

MAP AND LOT: 6-50

253 SANFORD ROAD

10F3

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
6-50 Scott, Frank H And Valeria T 253 Sanford Rd	8-15-18	17779	471	450,000
Paragon Properties, LLC				

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE			
PASTURE			
WOODLAND	21.0		54000
WASTE LAND	6.2	300	1860
BASE	2.0		90000
TOTAL ACREAGE	29.20		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
			FRONT FT. PRICE
			07
TOTAL VALUE LAND			145900
TOTAL VALUE BUILDINGS			238800
TOTAL VALUE LAND & BUILDINGS			384700

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER Drilled
			HIGH	SEWER 2 septic
			LOW	GAS
			ROLLING	ELECTRICITY
			SWAMPY	ALL UTILITIES
MEMORANDA				
19 Renovate Commel Bldg				
20 Pole Barn 1002				
			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			

145,900  
300,260  
446,160

INSPECTION WITNESSED BY:

*[Signature]*

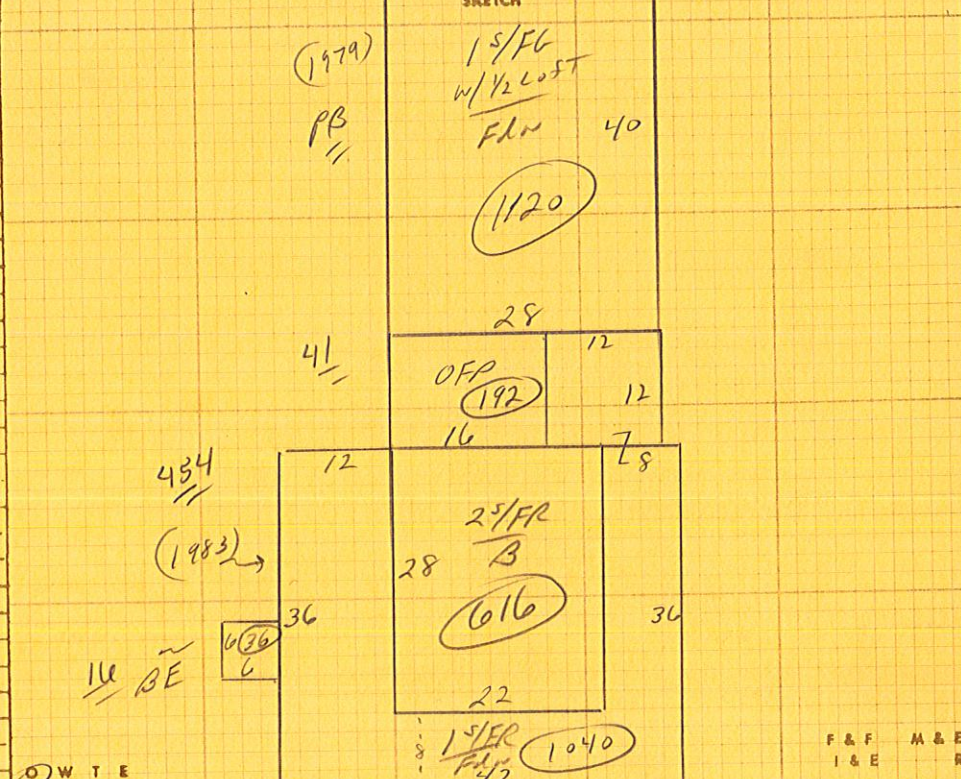
ASSESSMENT RECORD

20	20	20	20
LAND 145900	LAND	LAND	LAND
BLDGS. 302200	BLDGS.	BLDGS.	BLDGS.
TOTAL 448100	TOTAL	TOTAL	TOTAL
LAND	LAND	LAND	LAND
BLDGS.	BLDGS.	BLDGS.	BLDGS.
TOTAL	TOTAL	TOTAL	TOTAL
LAND	LAND	LAND	LAND
BLDGS.	BLDGS.	BLDGS.	BLDGS.
TOTAL	TOTAL	TOTAL	TOTAL

