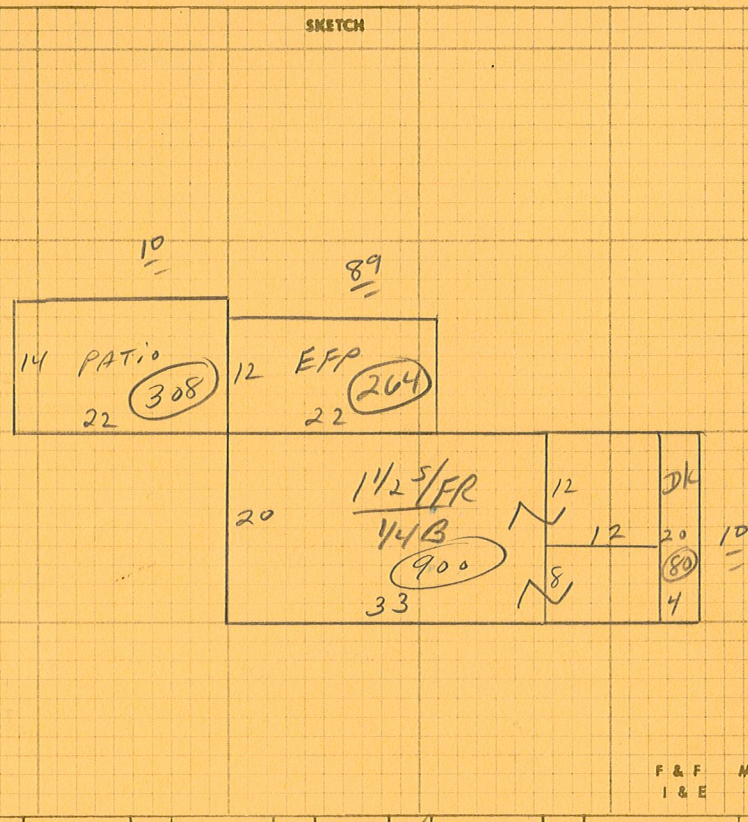
EXTERIOR WALL CODES
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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



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			1 1/2 S/FR	900		C-5	1965	Ave+	93670	30/5	62290
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS 2 THRU 2		128610

LISTED RJP DATE 10/7/03

TOTAL VALUE ALL BUILDINGS 190900

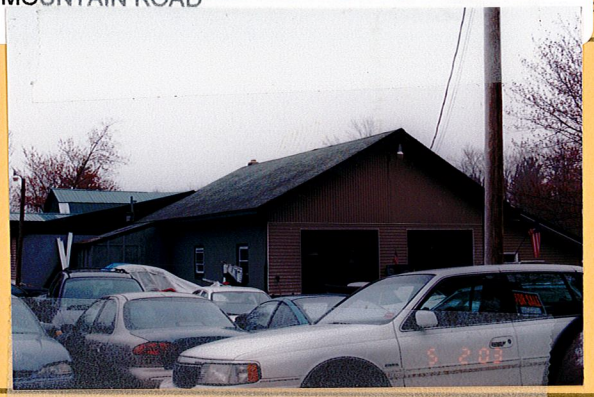
CONDITION: 1-EXCELLENT; 2-GOOD; 3-AVERAGE; 4-FAIR; 5-POOR

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.

MAP AND LOT: 6-53 2 of 2

11 MOUNTAIN ROAD



PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
6-53 1857 329				
Goodwin, Melton And Margaret				
7 Mountain Rd				
Goodwin, Paul R & Jamie A	12/6/05	14694	214	
Airtech Management, Inc.	3-25-13	16560	409	

LAND VALUE COMPUTATIONS AND SUMMARY

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

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	see 1 of 2

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

MEMORANDA

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER shared	✓
HIGH		SEWER shared	✓
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.

