

107 SANFORD ROAD

ALFRED, MAINE



8208 280

107 Sanford Road

2-13-04

13947

39

221.649

Berman, Leonard & Anne

4-09-09

15604

261

221, 045

Pratt, Curtis A & Nicole A.

6-21-12

15004
16348

920

175.000

PROPERTY FACTORS

PROPERTY INFORMATION

	PROPERTY INFORMATION		
	LAND COST		
	BLDG. COST		
	SALE PRICE	125500 12/02 Family	
	RENT		
	EXPENSE		
	NET RENT		
	LAND	@	% equals
	BLDG.	@	% equals
	TOTAL		

20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL
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20	BLDGs.	20	BLDGs.	20	BLDGs.	20	BLDGs.
20	TOTAL	20	TOTAL	20	TOTAL	20	TOTAL

PARKER APPRAISAL CO.

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS				
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES				
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME 5 STUCCO 9 CONCRETE				
BASEMENT					BATHROOM 55			2 BRICK 6 TILE 10 ENAM. STL.				
1	2	3	4	5	TOILET ROOM			3 GLASS 7 STONE				
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS			4 C B 8 METAL				
FOUNDATION					WATER CLOSET/URINAL			A B				
P	B & S	CB	CONC					EXTERIOR WALLS				
HEATING					NO PLUMBING			PERIMETER L/F L/F				
					OTHER FEATURES			PERIM. AREA RATIO				
NO HEAT					PART MASONRY WALLS			NO. OF UNITS				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) 2/1			AVG. UNIT SIZE				
WARM AIR F G					BSMT. RR/APT.			BASEMENT SIZE				
HW/STEAM BB RAD					BSMT. GAR 1 2			SCHEDULE				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			HT.				
AIR CON./ELEC. 2nd					MODERN KITCHEN			BASEMENT				
ATTIC					EXTERIOR BETTER			FIRST				
1	2	3	4	5	INTERIOR BETTER			SECOND				
NONE	UNFIN.	1/4	1/2	FULL				THIRD				
ROOF					LIVING ACCOMMODATIONS			BASE PRICE				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS 3			B P A				
SLATE/TILE/METAL					TOTAL ROOMS 6 FAMILY ROOMS			SUB TOTAL				
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING				
EXTERIOR WALLS								HTG/AIR CON.				
BEVEL/DROP/ALUM/VIN					2.0 STORY F M			SPRINKLER				
SHINGLE ASPH/ASB/WOOD					936 S.F. 103300			PARTITIONS				
CR/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH				
MASONITE/TI-II					HEATING			SF/CF PRICE				
PLATE GLASS - AL/WD					PLUMBING + 2640			AREA CUBED				
FLOORS					ATTIC			SUB TOTAL				
CONC/DIRT					INTERIOR FINISH			M & O.F.				
HARD WOOD					ADD. & PORCHES + 2600			ADDITIONS				
SOFT WOOD/SUB								TOTAL BASE				
TILE								GRADE FACTOR				
W - W								REPLACEMENT COST				
JOISTS 6x8 24"OC								FUNCTIONAL DEPRECIATION FACTORS				
INTERIOR FINISH					TOTAL 108540			SURPLUS CAP				
					GRADE 128			ENCROACHMENTS				
DRYWALL/PLASTER					TOTAL 138930			BLIGHTED AREA				
PANELING								COMM. LOCATION				
FIBERBOARD								OVERBUILT				
UNFINISHED								STRUCTURAL				
REMODELING DATA												
KITCHEN												
PLUMBING												
HEAT												
BASEMENT												
OTHER												
REPL. COST					138930							

SKETCH									
O W T E									
CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL				

MEMORANDA											
DATE											
SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			25/FR	936x		B+5	1980	G	138930	20	111140
GARAGE	(X)		15/FR 24x30	720x		C+10	1988	A	14740	20	11790
BARN											
SHED											
COMMERCIAL BUILDING											
LISTED											
DATE											
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS 122930											