

MAP AND LOT: 13-3

35 SANFORD ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
13-3				
1800 27				
Guertin, Carroll A.				
35 Sanford Rd				
Guertin, Carroll A & Patricia	10-19-20	18417	240	
Guertin, Carroll A.	2-1-21	18542	926	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	
TILLABLE				
PASTURE				
WOODLAND	1.32		1300	
WASTE LAND				
BASE	1.0		93750	
TOTAL ACREAGE	1.32		95050	
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE
TOTAL VALUE LAND				
TOTAL VALUE BUILDINGS				
TOTAL VALUE LAND & BUILDINGS				

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE
20-AD5 For remodel / ADD FR		
MEMORANDA		
① Added full bath and 20x20 LNT attached to Right side of FR.		
② 2178 sq' From 13-15		
③ Ac. 47 From TOA.		

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER Town
HIGH	SEWER Septic
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	TREND OF DISTRICT
PAVED	IMPROVING
SEMI-IMPROVED	STATIC
DIRT	DECLINING
SIDEWALK	BLIGHTED

80,000
115,900
195,900

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				

INSPECTION WITNESSED BY:

Patricia E. Guertin

ASSESSMENT RECORD

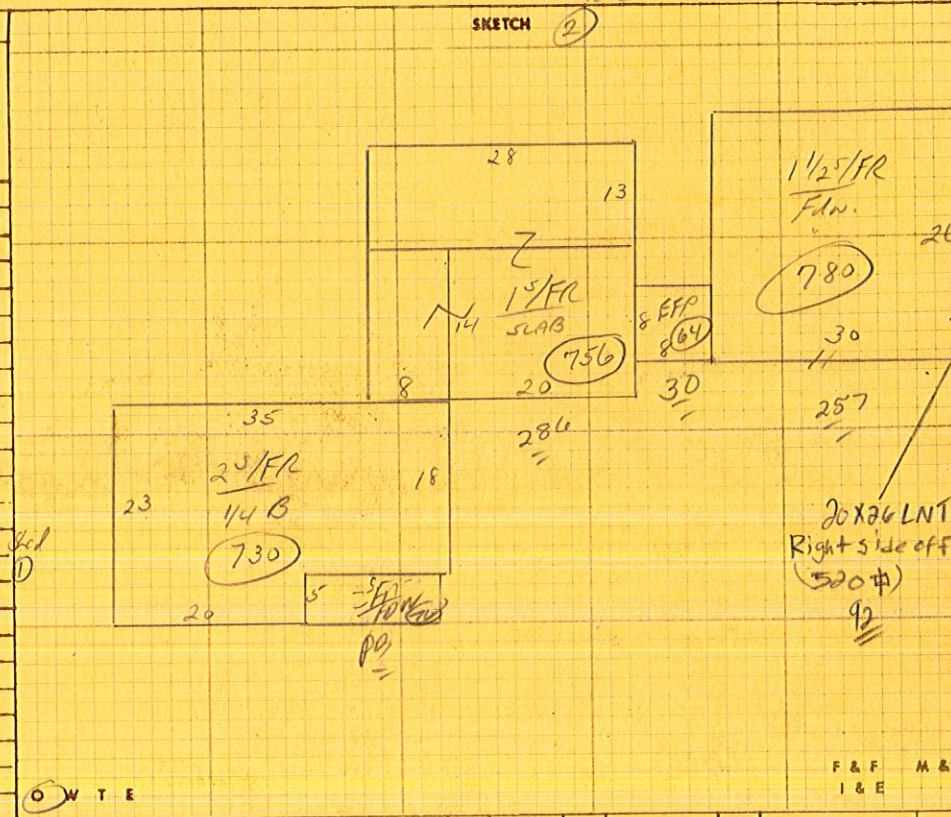
LAND	BLDG.	TOTAL
20 95050	20 115900	20 210950
20	20	20
20	20	20
20	20	20

BUILDING RECORD

COLOR BUILDING *Brown/white*

Sketch

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					TOILET ROOM			2 BRICK	6 TILE	10 ENAM. STL.		
1	2	3	4	5	SINK/LAVATORY/SS			3 GLASS	7 STONE			
NONE	CRAWL	1/4	1/2	FULL	WATER CLOSET/URINAL			4 C B	8 METAL			
FOUNDATION					NO PLUMBING			EXTERIOR WALLS				
P	B & S	CB	CONC					PERIMETER		L/F	L/F	
HEATING					OTHER FEATURES			PERIM. AREA RATIO				
NO HEAT					M	O	PART MASONRY WALLS	NO. OF UNITS				
NO HEAT 2ND ONLY					FIREPLACE (INGRADE) <i>NO</i>			AVG. UNIT SIZE				
WARM AIR					BSMT. RR/APT.			BASEMENT SIZE				
HW/STEAM BB RAD					BSMT. GAR 1 ?			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/0 BED ROOMS			B P A				
SLATE/TILE/METAL					TOTAL ROOMS 8 FAMILY ROOMS			SUB TOTAL				
ROLL/T & G					DWELLING COMPUTATIONS			LIGHTING				
EXTERIOR WALLS					2.0 STORY (F) M			HTG/AIR CON.				
BEVEL/DROP/ALUM/VIN					730 S.F. 90700			SPRINKLER				
SHINGLE ASPH/ASB/WOOD					BASEMENT - 3000			PARTITIONS				
CB/STUCCO/BRICK VENEER/STONE					HEATING			INTERIOR FINISH				
MASONITE/TI-II					PLUMBING +2640			SF/CF PRICE				
PLATE GLASS - AL/WD					ATTIC			AREA CUBED				
FLOORS					INTERIOR FINISH			SUB TOTAL				
COND/DIRT					ADD. & PORCHES + 64500			M & O.F.				
HARD WOOD					TOTAL 156840			ADDITIONS				
SOFT WOOD/SUB					TOTAL 151100			TOTAL BASE				
TILE					GRADE FACTOR			REPLACEMENT COST				
W - W					TOTAL 158650			FUNCTIONAL DEPRECIATION FACTORS				
JOISTS 2x6 16"oc					TOTAL 158650			SURPLUS CAP				
INTERIOR FINISH					TOTAL 158650			ENCROACHMENTS				
DRYWALL/PLASTER					TOTAL 158650			BLIGHTED AREA				
PANELING					TOTAL 158650			COMM. LOCATION				
FIBERBOARD					TOTAL 158650			OVERBUILT				
UNFINISHED					TOTAL 158650			STRUCTURAL				
REMODELING DATA					TOTAL 158650							
KITCHEN					TOTAL 158650							
PLUMBING					TOTAL 158650							
HEAT					TOTAL 158650							
BASEMENT					TOTAL 158650							
OTHER					TOTAL 158650							



CONTEMPORARY SPLIT LEVEL RANCH (R) CAPE COLONIAL CONVENTIONAL

(17) Added full bath (3 fixtures) and 20x26 LNT to FBR. MEMORANDA

SUMMARY OF BUILDINGS											
TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			2 FR	730		C+5	all	A	158650	35	103120
GARAGE									164682	35	10704
BARN											
SHED	(1)		1 1/2 FR 6x6	36	1750	C	all	A	630	20/20	400
	(2)		1 1/2 FR 8x13	104	1450	D	all	F	1510	40/20	720
			SLC	70		C	20x26	ALL	7700		7700
COMMERCIAL BUILDING											
LISTED											
DATE											
REPL. COST									164682		
									158650		
											11586
											TOTAL VALUE ALL BUILDINGS 11940

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.