

**MAP AND LOT: 13-2**

41 SANFORD ROAD

PARCEL NO.

**PROPERTY ASSESSMENT RECORD**

**ALFRED, MAINE**



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
13-2 <u>Higgins, Michael S. &amp; Helen M.</u> 41 Sanford Rd	7648 197			
Aiken, Buddy	5/5/06	14828	216	96500
Hayden, Jennifer G & Kristen M Muscato	8/21/06	14931	237	174000
Hayden, Jennifer G	3-24-15	16987	883	108,300
Price, Heather & Shawn	10-03-17	17573	163	170,000

**BUILDING PERMIT RECORD**

**PROPERTY FACTORS**

PERMIT NO. EST. COST DATE  
 102 NCH EST NCL 108  
 BY NCH EST WORK 100% NVC

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER <i>Town</i> ✓
HIGH	SEWER <i>septic</i> ✓
LOW	GAS
ROLLING	ELECTRICITY ✓
SWAMPY	ALL UTILITIES

**MEMORANDA**

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

*Michael S. Higgins*  
 INSPECTION WITNESSED BY:

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE		450		
PASTURE				
WOODLAND				
WASTE LAND				
BASE	.39		63600	
TOTAL ACREAGE	0.39			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
160				
TOTAL VALUE LAND			63600	
TOTAL VALUE BUILDINGS			54700	
TOTAL VALUE LAND & BUILDINGS			118300	

**LAND VALUE COMPUTATIONS AND SUMMARY**

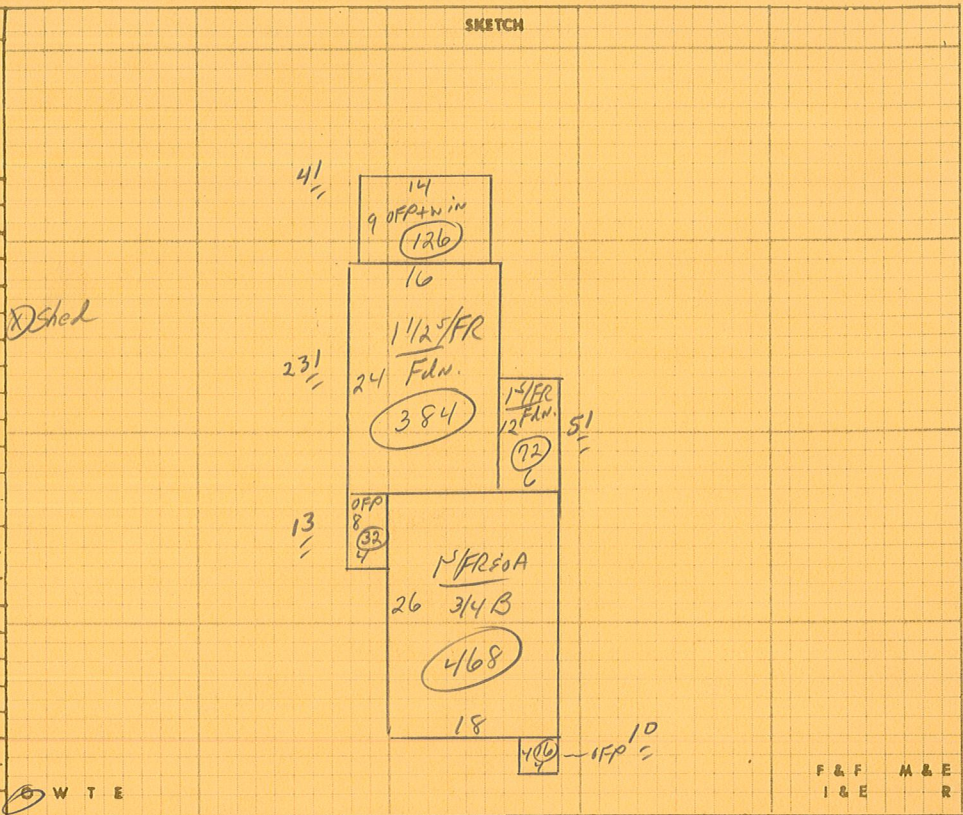
CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
SOFTWOOD				
MIXED WOOD				
HARDWOOD				
WASTE LAND				
BASE				
TOTAL ACREAGE				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
TOTAL VALUE LAND				
TOTAL VALUE BUILDINGS				
TOTAL VALUE LAND & BUILDINGS				

**ASSESSMENT RECORD**

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

# BUILDING RECORD

COMMERCIAL COMPUTATIONS			
NO.	M	O	EXTERIOR WALL CODES
			1 FRAME                    5 STUCCO                    9 CONCRETE
			2 BRICK                    6 TILE                    10 ENAM. STL.
			3 GLASS                    7 STONE
			4 C B                    8 METAL
EXTERIOR WALLS		A	B
PERIMETER		L/F	L/F
PERIM. AREA RATIO			
NO. OF UNITS			
AVG. UNIT SIZE			
BASEMENT SIZE			
SCHEDULE			
HT.			
BASEMENT			
FIRST			
SECOND			
THIRD			
BASE PRICE			
B P A			
SUB TOTAL			
LIGHTING			
HTG/AIR CON.			
SPRINKLER			
PARTITIONS			
INTERIOR FINISH			
SF/CF PRICE			
AREA CUBED			
SUB TOTAL			
M & O.F.			
ADDITIONS			
TOTAL BASE			
GRADE FACTOR			
REPLACEMENT COST			
FUNCTIONAL DEPRECIATION FACTORS			
SURPLUS CAP		ENCROACHMENTS	
BLIGHTED AREA		COMM. LOCATION	
OVERBUILT		STRUCTURAL	
ECONOMIC		OBSOLESCENCE	



W/DISP	NO	HT.	BASE PRICE
MODIFICATIONS			
BED ROOMS 3			
FAMILY ROOMS			
ADDITIONS			
M			
52900			
+ 2200			
+ 34600			
TOTAL BASE			
GRADE FACTOR			
REPLACEMENT COST			
FUNCTIONAL DEPRECIATION FACTORS			
SURPLUS CAP		ENCROACHMENTS	
BLIGHTED AREA		COMM. LOCATION	
OVERBUILT		STRUCTURAL	
ECONOMIC		OBSOLESCENCE	

CONTEMPORARY	SPLIT LEVEL	RANCH (R)	CAPE
			COLONIAL <input checked="" type="checkbox"/> CONVENTIONAL

MEMORANDA

SUMMARY OF BUILDINGS													
89700	TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE	
110	DWELLING			M/FR 20A	468*		C+10	1880	AUG	98670	45	54270	
98670	GARAGE												
	BARN												
	SHED	(X)		M/FR 12x14	168*	875	E	212	F	1470	60/20	470	
	COMMERCIAL BUILDING												
										TOTAL CARDS	THRU		
98670	LISTED		DATE									TOTAL VALUE ALL BUILDINGS	54746

AGE: 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.