**MAP AND LOT: 7-10-B**
599 GORE ROAD

# PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

| RECORD OF OWNERSHIP | DATE | BOOK | PAGE | AMOUNT |
|---|---|---|---|---|
| 7-10-B 10512 226 | | | | |
| Edgecomb Properties, Llc | | | | |
| 599 Gore Road | | | | |

## LAND VALUE COMPUTATIONS AND SUMMARY

| CLASSIFICATION | NO. OF ACRES | RATE 360 | TOTAL | | |
|---|---|---|---|---|---|
| TILLABLE | | | | | |
| PASTURE | | | | | |
| WOODLAND | 52.0 | | 85000 | | |
| WASTE LAND | 6.0 | 300 | 1800 | | |
| BASE comm | 2.0 | 120000 x 2 | 240000 | | |
| 93 site w/Elec & water | | 5000 @ 5% | 232500 | | |
| TOTAL ACREAGE | 60.0 | | | | |

| FRONTAGE | DEPTH | UNIT PRICE | DEPTH FACTOR | FRONT FT. PRICE | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | 06 | |
| | | | | | | | |
| TOTAL VALUE LAND | | | | | 559300 | 559300 | |
| TOTAL VALUE BUILDINGS | | | | | 147300 | 149900 | |
| TOTAL VALUE LAND & BUILDINGS | | | | | 706600 | 709200 | |

## LAND VALUE COMPUTATIONS AND SUMMARY

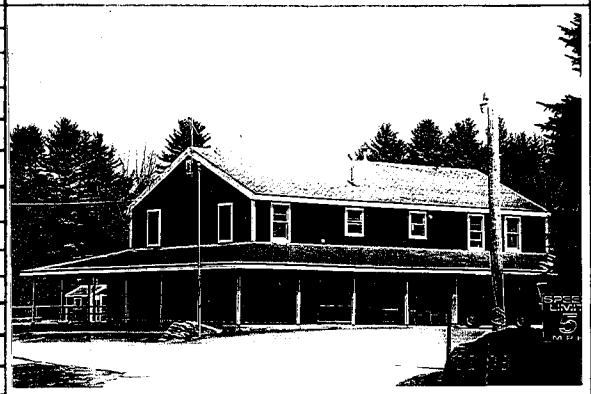
| CLASSIFICATION | NO. OF ACRES | RATE | TOTAL | | |
|---|---|---|---|---|---|
| SOFTWOOD | | | | | |
| MIXED WOOD | | | | | |
| HARDWOOD | | | | | |
| WASTE LAND | | | | | |
| BASE | | | | | |
| | | | | | |
| TOTAL ACREAGE | | | | | |

| 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-ADD D/C | | |

## MEMORANDA



INSPECTION WITNESSED BY:

## 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 | 3-23-01 | 415,000 |
| 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.

# BUILDING RECORD

PB

COLOR BUILDING Brown/white

**OCCUPANCY** APT. / OFFice, BAR

1 VAC. LOT 2 DWELLING 3 COMM. 4 OTHER

**BASEMENT**

1 NONE 2 CRAWL 3 ¼ 4 ½ 5 FULL

**FOUNDATION** SLAB

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 B+B | ✓ |
| 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 | 14 | ✓ | |
| WATER CLOSET/URINAL | 8 | ✓ | |
| 6 2 | | | |
| 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

TOTAL ROOMS FAMILY ROOMS

**DWELLING COMPUTATIONS**

2.0 STORY F M

| | |
|---|---|
| 1512 S.F. | 142800 |
| BASEMENT | − 15000 |
| HEATING | |
| PLUMBING | + 19360 |
| ATTIC | |
| INTERIOR FINISH | |
| ADD. & PORCHES | + 35000 |
| | |
| | |
| | |
| | |
| TOTAL | 182160 |
| GRADE | 90 |
| TOTAL | 163940 |
| O. F. | |
| TOTAL | |
| C & D FACTOR | |
| | |
| | |
| | |
| REPL. COST | 163940 |

