

226 SANFORD ROAD

ALFRED, MAINE



11055 304

226 Sanford Road

Deutsche Bank Natl Trust Co.	6-30-15	17046	229	
McCarthy, Sean & Melissa	5-10-16	17230	802	48,000
Dudley, Christopher	5-15-17	17471	659	189,900

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE		TOTAL	
TILLABLE							
PASTURE							
WOODLAND							
WASTE LAND							
BASE		0.50				51000	
TOTAL ACREAGE		0.50					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
						(09)	
TOTAL VALUE LAND				51000		51000	
TOTAL VALUE BUILDINGS				44400		53300	
TOTAL VALUE LAND & BUILDINGS				95400		104300	
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							

PERMIT NO.	EST. COST	DATE
MEMORANDA		
09 PLU GAR		
INSPECTION WITNESSED BY: X Mimi Bura		

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.		
	TOTAL		TOTAL		TOTAL		
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		
	TOTAL		TOTAL		TOTAL		
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGS.		BLDGS.		BLDGS.		
	TOTAL		TOTAL		TOTAL		

PARKER APPRAISAL CO.

Blue

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS			SKETCH	
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES				
VAC. LOT DWELLING COMM. OTHER					STANDARD			1 FRAME	5 STUCCO	9 CONCRETE		
BASEMENT					BATHROOM			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	
					M	O	OTHER FEATURES					
NO HEAT					PART MASONRY WALLS			PERIM. AREA RATIO				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)		NO	NO. OF UNITS				
WARM AIR F/G					BSMT. RR/APT.			AVG. UNIT SIZE				
HW/STEAM BB RAD					BSMT. GAR 1 2			BASEMENT SIZE				
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			SCHEDULE				
AIR CON./ELEC.					MODERN KITCHEN		NO	MT.				
ATTIC					EXTERIOR BETTER			BASEMENT				
1	2	3	4	5	INTERIOR BETTER			FIRST				
NONE	UNFIN.	1/4	1/2	FULL				SECOND				
								THIRD				
ROOF					LIVING ACCOMMODATIONS			BASE PRICE				
SHINGLES ASP/ASB/WOOD					NO. OF UNITS			B P A				
SLATE/TILE/METAL					TOTAL ROOMS	4	FAMILY ROOMS	SUB TOTAL				
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING				
EXTERIOR WALLS								HTG/AIR CON.				
BEVEL/DROP/ALUM/VIN					1 2 STORY		M	SPRINKLER				
SHINGLE ASPH/ASB/WOOD					794 S.F.		67800	PARTITIONS				
CB/STUCCO/BRICK VENEER/STONE					BASEMENT		-1300	INTERIOR FINISH				
MASONITE/TI-II					HEATING			SF/CF PRICE				
PLATE GLASS - AL/WD					PLUMBING			AREA CUBED				
FLOORS					ATTIC			SUB TOTAL				
					INTERIOR FINISH			M & O.F.				
					ADD. & PORCHES		+12700	ADDITIONS				
								TOTAL BASE				
								GRADE FACTOR				
								REPLACEMENT COST				
								FUNCTIONAL DEPRECIATION FACTORS				
								SURPLUS CAP				
								ENCROACHMENTS				
								ECONOMIC				
								BLIGHTED AREA				
								COMM. LOCATION				
								OBsolescence				
								OVERBUILT				
								STRUCTURAL				
SUMMARY OF BUILDINGS												
TYPE		LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING				PER	7940		C-10	1991	AV	71280	40	42770
GARAGE				1st+14x20	2800		F	2001	poor	3700	55	1660
BARN												
SHED												
CANADIAN metal		30x26		1st+2 metal	2800		C-10	2009	AV	10494	-	10494
COMMERCIAL BUILDING												
LISTED												
DATE												
10-9-01												
TOTAL CARDS THRU												
TOTAL VALUE ALL BUILDINGS												
53264												
44430												