MAP AND LOT: 7-42 acct 1367

138 CARPENTER HILL RD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

7-42

Gile, Estate Of Dorothy A

C/O Bruce Gile

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
BKJ LLC				
McMahon, Edward & Carie D.	12-2-2005	14692	490	93,000
	4-27-15	17006	879	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	08	
TILLABLE					
PASTURE					16
WOODLAND	~~17.0~~ ~~18.0~~ 2.0	1000	18000	47,000	8000
WASTE LAND		300	600	600	
BASE	1.0			60000	60000
TOTAL ACREAGE	~~20.0~~ 3.0			107,600	68000

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
REAR				

Access -3070 (18600) -5580

TOTAL VALUE LAND	13000	107,600	68000
TOTAL VALUE BUILDINGS	—	136235	136235
TOTAL VALUE LAND & BUILDINGS	13000	243,800	204235

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL 04	TG 05
SOFTWOOD	4.0	368.3	1432.8	1473.2
MIXED WOOD	11.0	213.8	2324.3	2351.8
HARDWOOD	5.0	131.0	656	655
WASTE LAND				
BASE				
TOTAL ACREAGE	20.0			

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	4413.1	4480
TOTAL VALUE BUILDINGS	—	—
TOTAL VALUE LAND & BUILDINGS	4413.1	4480

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

12/1/05

out of TG
penalty pd.
08 - N/O Hale 100% BR

16 Split off 17 AC to new parcel, 7-42A.

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		
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

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	1	✓	
BATHROOM	1	✓	
TOILET ROOM	1	✓	
SINK/LAVATORY/SS	1	✓	
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 1 BED ROOMS 4
TOTAL ROOMS 7 FAMILY ROOMS

DWELLING COMPUTATIONS

2 STORY F M

1008	S.F.	76800
BASEMENT	FIN	+ 8568
HEATING		
PLUMBING		+ 7040
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 9800
DECK		+ 2280
PORCH		4500
TOTAL		108988
GRADE		1.25
TOTAL		136235
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

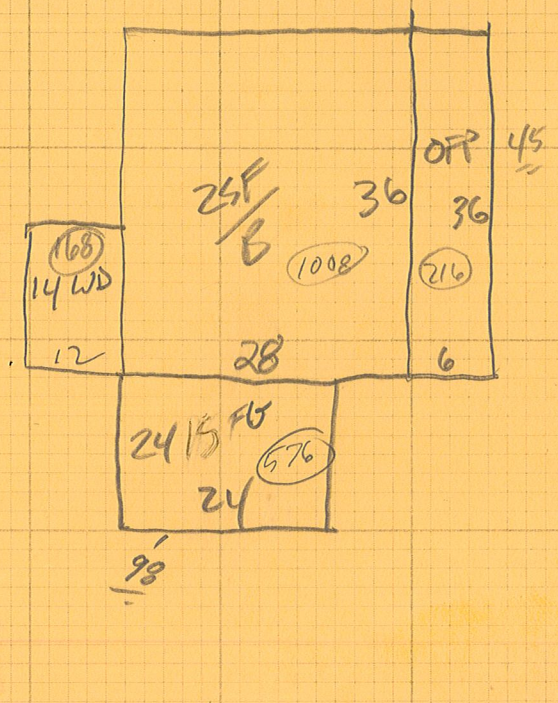
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE
4 C B 8 METAL

	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	

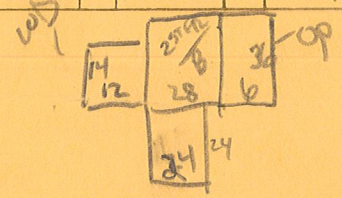
SKETCH



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	SK		25F	1008		B	2007	A	136235	-	136235
GARAGE											
BARN											
SHED											
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	136 235

LISTED DATE TOTAL VALUE ALL BUILDINGS

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.