# BUILDING RECORD

COLOR BUILDING *weathered/white*

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	5	1983	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			EXTERIOR WALLS				
P	B & S	CB	CONC	NO PLUMBING			PERIMETER				
HEATING							L/F				
NO HEAT				OTHER FEATURES			PERIM. AREA RATIO				
NO HEAT 2ND ONLY				PART MASONRY WALLS			NO. OF UNITS				
WARM AIR F G				FIREPLACE (INGRADE)			AVG. UNIT SIZE				
HOT/STEAM/BR/DRAD				BSMT. RR/APT.			BASEMENT SIZE				
FLOOR/WALL FURNACE				BSMT. GAR 1 ?			SCHEDULE				
AIR CON./ELEC.				BUILT-IN RANGE/DW/DISP			HT.				
ATTIC				EXTERIOR BETTER			BASEMENT				
1	2	3	4	5	INTERIOR BETTER			FIRST			
NONE	UNFIN.	1/4	1/2	FULL				SECOND			
ROOF				LIVING ACCOMMODATIONS			THIRD				
SHINGLES ASP/ASB/WOOD				NO. OF UNITS			BASE PRICE				
SLATE/TILE/METAL				TOTAL ROOMS			B P A				
ROLL/T & G				DWELLING COMPUTATIONS			SUB TOTAL				
EXTERIOR WALLS				2.0 STORY			LIGHTING				
BEVEL/DROP/ALUM/VIN				666 S.F.			HTG/AIR CON.				
SHINGLE ASPH/ASB/WOOD				84100			SPRINKLER				
CB/STUCCO/BRICK VENEER/STONE				BASEMENT			PARTITIONS				
MASONITE/TI-II				HEATING			INTERIOR FINISH				
PLATE GLASS - AL/WD				PLUMBING			SF/CF PRICE				
				+ 3520			AREA CUBED				
FLOORS				ATTIC			SUB TOTAL				
B	1	2	3	A	INTERIOR FINISH			M & O.F.			
CONC/DIRT					ADD. & PORCHES			ADDITIONS			
HARD WOOD					+ 51100			TOTAL BASE			
SOFT WOOD/SUB								GRADE FACTOR			
FILE								REPLACEMENT COST			
W - W								FUNCTIONAL DEPRECIATION FACTORS			
JOISTS								SURPLUS CAP			
							ENCROACHMENTS				
							COMM. LOCATION				
							OBsolescence				
							OVERBUILT				
							STRUCTURAL				



CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
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MEMORANDA

SUMMARY OF BUILDINGS												
	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
TOTAL	DWELLING			25/FR	666		B+10	1907	VL	187680	30	131370
GRADE	GARAGE			SK	1120		C-10	1979	G	27240	25	20430
TOTAL	BARN											
O. F.	SHED	1		15/FR 8x30 20x38	31000	1450	D	old	F	14500	50/25	5800
TOTAL		2		15/FR 16x19	304	1450	D	old	F	4410	50/25	1760
C & D FACTOR		3	16	vinyl	16x32		C	1984	G	14850	50	7120
	COMMERCIAL BUILDING											
	LISTED											
	DATE											
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 23876

