

90 MIDDLE BRANCH DRIVE

ALFRED, MAINE



2058 750

90 Middle Branch Dr

10/13/06

Geraghty, Robert J & Aurora

8-27-18

14981

498

17787

332

80,000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION		NO. OF ACRES	RATE	TOTAL
TILLABLE			300	
PASTURE				
WOODLAND		2.43	4000	9720
WASTE LAND				
BASE		1.0		50000
TOTAL ACREAGE		3.43		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT PT. PRICE
TOTAL VALUE LAND				59700
TOTAL VALUE BUILDINGS				38000
TOTAL VALUE LAND & BUILDINGS				97700

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					

BUILDING PERMIT RECORD

[illegible]

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	Drilled ✓
HIGH		SEWER	septic ✓
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	
STREET		TREND OF DISTRICT	
PAYED		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
	BLDGs.		BLDGs.		BLDGs.		BLDGs.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGs.		BLDGs.		BLDGs.		BLDGs.
	TOTAL		TOTAL		TOTAL		TOTAL
20	LAND	20	LAND	20	LAND	20	LAND
	BLDGs.		BLDGs.		BLDGs.		BLDGs.
	TOTAL		TOTAL		TOTAL		TOTAL

BUILDING RECORD

[illegible]

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.