

81 MIDDLE BRANCH DRIVE

ALFRED, MAINE



4206 45

81 Middle Branch Dr

[illegible]

PROPERTY FACTORS

[illegible]

PARKER APPRAISAL CO.

COLOR BUILDING *Brown*BUILDING RECORD ^{EST}
9-9-03 10:25

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			2 BRICK	6 TILE	10 ENAM. STL.
					TOILET ROOM			3 GLASS	7 STONE	
NONE CRAWL 1/4 1/2 FULL					SINK/LAVATORY/SS			4 CB	8 METAL	
FOUNDATION					WATER CLOSET/URINAL			A B		
P B & S CB CONC					NO PLUMBING			EXTERIOR WALLS		
HEATING								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) <i>NO</i>			AVG. UNIT SIZE		
WARM AIR/FG					BSMT. RR/APT.			BASEMENT SIZE		
HW/STEAM BS 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		
1 2 3 4 5					INTERIOR BETTER			SECOND		
NONE UNFIN. 1/4 1/2 FULL								THIRD		
ROOF					LIVING ACCOMMODATIONS			BASE PRICE		
SHINGLES ASP/ASB/WOOD					NO. OF UNITS / BED ROOMS <i>3</i>			B P A		
SLATE/TILE/METAL					TOTAL ROOMS / FAMILY ROOMS			SUB TOTAL		
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING		
EXTERIOR WALLS								HTG/AIR CON.		
BEVEL/DROP/ALUM/VIN <i>1200</i>					STORY <i>2</i> M			SPRINKLER		
SHINGLE ASPH/ASB/WOOD					S.F. <i>108100</i>			PARTITIONS		
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			INTERIOR FINISH		
MASONITE/TI-II					HEATING			SF/CF PRICE		
PLATE GLASS - AL/WD					PLUMBING <i>+ 1760</i>			AREA CUBED		
FLOORS					ATTIC			SUB TOTAL		
CONC/DIRT <i>1</i>					INTERIOR FINISH			M & O.F.		
HARD WOOD					ADD. & PORCHES <i>+ 3460</i>			ADDITIONS		
SOFT WOOD/SUB <i>1/4</i>								TOTAL BASE		
TILE <i>1/4</i>								GRADE FACTOR		
W - W								REPLACEMENT COST		
JOISTS								FUNCTIONAL DEPRECIATION FACTORS		
INTERIOR FINISH								SURPLUS CAP		
B 1 2 3 A								ENCROACHMENTS		
DRYWALL/PLASTER								ECONOMIC		
PANELING <i>100</i>								BLIGHTED AREA		
FIBERBOARD								COMM. LOCATION		
UNFINISHED <i>1</i>								OBsolescence		
REMODELING DATA								OVERBUILT		
KITCHEN								STRUCTURAL		
PLUMBING										
HEAT										
BASEMENT										
OTHER										
REPL. COST										

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			<i>2500</i>	<i>1008</i>		<i>B-5</i>	<i>1970</i>	<i>F10</i>	<i>131380</i>	<i>30</i>	<i>91970</i>
GARAGE											
BARN											
SHED	<i>1</i>		<i>1500</i>	<i>1020</i>	<i>1750</i>	<i>C</i>	<i>1990</i>	<i>F10</i>	<i>3360</i>	<i>10/20</i>	<i>2420</i>
DK	<i>2</i>		<i>DK 900</i>	<i>108</i>		<i>E</i>	<i>1995</i>	<i>F10</i>	<i>980</i>	<i>10/20</i>	<i>710</i>
COMMERCIAL BUILDING											
LISTED											
DATE											
TOTAL CARDS THRU											
TOTAL VALUE ALL BUILDINGS <i>95100</i>											

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.