TOTAL CARDS 2 THRU 2

248,500

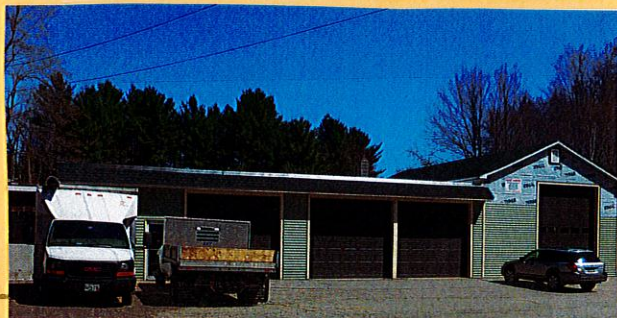
MAP AND LOT: 6-50

247 SANFORD ROAD

2053

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



6-50

Scott, Frank H And Valeria T

253 Sanford Rd

Paragon Properties, LLC

8-15-18

17779

471

450,000

BUILDING PERMIT RECORD

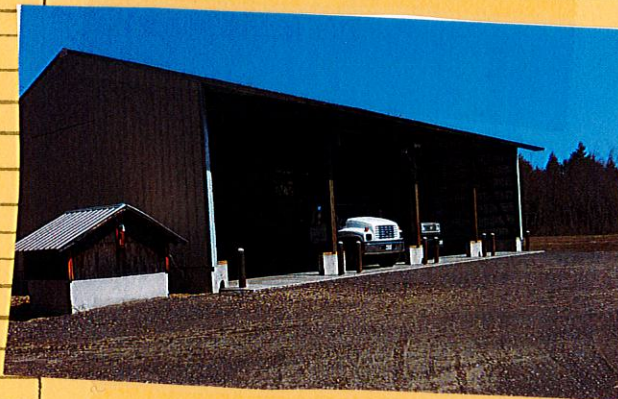
PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE	TOTAL
TILLABLE					
PASTURE					
WOODLAND					
WASTE LAND					
BASE					
TOTAL ACREAGE					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	

PERMIT NO.	EST. COST	DATE
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TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	<i>shard</i>
HIGH		SEWER	<i>septic</i>
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	

MEMORANDA



STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK		BLIGHTED	

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	<i>See 1052</i>
TOTAL VALUE LAND & BUILDINGS	

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	

INSPECTION WITNESSED BY:

