

78 SACO ROAD

1054

ALFRED, MAINE



2705 120

99 School St

[illegible]

LAND VALUE CONTRIBUTION FROM FOREST LANDS SUMMARY

CLASSIFICATION		NO. OF ACRES		RATE <u>450</u>	TOTAL
TILLABLE					
PASTURE					
WOODLAND		9.0			30000
WASTE LAND		1.5	300		450
BASE <i>Comm</i>		3.0	150000		450000
TOTAL ACREAGE		13.5			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
TOTAL VALUE LAND					480420 480,400
TOTAL VALUE BUILDINGS					591500 593,000
TOTAL VALUE LAND & BUILDINGS					Exempt -

LAND VALUE COMPUTATIONS AND SUMMARY

[illegible]

BUILDING PERMIT RECORD

[illegible]

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE		
RENT	\$900 month	
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

[illegible]

PARKER APPRAISAL CO.

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			
1	2	3	4	5	NO.	M	O				
VAC. LOT DWELLING COMM. OTHER					STANDARD	4	✓		EXTERIOR WALL CODES		
BASEMENT					BATHROOM				1 FRAME	5 STUCCO	9 CONCRETE
TOILET ROOM								2 BRICK	6 TILE	10 ENAM. STL.	
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			3 GLASS	7 STONE		
FOUNDATION					WATER CLOSET/URINAL			4 CB	8 METAL		
P B & S CB CONC								A B			
HEATING					NO PLUMBING			EXTERIOR WALLS			
M O					OTHER FEATURES			PERIMETER			
NO HEAT					PART MASONRY WALLS			L/F L/F			
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	NO		PERIM. AREA RATIO			
WARM AIR F G					BSMT. RR/APT.			NO. OF UNITS			
HW/STEAM RAD					BSMT. GAR 1 2			AVG. UNIT SIZE			
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			BASEMENT SIZE			
AIR CON./ELBC.					MODERN KITCHEN			SCHEDULE			
ATTIC					EXTERIOR BETTER			HT.			
NONE UNFIN. 1/4 1/2 FULL					INTERIOR BETTER			BASEMENT			
ROOF					LIVING ACCOMMODATIONS			FIRST			
SHINGLES ASP/ASB/WOOD					NO. OF UNITS 4.0 BED ROOMS 4			SECOND			
SLATE/TILE/METAL					TOTAL ROOMS 12 FAMILY ROOMS			THIRD			
ROLL/T & G					DWELLING COMPUTATIONS			BASE PRICE			
EXTERIOR WALLS					1.0 STORY			B P A			
BEVEL/DROP/ALUM/YN					2564 S.F. 149600			SUB TOTAL			
SHINGLE ASPH/ASB/WOOD					BASEMENT - 22600			LIGHTING			
CB/STUCCO/BRICK VENEER/STONE					HEATING + 10560			HTG/AIR CON.			
MASONITE/TI-II					ATTIC			SPRINKLER			
PLATE GLASS - AL/WD					INTERIOR FINISH			PARTITIONS			
FLOORS					ADD. & PORCHES + 4800			INTERIOR FINISH			
CONC/DIRT								SF/CF PRICE			
HARD WOOD								AREA CUBED			
SOFT WOOD/SUB								SUB TOTAL			
TILE								M & O.F.			
W - W								ADDITIONS			
JOISTS								TOTAL BASE			
INTERIOR FINISH								GRADE FACTOR			
DRYWALL/PLASTER								REPLACEMENT COST			
PANELING								FUNCTIONAL DEPRECIATION FACTORS			
FIBERBOARD								SURPLUS CAP			
UNFINISHED								ENCROACHMENTS			
REMODELING DATA								ECONOMIC			
KITCHEN								BLIGHTED AREA			
PLUMBING								COMM. LOCATION			
HEAT 1998								OBsolescence			
BASEMENT								OVERBUILT			
OTHER											
REPL. COST											

SKETCH									
OWT (E) CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL									

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING 1-4			15/FR	2564		C+10	1981	C	172260	15	146420
GARAGE											
BARN											
SHED			15/FR 8x8	64	1450	D	1996	A	930	10/20	670
TOTAL CARDS 2 THRU 4 4443 90											
TOTAL VALUE ALL BUILDINGS 591480											