**COMMERCIAL COMPUTATIONS**

**EXTERIOR WALL CODES**

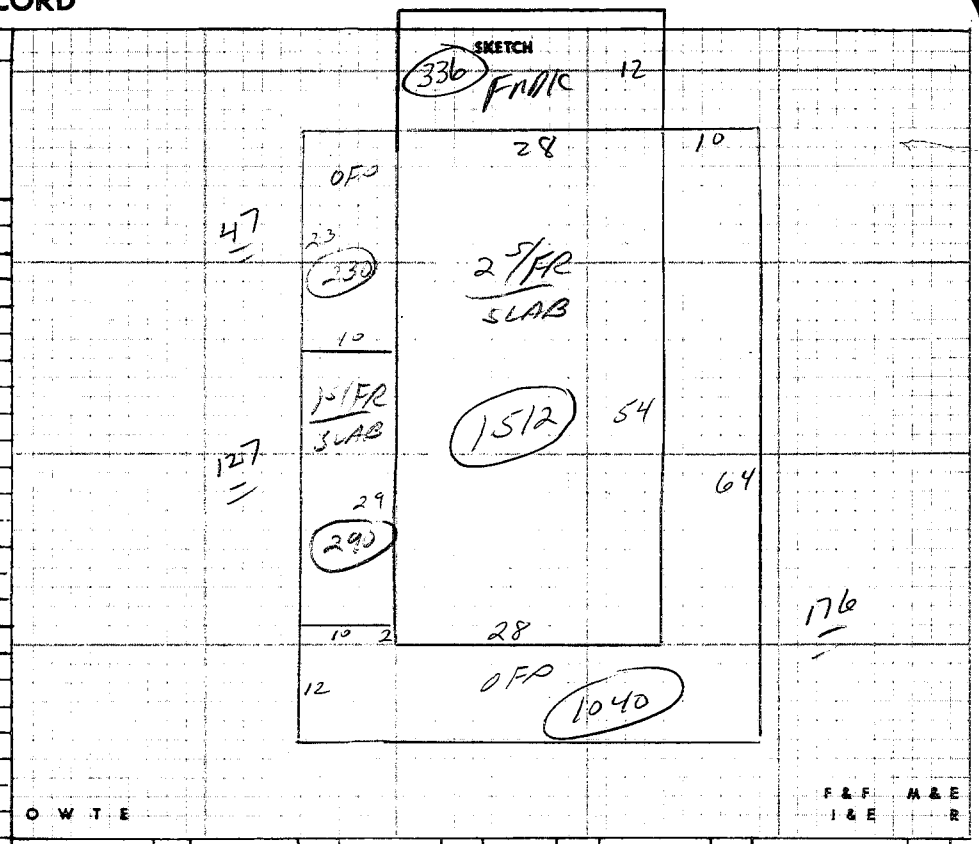
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

| | 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 | | | 2 S/FR | 1512 ☐ | | C-10 | 1970 | Av | 163940 | 30/10 | 103280 |
| ~~GARAGE~~ Shed | | | 1 S/FR 10x20 | 200 ☐ | 17.50 | C | 1990 | C | 3500 | 15/20 | 2380 |
| ~~BARN~~ Shed | | | 1 S/FR 8x10 | 80 ☐ | 17.50 | C | 1990 | C | 1400 | 15/20 | 950 |
| ~~SHED~~ CANOPY | | | 1 S/FR 8x35 | 280 ☐ | | C | 1970 | Av | 2240 | 40/20 | 1080 |
| Shed | | | 1 S/FR 8x13 3 | 168 ☐ | 14.50 | D | 1970 | Av | 2440 | 40/20 | 1170 |
| Rec. Hall w/KIT | | | 1 S/FR 28x78 | 2184 ☐ | 21.33 | B | 1971-88 | Av | 46630 | 30/20 | 26110 |
| Pool @ Pool | | | 1 S/FR 8x10 | 80 ☐ | 17.50 | C | 1970 | Av | 1400 | 40/20 | 670 |
| COMMERCIAL BUILDING CABIN | | | 1 S/FR 14x26 | 364 ☐ | 17.50 | C | old | Av | 6370 | 40/20 | 3060 |
| Pool IG | | | CB/VINYL | 20x45 | | C | 1971 | Av | 15400 | 50 | 7700 |
| Shed | | | 1 S/FR 8x10 | 80 ☐ | 17.50 | C | 1999 | Av | TOTAL CARDS 1400 | THRU 15/20 | 950 |
| LISTED FMC | DATE | | SIC | 336 | | C | 2005 | AV | 2560 | — | 2560 |

TOTAL VALUE ALL BUILDINGS 149910

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.