TOTAL VALUE LAND	
TOTAL VALUE BUILDINGS	
TOTAL VALUE LAND & BUILDINGS	

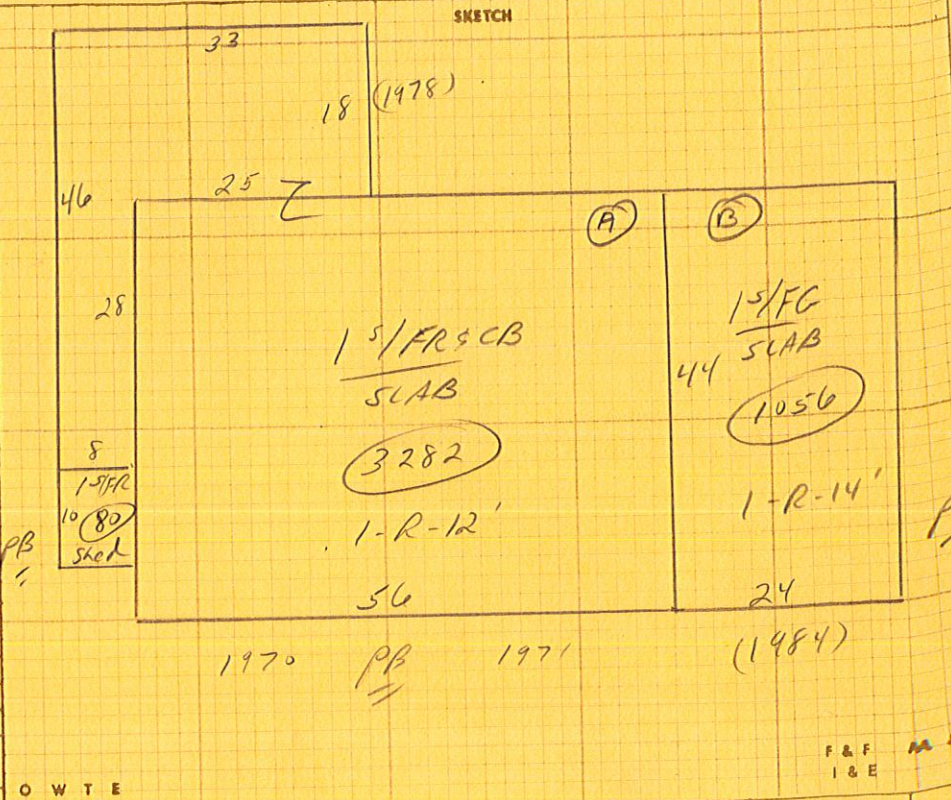
ASSESSMENT RECORD

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

# BUILDING RECORD

COLOR BUILDING *Brown/white*

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS		
1	2	3	4		NO.	M	O	EXTERIOR WALL CODES		
VAC.	LOT DWELLING	COMM.	OTHER					1 FRAME	5 STUCCO	9 CONCRETE
BASEMENT					BATHROOM			2 BRICK	6 TILE	10 ENAM. STL.
TOILET ROOM								3 GLASS	7 STONE	
SINK/LAVATORY/SS								4 C.B.	8 METAL	
FOUNDATION					WATER CLOSED/URINAL			EXTERIOR WALLS		
HEATING					NO PLUMBING			PERIMETER		
OTHER FEATURES								PERIM. AREA RATIO		
PART MASONRY WALLS								NO. OF UNITS		
FIREPLACE (IN GRADE)								AVG. UNIT SIZE		
BSMT. RR/APT.								BASEMENT SIZE		
BSMT. GAR 1 ?								SCHEDULE		
BUILT-IN RANGE/DW/DISP								HT.		
MODERN KITCHEN								BASEMENT		
EXTERIOR BETTER								FIRST		
INTERIOR BETTER								SECOND		
								THIRD		
LIVING ACCOMMODATIONS								BASE PRICE		
NO. OF UNITS					BED ROOMS			B P A		
TOTAL ROOMS					FAMILY ROOMS			SUB TOTAL		
DWELLING COMPUTATIONS								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		



CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
MEMORANDA					
6 OH DOORS					
19 New doors & siding					

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE
DWELLING											
GARAGE	Shed	(1)	15 Fr 20x31	620		D	old	F	10,170	60/20	32
BARN	Shed	(2)	15 Fr 23/30	690	8.75	E	old	F	6,040	60/20	19
SHED	Pole	(3)	13 Fr 40x14	2,560	10.5	D	87	G	25,600	20	20
	* Pole	(3)	13 Fr 64x64	4,096	21.50	D		G	88,060	20	70
	Garage	A	15 Fr/CB	3,282		C	1970	G	61,890	25	46
	Garage	B	13 Fr	1,056		C	1985	G	16,910	25	12
COMMERCIAL BUILDING	ATT Shed		13 Fr	80		D	1988	G	2,210	25	16
	* Canopy		13 Fr	896		D	2018	G	3,072	10	27
									TOTAL CARDS	THRU	
									6040	20	46
									TOTAL VALUE ALL BUILDINGS		89,140

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.