78 SACO ROAD

2054



ALFRED, MAINE

[illegible]

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE		TOTAL		PERMIT NO.		EST. COST		DATE		TOPOGRAPHY		IMPROVEMENTS			
TILLABLE														LEVEL		WATER			
PASTURE														HIGH		SEWER			
WOODLAND														LOW		GAS			
WASTE LAND														ROLLING		ELECTRICITY			
BASE														SWAMPY		ALL UTILITIES			
TOTAL ACREAGE																			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE											STREET		TREND OF DISTRICT		
															PAVED		IMPROVING		
															SEMI-IMPROVED		STATIC		
															DIRT		DECLINING		
															SIDEWALK		BLIGHTED		
TOTAL VALUE LAND																			
TOTAL VALUE BUILDINGS							see												
TOTAL VALUE LAND & BUILDINGS							1054												
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																			
INSPECTION WITNESSED BY:																			
ASSESSMENT RECORD																			
20		LAND		20		BLDG.		20		LAND		20		BLDG.		20		LAND	
20		BLDG.		20		TOTAL		20		BLDG.		20		TOTAL		20		BLDG.	
20		TOTAL		20		LAND		20		BLDG.		20		TOTAL		20		TOTAL	
20		BLDG.		20		TOTAL		20		LAND		20		BLDG.		20		LAND	
20		TOTAL		20		BLDG.		20		TOTAL		20		LAND		20		BLDG.	
20		TOTAL		20		LAND		20		BLDG.		20		TOTAL		20		TOTAL	
20		BLDG.		20		TOTAL		20		LAND		20		BLDG.		20		LAND	
20		TOTAL		20		BLDG.		20		TOTAL		20		LAND		20		BLDG.	
20		TOTAL		20		LAND		20		BLDG.		20		TOTAL		20		TOTAL	

BUILDING RECORD

[illegible]

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: 3-113

78 SACO ROAD

3054

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



3-113

2705 120

York-Cumberland Housing

99 School St

RECORD OF OWNERSHIP

DATE

BOOK

PAGE

AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION NO. OF ACRES RATE TOTAL

TILLABLE

PASTURE

WOODLAND

WASTE LAND

BASE

TOTAL ACREAGE

FRONTAGE DEPTH UNIT PRICE DEPTH FACTOR FRONT FT. PRICE

PERMIT NO.

EST. COST

DATE

TOPOGRAPHY

IMPROVEMENTS

LEVEL

HIGH

LOW

ROLLING

SWAMPY

WATER

SEWER

GAS

ELECTRICITY

ALL UTILITIES

MEMORANDA

STREET

TREND OF DISTRICT

PAVED

SEMI-IMPROVED

DIRT

SIDEWALK

IMPROVING

STATIC

DECLINING

BLIGHTED

PROPERTY INFORMATION

LAND COST

BLDG. COST

SALE PRICE

RENT

EXPENSE

NET RENT

LAND

@

% equals

BLDG.

@

% equals

TOTAL

INSPECTION WITNESSED BY:

ASSESSMENT RECORD

20

LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
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LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
TOTAL

20

LAND
BLDGS.
TOTAL

BUILDING RECORD

[illegible]

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

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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.

78 SACO ROAD

PARCEL NO

4054/

ALFRED, MAINE



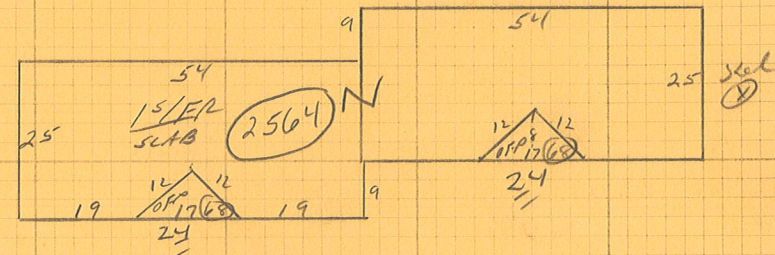
2705 120

99 School St

PROPERTY FACTORS

				PROPERTY INFORMATION			
				LAND COST			
				BLDG. COST			
				SALE PRICE			
				RENT			
				EXPENSE			
				NET RENT			
				LAND @ % equals			
BLDG. @ % equals							
TOTAL							
INSPECTION WITNESSED BY:							
ASSESSMENT RECORD							
20	LAND	20	LAND	20	LAND	20	LAND
	BLDG.		BLDG.		BLDG.		BLDG.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDG.		BLDG.		BLDG.		BLDG.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDG.		BLDG.		BLDG.		BLDG.
	TOTAL		TOTAL		TOTAL		TOTAL

