MAP AND LOT: 13-14
47 OAK STREET

PARCE

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

13-14 9882 88
Strock, Christopher W
47 Oak Street

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
Chadbourne Funeral Home, Inc.	9-13-05	14600	703	315,000

Y

CLASSIFICATION	NO. OF ACRES	RATE 1/50	TOTAL		
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
BASE Comm.	0.89		75000		
TOTAL ACREAGE	0.89				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						06	12
TOTAL VALUE LAND					75000	75000	148,000
TOTAL VALUE BUILDINGS					11200	128000	128,000
TOTAL VALUE LAND & BUILDINGS					186200	203000	276,000

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
06-405 For remodel		

MEMORANDA

12 - add commercial value to site

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL	✓	WATER Town	✓
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	156500 1/00		
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/white — EST. 11/14/03 9:10

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

BASEMENT: 1 2 3 (3½5) 4 — NONE CRAWL ¼ ½ 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. ¼ ½ FULL

ROOF: HIP

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
mix					
(CONC/DIRT)	✓				
HARD WOOD		✓			
SOFT WOOD/SUB					
TILE		✓			
W - W			✓		
JOISTS 2x6		16" o.c.			

INTERIOR FINISH

	B	1	2	3	A
(DRYWALL/PLASTER)		✓			
PANELING			✓		
FIBERBOARD					
UNFINISHED	✓				

REMODELING DATA

KITCHEN 2002
PLUMBING 2005
HEAT 2005
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) 1/1	✓
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN 2002	✓
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 — BED ROOMS 3 — TOTAL ROOMS 6 — FAMILY ROOMS

DWELLING COMPUTATIONS

1.5 STORY (F) M

1173 S.F.	110660
BASEMENT	
HEATING	
PLUMBING	+ 2640
ATTIC	
INTERIOR FINISH	
ADD. & PORCHES	+ 11700
TOTAL	124940
GRADE	135
TOTAL	168670
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	168670

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

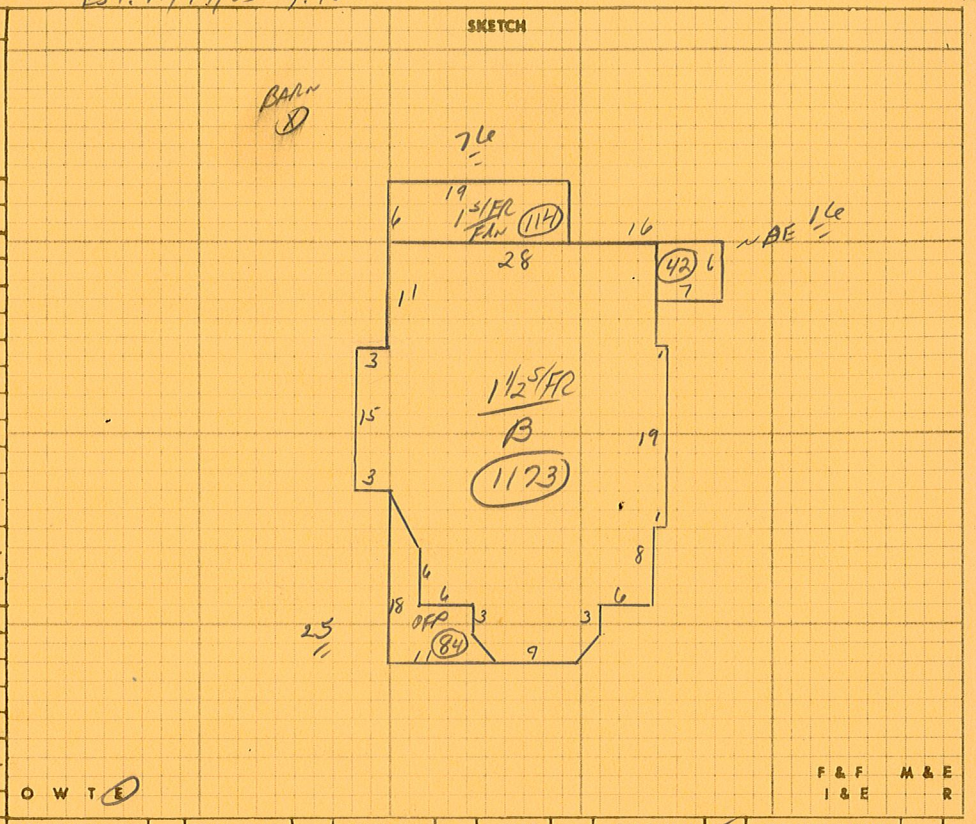
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
PERIMETER	L/F	L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE		
HT. BASEMENT		
HT. FIRST		
HT. SECOND		
HT. 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			1½5/FR	1173 SF		B+10	1910	Av+	168670	30	118070
GARAGE											
BARN/F.LN	(D)		2S/FR 24x32	768 SF	32.50	C	old	Av-	24960	50/20	9980
SHED											
COMMERCIAL BUILDING											

TOTAL CARDS — THRU

LISTED — DATE

TOTAL VALUE ALL BUILDINGS 128050

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.