BUILDING RECORD

M & J's GARAGE

COLOR BUILDING TAN/GREEN

OCCUPANCY Auto Repair — 1 2 (3) 4 — VAC. LOT DWELLING COMM. OTHER

BASEMENT (1) 2 3 4 5 — NONE CRAWL 1/4 1/2 FULL

FOUNDATION (SLAB) — P B & S CB (CONC)

HEATING

	M	O
NO HEAT		
NO HEAT 2ND ONLY		
WARM AIR (F) G 1252	✓	
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	3/4				

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER Siding 2001

PLUMBING

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

OTHER FEATURES

PART MASONRY WALLS
FIREPLACE (INGRADE)
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
TOTAL ROOMS — FAMILY ROOMS

DWELLING COMPUTATIONS

STORY	F	M
S.F.		
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		
TOTAL		
GRADE		
TOTAL		
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

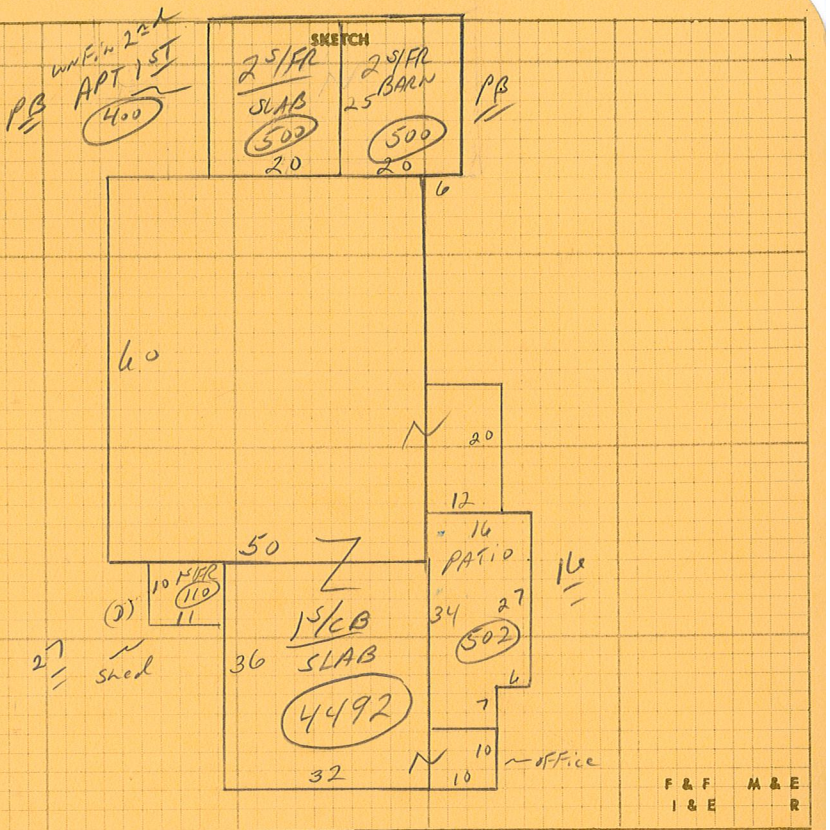
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	A	B
EXTERIOR WALLS	4	
PERIMETER	292 L/F	L/F
PERIM. AREA RATIO	1.115	
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
(10') FIRST .921	27.98	
SECOND		
THIRD		
BASE PRICE		
B P A	1.115	
SUB TOTAL		
LIGHTING		
(HTG)/AIR CON.	+ 2.90	
SPRINKLER ccm	x 1.00	
PARTITIONS cm	x 1.00	
INTERIOR FINISH		
(SF)/CF PRICE	34.10	
AREA CUBED	4492	
SUB TOTAL	153180	
M & O.F.		
ADDITIONS	+ 4320	
TOTAL BASE	157500	
GRADE FACTOR	100	
REPLACEMENT COST	157500	

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

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE											
BARN			SK	500 SF	27.50	D	1984	F	13750	20/20	8800
~~SHED~~ APT.			SK	500 SF		C-10	2003	C	21540	10/10	17450
COMMERCIAL BUILDING			1S/CB	4492 SF		C	1968	AV	157500	35	102360
									TOTAL CARDS	THRU	

LISTED BJD — DATE 10/7/03

TOTAL VALUE ALL BUILDINGS 128660

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.