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS											
1	2	3	4	5	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		NO PLUMBING			EXTERIOR WALLS		L/F	L/F								
HEATING					OTHER FEATURES			PERIMETER											
NO HEAT					PART MASONRY WALLS			PERIM. AREA RATIO											
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)			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			HT.											
ATTIC					EXTERIOR BETTER			BASEMENT											
NONE	UNFIN.	1/4	1/2	FULL	INTERIOR BETTER			FIRST											
ROOF					LIVING ACCOMMODATIONS			SECOND											
SHINGLES ASP/ASB/WOOD					NO. OF UNITS	BED ROOMS		THIRD											
SLATE/TILE/METAL					TOTAL ROOMS	FAMILY ROOMS		BASE PRICE											
ROLL/T & G					DWELLING COMPUTATIONS			B P A											
EXTERIOR WALLS					— — STORY F M			SUB TOTAL											
BEVEL/DROP/ALUM/VIN					S.F.			LIGHTING											
SHINGLE ASPH/ASB/WOOD					BASEMENT			HTG/AIR CON.											
CB/STUCCO/BRICK VENEER/STONE					HEATING			SPRINKLER											
MASONITE/TI-II					PLUMBING			PARTITIONS											
PLATE GLASS - AL/WD					ATTIC			INTERIOR FINISH											
FLOORS					INTERIOR FINISH			SF/CF PRICE											
CONC/DIRT	B	1	2	3	ADD. & PORCHES			AREA CUBED											
HARD WOOD								SUB TOTAL											
SOFT WOOD/SUB								M & O.F.											
TILE								ADDITIONS											
W - W								TOTAL BASE											
JOISTS								GRADE FACTOR											
INTERIOR FINISH					TOTAL			REPLACEMENT COST											
DRYWALL/PLASTER	B	1	2	3	GRADE			FUNCTIONAL DEPRECIATION FACTORS											
PANELING					TOTAL			SURPLUS CAP	ENCROACHMENTS	ECONOMIC									
FIBERBOARD					O. F.			BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE									
JNFINISHED					TOTAL			OVERBUILT	STRUCTURAL										
REMODELING DATA					C & D FACTOR			SUMMARY OF BUILDINGS											
KITCHEN								TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
PLUMBING								DWELLING											
HEAT								GARAGE											
BASEMENT								BARN											
OTHER								SHED											
					REPL. COST			COMMERCIAL BUILDING											
								LISTED	DATE										

SKETCH									
O W T E									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
MEMORANDA					
<p>FOR 2021</p> <p>*Priced on Call #2</p>					
TOTAL CARDS THRU					
TOTAL VALUE ALL BUILDINGS					

## PROPERTY ASSESSMENT RECORD

PARCEL NO. \_\_\_\_\_ CARD NO. \_\_\_\_\_

	RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT

LAND VALUE COMPUTATIONS AND SUMMARY					BUILDING PERMIT RECORD			PROPERTY FACTORS				
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL	PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS		
TILLABLE								LEVEL		WATER		
PASTURE								HIGH		SEWER		
WOODLAND								LOW		GAS		
WASTE LAND								ROLLING		ELECTRICITY		
BASE								SWAMPY		ALL UTILITIES		
TOTAL ACREAGE					MEMORANDA							
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE				STREET		TREND OF DISTRICT		
								PAVED		IMPROVING		
								SEMI-IMPROVED		STATIC		
								DIRT		DECLINING		
								SIDEWALK		BLIGHTED		
TOTAL VALUE LAND								PROPERTY INFORMATION				
TOTAL VALUE BUILDINGS								LAND COST				
TOTAL VALUE LAND & BUILDINGS								BLDG. COST				
TOTAL VALUE LAND & BUILDINGS								SALE PRICE				
TOTAL VALUE LAND & BUILDINGS								RENT				
TOTAL VALUE LAND & BUILDINGS								EXPENSE				
TOTAL VALUE LAND & BUILDINGS								NET RENT				
TOTAL VALUE LAND & BUILDINGS								LAND @ % equals				
TOTAL VALUE LAND & BUILDINGS								BLDG. @ % equals				
TOTAL VALUE LAND & BUILDINGS								TOTAL				

LAND VALUE COMPUTATIONS AND SUMMARY					ASSESSMENT RECORD											
CLASSIFICATION		NO. OF ACRES	RATE	TOTAL												
SOFTWOOD					20	LAND	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND
MIXED WOOD						BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.		
HARDWOOD						TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		
WASTE LAND					20	LAND	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND
BASE						BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.		
TOTAL ACREAGE						TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND	20	LAND
						BLDGS.		BLDGS.		BLDGS.		BLDGS.		BLDGS.		
						TOTAL		TOTAL		TOTAL		TOTAL		TOTAL		
TOTAL VALUE LAND																
TOTAL VALUE BUILDINGS																
TOTAL VALUE LAND & BUILDINGS																