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			SKETCH	
1	2	3	4		NO.	M	O					
VAC. LOT DWELLING COMM. OTHER					STANDARD			EXTERIOR WALL CODES			12, 13, 14 & 15	
BASEMENT					BATHROOM			1 FRAME 5 STUCCO 9 CONCRETE				
TOILET ROOM								2 BRICK 6 TILE 10 ENAM. STL.				
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			3 GLASS 7 STONE				
FOUNDATION					WATER CLOSET/URINAL			4 C B 8 METAL				
P B & S CB CONC								A B				
HEATING					NO PLUMBING			EXTERIOR WALLS				
M O					OTHER FEATURES			PERIMETER			L/F L/F	
NO HEAT					PART MASONRY WALLS			PERIM. AREA RATIO				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) N G			NO. OF UNITS				
WARM AIR F G					BSMT. RR/APT.			AVG. UNIT SIZE				
BSM/STEAM BB RAD					BSMT. GAR 1 2			BASEMENT SIZE				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			SCHEDULE				
AIR CON./ELEC.					MODERN KITCHEN			HT.				
ATTIC					EXTERIOR BETTER			BASEMENT				
1 2 3 4 5					INTERIOR BETTER			FIRST				
NONE UNFIN. 1/4 1/2 FULL								SECOND				
ROOF					LIVING ACCOMMODATIONS			THIRD				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS 4 BED ROOMS 4			BASE PRICE				
SLATE/TILE/METAL					TOTAL ROOMS 12 FAMILY ROOMS			B P A				
ROLL/T & G					DWELLING COMPUTATIONS			SUB TOTAL				
EXTERIOR WALLS								LIGHTING				
BEVEL/DROP/ALUM/VIN					1.0 STORY F M			HTG/AIR CON.				
SHINGLE ASPH/ASB/WOOD					2564 S.F. 149600			SPRINKLER				
CB/STUCCO/BRICK VENEER/STONE					BASEMENT -22600			PARTITIONS				
MASONITE/TI-II					HEATING			INTERIOR FINISH				
PLATE GLASS - AL/WD					PLUMBING +10560			SF/CF PRICE				
FLOORS					ATTIC			AREA CUBED				
8 1 2 3 A					INTERIOR FINISH			SUB TOTAL				
CONC/DIRT					ADD. & PORCHES +4800			M & O.F.				
HARD WOOD								ADDITIONS				
SOFT WOOD/SUB								TOTAL BASE				
FILE								GRADE FACTOR				
W - W								REPLACEMENT COST				
JOISTS								FUNCTIONAL DEPRECIATION FACTORS				
INTERIOR FINISH					TOTAL 142360			SURPLUS CAP				
B 1 2 3 A					GRADE 110			ENCROACHMENTS				
DRYWALL/PLASTER					TOTAL 156600			BLIGHTED AREA				
PANELING								COMM. LOCATION				
FIBERBOARD								OVERBUILT				
JNFISHED								STRUCTURAL				
REMODELING DATA					MF+10% +15660			SUMMARY OF BUILDINGS				
KITCHEN								TYPE				
PLUMBING								LOC.				
HEAT 1998								NO.				
BASEMENT								CONSTRUCTION				
OTHER								SIZE				
REPL. COST 172260								RATE				
								GRADE				
								ERECTED				
								CONDITION				
								REPLACEMENT COST				
								DEPR.				
								TRUE VALUE				
								TOTAL CARDS			THRU	
								TOTAL VALUE ALL BUILDINGS			14 1090 150,600	



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CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

2021 10 x 20 shed