

88 MIDDLE BRANCH DRIVE

ALFRED, MAINE



5424 212

88 Middle Branch Rd

[illegible]

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE		TOTAL	
TILLABLE							
PASTURE							
WOODLAND							
WASTE LAND							
BASE		.57				42400	
TOTAL ACREAGE		0.57					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
125							
TOTAL VALUE LAND						42400	
TOTAL VALUE BUILDINGS						118500	
TOTAL VALUE LAND & BUILDINGS						160900	
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	TOPOGRAPHY	IMPROVEMENTS
			LEVEL	WATER PVC ✓
			HIGH	SEWER septic ✓
			LOW	GAS ✓
			ROLLING	ELECTRICITY ✓
			SWAMPY	ALL UTILITIES
MEMORANDA				

PARKER APPRAISAL CO.

OCCUPANCY					PLUMBING		COMMERCIAL COMPUTATIONS					SKETCH	
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					
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		PERIM. AREA RATIO						
NO HEAT					PART MASONRY WALLS		NO. OF UNITS						
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) NO		AVG. UNIT SIZE						
WARM AIR E.G.					BSMT. RR/APT.		BASEMENT SIZE						
HW/STEAM BB RAD					BSMT. GAR 1 2		SCHEDULE						
FLOOR/WALL FURNACE					BUILT-IN RANGE/DW/DISP		HT.						
AIR CON./ELEC.					MODERN KITCHEN		BASEMENT						
ATTIC					EXTERIOR BETTER		FIRST						
NONE UNFIN. 1/4 1/2 FULL					INTERIOR BETTER		SECOND						
							THIRD						
ROOF					LIVING ACCOMMODATIONS		BASE PRICE						
SHINGLES ASP/ASB/WOOD					NO. OF UNITS 1 BED ROOMS		B P A						
SLATE/TILE/CLAY					TOTAL ROOMS 4 FAMILY ROOMS		SUB TOTAL						
ROLL/T & G					DWELLING COMPUTATIONS		LIGHTING						
EXTERIOR WALLS							HTG/AIR CON.						
BEVEL/DROP/ALUM/VIN					1 1/2 STORY F M		SPRINKLER						
SHINGLE ASPH/ASB/WOOD					1500 S.F. 101400		PARTITIONS						
CB/STUCCO/BRICK VENEER/STONE					BASEMENT - 7400		INTERIOR FINISH						
MASONITE/TI-II					HEATING		SF/CF PRICE						
PLATE GLASS - AL/WD					PLUMBING		AREA CUBED						
FLOORS					ATTIC		SUB TOTAL						
CONC/DIRT					INTERIOR FINISH		M & O.F.						
HARD WOOD					ADD. & PORCHES +4000		ADDITIONS						
SOFT WOOD/SUB							TOTAL BASE						
TILE							GRADE FACTOR						
W - W							REPLACEMENT COST						
JOISTS							FUNCTIONAL DEPRECIATION FACTORS						
INTERIOR FINISH					TOTAL 98000		SURPLUS CAP		ENCROACHMENTS ECONOMIC				
B 1 2 3 A					GRADE 105		BLIGHTED AREA		COMM. LOCATION OBSOLESCENCE				
DRY WALL/PLASTER					TOTAL 102900		OVERBUILT		STRUCTURAL				
PANELING							TOTAL						
FIBERBOARD							C & D FACTOR						
UNFINISHED													
REMODELING DATA													
KITCHEN													
PLUMBING													
HEAT													
BASEMENT													
OTHER													
REPL. COST					102900		LISTED		DATE				

① ⑦

② GAR

OWTE

30

50

1500

170

140

11

102900

170

22

MEMORANDA

CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			IFR	1500		C+S	1992	R10	102900	10	92610
GARAGE	②		1500	1344		C	2001	R10	31230	5/20	23730
BARN											
SHED	④		1500	1450		R	1995	R10	2090	10/20	1500
	⑦		1500	1000		R	00	R10	920	10/20	660
COMMERCIAL BUILDING											
LISTED											
DATE											
TOTAL CARDS											
THRU											
TOTAL VALUE ALL BUILDINGS											118500