MAP AND LOT: 4-22
122 SANFORD ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

PAR

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
4-22 5018 287				
Alfred Real Estate I				
C/O Downeast Florist				
Baron, Matthew	4-1-21	18612	513	50,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	0.25	4000	1000	1000	
WASTE LAND					
BASE Comm	1.0		120000	60000	
TOTAL ACREAGE	1.25				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

		(12)	(18)
TOTAL VALUE LAND	121000	61000	61000
TOTAL VALUE BUILDINGS	134700	134700	600
TOTAL VALUE LAND & BUILDINGS	255700	195700	61600

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

MEMORANDA

(12) No commercial business for 2012, 2013
(18) All improvements burned to ground, Vacant land for 2018.

INSPECTION WITNESSED BY:

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Dug	✓
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

"Downeast Florist"

COLOR BUILDING Tan/Green

BUILDING RECORD

OCCUPANCY Store

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

Flat ROOF

SHINGLES ASP/ASB/WOOD	
SLATE/TILE/METAL	
ROLL/T&G Rubber	✓

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 2x10					

INTERIOR FINISH

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

REMODELING DATA

KITCHEN	
PLUMBING	1989
HEAT	1989
BASEMENT	
OTHER	Roof 2001 Siding 2001

PLUMBING

	NO.	M	O
STANDARD			
BATHROOM			
TOILET ROOM	2	✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) NO	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS BED ROOMS
TOTAL ROOMS FAMILY ROOMS

DWELLING COMPUTATIONS

STORY	F	M
S.F.		
BASEMENT		
HEATING		
PLUMBING		
ATTIC		
INTERIOR FINISH		
ADD. & PORCHES		
TOTAL		
GRADE		
TOTAL		
O. F.		
TOTAL		
C & D FACTOR		
REPL. COST		

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

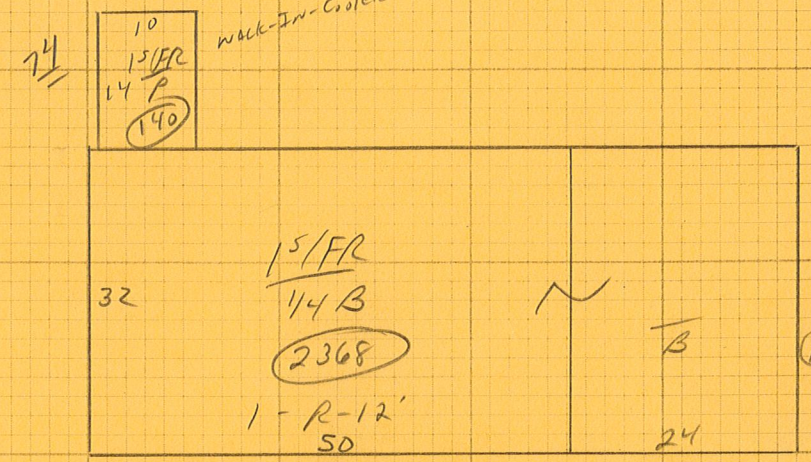
1 FRAME 5 STUCCO 9 CONCRETE
2 BRICK 6 TILE 10 ENAM. STL.
3 GLASS 7 STONE Vinyl
4 C B 8 METAL

	A	B
EXTERIOR WALLS		
PERIMETER	212 L/F	L/F
PERIM. AREA RATIO	1.097	
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE ms soc 13 pg 21 AV "D" Florist Shop		
HT.		
8' BASEMENT	+ 11.00	
12' FIRST	+ 47.28	
SECOND		
THIRD		
BASE PRICE	58.28	
B P A	1.097	
SUB TOTAL	63.93	
LIGHTING		
HTG/AIR CON.	+ 4.45	
SPRINKLER ccm	x 1.00	
PARTITIONS Lm	x 1.00	
INTERIOR FINISH		
SF/CF PRICE	68.38	
AREA SUBED	2368	
SUB TOTAL	161930	
M & O.F.		
ADDITIONS	+ 7400	
TOTAL BASE	169330	
GRADE FACTOR	100	
REPLACEMENT COST	169330	

FUNCTIONAL DEPRECIATION FACTORS

SURPLUS CAP	ENCROACHMENTS	ECONOMIC
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
OVERBUILT	STRUCTURAL	

SKETCH



(O) W T E

F & F I & E M & 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											
GARAGE											
BARN											
SHED	(x)		1S/FR 8x12	96 sf	175	C	2001	G	1680	25/50	600
PAVING			ASPH 50x100	5000 sf	2 -	C	1972	AV	10000	35	6500
COMMERCIAL BUILDING			1S/FR	2368 sf		C	1972	G	169330	25	127000
									TOTAL CARDS	THRU	

LISTED RJP DATE 10/6/03

TOTAL VALUE ALL BUILDINGS 134710

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.