MAP AND LOT: 7-8-1-A

44 Roberts Rd

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

7-8-1-A 1495 255

Belanger, Louise H

Po Box 520

lot split ref

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
		13422	57	
Belanger, Louise H, Trustee	3-24-10	15834	34	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 300	TOTAL
TILLABLE			
PASTURE			
WOODLAND	9.0		3000
WASTE LAND	1.46	300	440
BASE	1.0		50000
TOTAL ACREAGE	11.46		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	80400
TOTAL VALUE BUILDINGS	310800
TOTAL VALUE LAND & BUILDINGS	391200

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
(09) LOT SPLIT		

MEMORANDA

INSPECTION WITNESSED BY:

X Kristine Belanger

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 Brown

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

BASEMENT	
1 NONE	2 CRAWL
3 ¼	4 ½
(5) 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) NONE
2 UNFIN.
3 ¼
4 ½
5 FULL

ROOF	
SHINGLES (ASP)/ASB/WOOD	✓
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS	
(REVEL)/DROP/ALUM/VIN	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-II	
PLATE GLASS - AL/WD	

FLOORS	B	1	2	3	A
(CONC)/DIRT	✓				
HARD WOOD					
SOFT WOOD/SUB					
TILE	✓	✓	✓		
W - W	✓	✓	✓		
JOISTS 2x10 16" oc					

INTERIOR FINISH	B	1	2	3	A
(DRYWALL)/PLASTER	✓	✓	✓		
PANELING KP	✓	✓			
FIBERBOARD					
UNFINISHED	1/4				

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) 2/2	✓
BSMT. (RR)/APT. 1120 @ 85	✓
BSMT. GAR 1 2 95	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS	
NO. OF UNITS	BED ROOMS 4
TOTAL ROOMS	FAMILY ROOMS

DWELLING COMPUTATIONS	F	M
1 5 STORY (F)		
1120 S.F.		106800
BASEMENT		
HEATING		
PLUMBING		+ 2640
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		+ 6600
TOTAL		175440
GRADE		165
TOTAL		289480
O. F.		+ 9500
TOTAL		298980
C & D FACTOR		
REPL. COST		298980

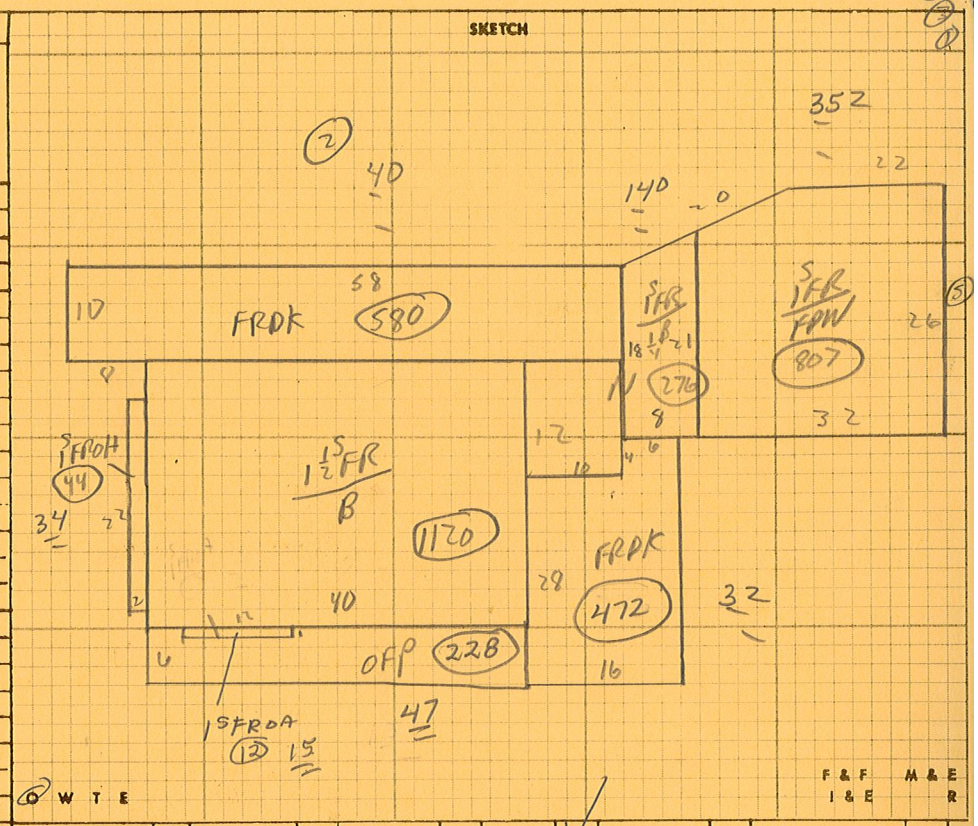
COMMERCIAL COMPUTATIONS

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			1 1/2 FR	1120		A110	1986	AVG	298980	15	254130
GARAGE											
BARN 4 Boxes	(1)		1 FR w/loft 24x40	960	2750	C	1991	VG	26500	15/20	18020
SHED											
pool	I-6	(2)	Gunite	17x34		C	1987	VG	18200	50	9100
pk at pool	(3)		FRPK 6x12	632		C	1989	AVG	4280	15/20	2910
GARR			1 FR AML 32x50	1600		C	1999	AVG	28040	5/20	21310
COMMERCIAL BUILDING	(4)	metal	1 FR 9x27	216		D	1999	AVG	5410	5/20	4110
S/a B	(5)		conc 20x31	620	250	C	1999	AVG	1550	5/20	1180
									TOTAL CARDS	THRU	

LISTED TM

DATE 9-13-03

TOTAL VALUE ALL BUILDINGS 310760

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.