

448 GORE ROAD

ALFRED, MAINE

Rivard, Timothy and Margaret	4-15-04	14047	688	230,000
Graham, Daryl W & Susan A Haggerty	1/3/07	15052	376	295000
Graham, Daryl W. & Susan A.	8-11-15	17074	931	
Moore, Derek W & Monica T	4-30-20	18232	685	289,900

PROPERTY FACTORS

PERMIT NO.	EST. COST	DATE	TOPOGRAPHY		IMPROVEMENTS	
04 SP4T			LEVEL		WATER	Drilled ✓
			HIGH		SEWER	septic ✓
			LOW		GAS	
			ROLLING		ELECTRICITY	✓
			SWAMPY		ALL UTILITIES	
MEMORANDA						
						
			STREET		TREND OF DISTRICT	
			PAVED	✓	IMPROVING	
			SEMI-IMPROVED		STATIC	✓
			DIRT		DECLINING	
			SIDEWALK		BLIGHTED	



INSPECTION WITNESSED BY:

PROPERTY INFORMATION

LAND	COST		
BLDG.	COST		
SALE PRICE	229000	4/04	
RENT			
EXPENSE			
NET RENT			
LAND	@	% equals	
BLDG.	@	% equals	
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
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

COLOR BUILDING white/black

BUILDING RECORD ^{Est} 9-03 1:20

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.			
1	2	3	4	5	TOILET ROOM	7	✓	3 GLASS	7 STONE				
NONE	CRAWL	1/4	1/2	FULL	SINK/LAVATORY/SS	7	✓	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					
					OTHER FEATURES			PERIM. AREA RATIO					
NO HEAT					PART MASONRY WALLS			NO. OF UNITS					
NO HEAT 2ND ONLY					FIREPLACE (INGRADE)	111	✓	AVG. UNIT SIZE					
WARM AIR F.G.					BSMT. CR./APT.	750	✓	BASEMENT SIZE					
HW/STEAM BB/RAD					BSMT. GAR	0	✓	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	1		B & P A					
SLATE/TILE/METAL					TOTAL ROOMS	6		SUB TOTAL					
ROLL/T & G					FAMILY ROOMS			LIGHTING					
					DWELLING COMPUTATIONS			HTG/AIR CON.					
EXTERIOR WALLS								SPRINKLER					
BEVEL/DROP/ALUM/VIN					10 STORY F M			PARTITIONS					
SHINGLE ASPH/ASB/WOOD					988 S.F.	76	700	INTERIOR FINISH					
CB/STUCCO/BRICK VENEER/STONE					BASEMENT			SF/CF PRICE					
MASONITE/TI-II					HEATING			AREA CUBED					
PLATE GLASS - AL/WD					PLUMBING	+ 4400		SUB TOTAL					
FLOORS					ATTIC	+ 7400		M & O.F.					
8	1	2	3	A	INTERIOR FINISH			ADDITIONS					
CONC/DIRT	✓				ADD. & PORCHES	+ 32500		TOTAL BASE					
HARD WOOD	✓					+ 3830		GRADE FACTOR					
SOFT WOOD/SUB	✓							REPLACEMENT COST					
TILE	✓							FUNCTIONAL DEPRECIATION FACTORS					
W - W	✓							SURPLUS CAP					
JOISTS	✓							ENCROACHMENTS					
					TOTAL	124830		ECONOMIC					
INTERIOR FINISH					GRADE	128		BLIGHTED AREA					
DRYWALL/PLASTER	✓	✓			TOTAL	159780		COMM. LOCATION					
PANELING					O. F.	+ 8100		OVERBUILT					
FIBERBOARD					TOTAL	167880		STRUCTURAL					
UNFINISHED	✓				C & D FACTOR								
REMODELING DATA													
KITCHEN 1988													
PLUMBING													
HEAT													
BASEMENT													
OTHER In + Fin 1988													
Fin 1988													
					REPL. COST	167880							

SKETCH									
O W T E									
F & F M & E I & E R									

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE	COLONIAL	CONVENTIONAL
			✓		

MEMORANDA

SUMMARY OF BUILDINGS												
	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
	DWELLING			PFIR 1/2 A	988		B+5	1972	AVG	167880	25	125910
	GARAGE											
	BARN											
	SHED			sk	364		C	1986	AVG	11600	15	9860
	pool			vindl 18736	148		C	1990	✓	14300	50	7150
TOTAL CARDS THRU												
TOTAL VALUE ALL BUILDINGS 142920												

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.