

90 MIDDIFER BRANCH DRIVE

ALFRED, MAINE



2058 750

Simmons, Robert And Mary

90 Middle Branch Dr

Simmons, Robert R. & Gisela E.
Geraghty, Robert J & Aurora

10/13/06

14981

498

8-27-18

17787

332

80,000

PROPERTY FACTORS

CLASSIFICATION		NO. OF ACRES		RATE	TOTAL	(19)
TILLABLE				300		
PASTURE						
WOODLAND		2.43		4000	9720	
WASTE LAND						
BASE		1.0			50000	
TOTAL ACREAGE		3.43				
RODNTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
TOTAL VALUE LAND					59700	59700
TOTAL VALUE BUILDINGS					38000	58900
TOTAL VALUE LAND & BUILDINGS					97700	116600

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	
026117 SPLIT			LEVEL		WATER	Drilled ✓
			HIGH		SEWER	septic ✓
			LOW		GAS	
			ROLLING	✓	ELECTRICITY	✓
			SWAMPY		ALL UTILITIES	
MEMORANDA						
2nd 100% , add'n shall 124						
			STREET		TREND OF DISTRICT	
			PAVED		IMPROVING	
			SEMI-IMPROVED		STATIC	✓
			DIRT	✓	DECLINING	
			SIDEWALK		BLIGHTED	

PROPERTY INFORMATION

LAND COST		
BLDG. COST		
SALE PRICE		
RENT		
EXPENSE		
NET RENT		
LAND	@	% equals
BLDG.	@	% equals
TOTAL		

INSPECTION WITNESSED BY:

X Robert Simmons

ASSESSMENT RECORD

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

PARKER APPRAISAL CO.

BUILDING RECORD

OCCUPANCY					PLUMBING			COMMERCIAL COMPUTATIONS					SKETCH	
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.				
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	A			B	
FOUNDATION					WATER CLOSET/URINAL			EXTERIOR WALLS						
P	B & S	CB	CONC					PERIMETER		L/F		L/F		
HEATING					NO PLUMBING			PERIM. AREA RATIO						
					M	O	OTHER FEATURES		NO. OF UNITS					
NO HEAT					PART MASONRY WALLS		FIREPLACE (INGRADE)		AVG. UNIT SIZE					
NO HEAT 2ND ONLY					BSMT. RR/APT.		BSMT. GAR 1 2		BASEMENT SIZE					
WARM AIR/F G					BUILT-IN RANGE/DW/DISP		MODERN KITCHEN		SCHEDULE					
HW/STEAM BB RAD					EXTERIOR BETTER		INTERIOR BETTER		HT.					
FLOOR/WALL FURNACE					INTERIOR BETTER		BASEMENT		FIRST					
AIR CON./ELEC.							SECOND		THIRD					
ATTIC							BASE PRICE		B P A					
1	2	3	4	5	LIVING ACCOMMODATIONS		SUB TOTAL		LIGHTING					
NONE	UNFIN.	1/4	1/2	FULL	NO. OF UNITS		TOTAL ROOMS		FAMILY ROOMS					
ROOF					DWELLING COMPUTATIONS		HTG/AIR CON.		SPRINKLER					
SHINGLES(ASP)ASB/WOOD					HEATING		ATTIC		INTERIOR FINISH					
SLATE/TILE/METAL					PLUMBING		ADD. & PORCHES		FUNCTIONAL DEPRECIATION FACTORS					
ROLL/T & G					ATTIC		TOTAL BASE		GRADE FACTOR					
EXTERIOR WALLS					INTERIOR FINISH		REPLACEMENT COST		SURPLUS CAP		ENCROACHMENTS		ECONOMIC	
BEVEL/DROP/ALUM/VIN					TOTAL		GRADE		BLIGHTED AREA		COMM. LOCATION		OBsolescence	
SHINGLE ASPH/ASB/WOOD					TOTAL		O. F.		OVERBUILT		STRUCTURAL			
CB/STUCCO/BRICK VENEER/STONE					TOTAL		C & D FACTOR							
MASONITE/TI-II					TOTAL									
PLATE GLASS - AL/WD					TOTAL									
FLOORS					TOTAL									
					TOTAL									
CONC/DIRT					TOTAL									
HARD WOOD					TOTAL									
SOFT WOOD/SUB					TOTAL									
TILE					TOTAL									
W - W					TOTAL									
JOISTS					TOTAL									
INTERIOR FINISH					TOTAL									
					TOTAL									
DRYWALL/PLASTER					TOTAL									
PANELING					TOTAL									
FIBERBOARD					TOTAL									
UNFINISHED					TOTAL									
REMODELING DATA					TOTAL									
KITCHEN					TOTAL									
PLUMBING					TOTAL									
HEAT					TOTAL									
BASEMENT					TOTAL									
OTHER					TOTAL									

14
10-4-10
1400

15 FR/51
1296

12 13/46
20 240
10800

27 X

F & F M & E
I & E R

OWTE

MEMORANDA
19 New double wide mobile home

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING	MM		15 Fr	1296		C	2019		50,500	-	50,500
GARAGE	X		20 Fr	576		C	1979		9800	25	7350
BARN											
SHED			15 8x12	96		C	1981		1680	25/20	1010
COMMERCIAL BUILDING											
LISTED											
DATE											
REPL. COST											

TOTAL CARDS THRU 58,660

TOTAL VALUE ALL BUILDINGS 64770

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.