MAP AND LOT: 4-67
438 SANFORD ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE

RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
4-67 Central Maine Power Co		4873	230	
Edison Dr				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	12.0		37000		
WASTE LAND	2.0	300	600		
BASE Comm.	4.0	60000 x 2	480000		
Expansion	4.0	60000	240000		
TOTAL ACREAGE	22.0				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
							20
						13	
TOTAL VALUE LAND					757600	757600	757,600
TOTAL VALUE BUILDINGS					1,563,200	1,756,420	2,280,380
TOTAL VALUE LAND & BUILDINGS					2,320,800	2,514,020	3,037,980

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

(22) Vehicle 4th Addn

(21)

757,600
2,386,120
3,143,720

INSPECTION WITNESSED BY:

PROPERTY FACTORS

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	c/c 1,700,000 1990	
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

ASSESSMENT RECORD

20	LAND	~~218100~~	20	LAND		20	LAND		20	LAND	
	BLDGS.	~~1,677900~~		BLDGS.			BLDGS.			BLDGS.	
	TOTAL	~~1,895000~~		TOTAL			TOTAL			TOTAL	
(22) 20	LAND	757600	20	LAND		20	LAND		20	LAND	
	BLDGS.	2650300		BLDGS.			BLDGS.			BLDGS.	
	TOTAL	3407900		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 Brick

OCCUPANCY Offices

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

BASEMENT

(1) NONE 2 CRAWL 3 1/4 4 1/2 5 FULL

FOUNDATION (SLAB)

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) NONE 2 UNFIN. 3 1/4 4 1/2 5 FULL

ROOF

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
CONC/DIRT		✓			
HARD WOOD					
SOFT WOOD/SUB					
TILE		✓			
W - W		✓			
JOISTS					

INTERIOR FINISH

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

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD			
BATHROOM			
TOILET ROOM	4	✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS
FIREPLACE (INGRADE)
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

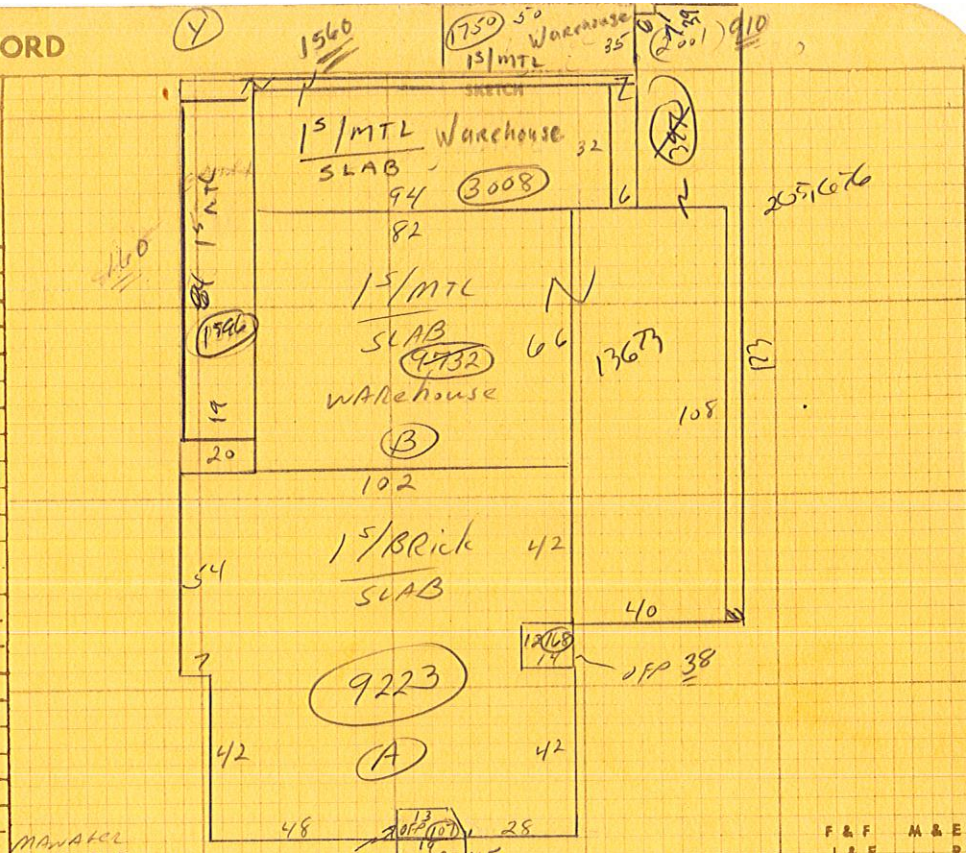
COMMERCIAL COMPUTATIONS

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

	A	B
EXTERIOR WALLS	2,8	
PERIMETER	359 L/F	237 L/F
PERIM. AREA RATIO	.936	.910
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE	ms sec	15 Fg, 17 Cd. OFFice "B"
HT. BASEMENT		
12' FIRST	123.29	52.22
SECOND		
THIRD		
BASE PRICE		
B P A	.936	.910
SUB TOTAL		
LIGHTING		
HTG/AIR CON.	+ 4.55	+ 4.55
SPRINKLER ccm	x 1.00	x 1.00
PARTITIONS LM	x 1.00	x 1.00
INTERIOR FINISH		
SF/CF PRICE	119.95	52.07
AREA CUBED	9223	13,673
SUB TOTAL	1,106,300	711,953
M & O.F.		
ADDITIONS	+281300	
TOTAL BASE	1387600	711900
GRADE FACTOR		
REPLACEMENT COST	1387600	711900

FUNCTIONAL DEPRECIATION FACTORS

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



CONTEMPORARY | SPLIT LEVEL | RANCH (R) | CAPE | COLONIAL | CONVENTIONAL

MEMORANDA

7/13/20 36x48 mtl storage Bldg
29' water Storage TAnk
300 K generator
Repl Furnace
Repl 4 bathrooms 7 10 Toilets, 9 Sinks, 3 showers
8-OH Doors
(21) Canopy TO 1S mtl Idea
(22) Vehicl sto Add'n

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING (A)			Comm Bldg						1,387,600	5	1,318,200
GARAGE metal Bldg Y			1S	1728	75	F	2019	VG	129,600	—	129,600
BARN generator			300 K				2019	VG	150,000	—	150,000
SHED Water Treatment Plant			1S/FR 20x26	520	130		2003	VG	67600	5	Exempt
PAVING			ASPH 35000		2		1990	G	70000	15	59500
Fencing			3 wire	1200 L/F	7		1990	G	8400	15	7140
YARD Lights		(12)					1990	G	12000	15	10200
COMMERCIAL BUILDING	(A)		1S/Brick	9223			1990	G	~~1387600~~	~~10~~	~~1245000~~
Warehouse	B		1S/mtl	9732			1990	G	711900	15	679,300
water Storage TAnk			29' Tall				2020	VG	175,000		175,000
Warehouse			1S mt	2392	52		2021	VG	124,400	—	124,400

LISTED RJP DATE 10/6/03

TOTAL CARDS THRU

TOTAL VALUE ALL BUILDINGS 2,650,300 ~~1756420~~ 1,563,190

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.