

MAP AND LOT: 6-1

439 SANFORD ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



6-1

8266 325

Dubois, Donald R

Po Box 544

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	3.24	4000	12,000
WASTE LAND		300	16,000
BASE	2.0	120,000 x 2	240,000
TOTAL ACREAGE		5.06	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE
TOTAL VALUE LAND		252,000	256,000
TOTAL VALUE BUILDINGS		200,500	200,500
TOTAL VALUE LAND & BUILDINGS		452,500	456,500

PERMIT NO. EST. COST DATE

MEMORANDA

2019 - Add + Railroad R/w
 Railroad was purchase in 1983
 3157-283 8/31/83

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	SEWER <i>septic</i>
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
TREND OF DISTRICT	
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	BLIGHTED

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:

Donald R Dubois

PROPERTY INFORMATION

LAND COST 37,000 5/97

BLDG. COST

SALE PRICE

RENT

EXPENSE

NET RENT

LAND @ % equals

BLDG. @ % equals

TOTAL

ASSESSMENT RECORD

LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL	LAND	BLDG.	TOTAL
20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20
20	20	20	20	20	20	20	20	20

COLOR BUILDING *GRAY/white*

BUILDING RECORD

OCCUPANCY <i>CAR-Slp</i>					PLUMBING			
1	2	3	4		NO.	M	O	
VAC.	LOT DWELLING	COMM.	OTHER		STANDARD			
BASEMENT					BATHROOM			
①	2	3	4	5	TOILET ROOM <i>2</i>			
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS			
FOUNDATION <i>SLAB</i>					WATER CLOSET/URINAL			
P	B & S	CB	CONC		NO PLUMBING			
HEATING					OTHER FEATURES			
NO HEAT					PART MASONRY WALLS			
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			
WARM AIR F G					BSMT. RR/APT.			
<i>HW/STEAM BB RAD In Floor</i> ✓					BSMT. GAR 1 2			
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP			
AIR CON./ELEC.					MODERN KITCHEN			
ATTIC					EXTERIOR BETTER			
①	2	3	4	5	INTERIOR BETTER			
NONE	UNFIN.	1/4	1/2	FULL				
ROOF					LIVING ACCOMMODATIONS			
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	BED ROOMS		
SLATE/TILE/ <i>METAL</i>					TOTAL ROOMS	FAMILY ROOMS		
ROLL/T & G					DWELLING COMPUTATIONS			
EXTERIOR WALLS					— — — STORY F M			
BEVEL/DROP/ALUM/VIN					S.F.			
SHINGLE ASPH/ASB/WOOD					BASEMENT			
CB/STUCCO/BRICK VENEER/STONE					HEATING			
MASONITE/TI-II <i>MTL</i>					PLUMBING			
PLATE GLASS - AL/WD					ATTIC			
FLOORS					INTERIOR FINISH			
	B	1	2	3	A	ADD. & PORCHES		
CONC/DIRT		✓						
HARD WOOD								
SOFT WOOD/SUB								
TILE								
W - W								
JOISTS								
INTERIOR FINISH					TOTAL			
DRYWALL/PLASTER					GRADE			
PANELING					TOTAL			
FIBERBOARD					O. F.			
UNFINISHED					TOTAL			
REMODELING DATA					C & D FACTOR			
KITCHEN								
PLUMBING								
HEAT								
BASEMENT								
OTHER								

COMMERCIAL COMPUTATIONS		
EXTERIOR WALL CODES		
1 FRAME	5 STUCCO	9 CONCRETE
2 BRICK	6 TILE	10 ENAM. STL.
3 GLASS	7 STONE	
4 CB	8 METAL	
EXTERIOR WALLS	A	B
PERIMETER	8	8
	260 L/F	180 L/F
PERIM. AREA RATIO		
NO. OF UNITS		
AVG. UNIT SIZE		
BASEMENT SIZE		
SCHEDULE <i>MS</i>		
HT.		
BASEMENT		
14' FIRST		
SECOND		
THIRD		
BASE PRICE		
B P A		
SUB TOTAL		
LIGHTING		
HTG/AIR CON.		
SPRINKLER		
PARTITIONS		
INTERIOR FINISH		
SF/CF PRICE		
AREA CUBED		
SUB TOTAL		
M & O.F.		
ADDITIONS		
TOTAL BASE		
GRADE FACTOR		
REPLACEMENT COST		
FUNCTIONAL DEPRECIATION FACTORS		
SURPLUS CAP	ENCROACHMENTS	ECONOMIC
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
OVERBUILT	STRUCTURAL	

MEMORANDA									
CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL				
<div style="border: 1px solid black; padding: 5px; margin: 10px;"> <p><i>1 1/2 MTL SLAB 1-R-14' 1800</i></p> <p><i>30</i></p> <p><i>PB</i></p> </div> <div style="border: 1px solid black; padding: 5px; margin: 10px;"> <p><i>1 1/2 MTL Slab</i></p> <p><i>7' 12" 80</i></p> <p><i>1 1/2 MTL SLAB 1-R-14'</i></p> <p><i>50</i></p> <p><i>4000</i></p> <p><i>Z 25</i></p> <p><i>12 OFF.ICE.</i></p> </div>									

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING											
GARAGE											
BARN											
SHED	<i>SK</i>		<i>1 1/2 mtl</i>	<i>84'</i>	<i>1750</i>	<i>C</i>		<i>G</i>	<i>1470</i>	<i>10</i>	<i>1320</i>
PAVING			<i>ASPL</i>	<i>17600'</i>	<i>2-</i>	<i>C</i>	<i>1998</i>	<i>G</i>	<i>35200</i>	<i>10/10</i>	<i>25340</i>
GAR			<i>1 1/2 MTL 30x60</i>	<i>1800'</i>	<i>3120</i>	<i>C</i>	<i>2000</i>	<i>L</i>	<i>57060</i>	<i>10</i>	<i>51530</i>
AIT CANOPY			<i>1 1/2 MTL 10x60</i>	<i>600'</i>		<i>C</i>	<i>2000</i>	<i>C</i>	<i>4120</i>	<i>10</i>	<i>3710</i>
COMMERCIAL BUILDING	<i>1-R-14</i>		<i>1 1/2 MTL</i>	<i>4000'</i>	<i>33-</i>	<i>C</i>	<i>1998</i>	<i>L</i>	<i>132000</i>	<i>10</i>	<i>118800</i>
LISTED											
REPL. COST											

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.

TOTAL VALUE ALL BUILDINGS *200520*