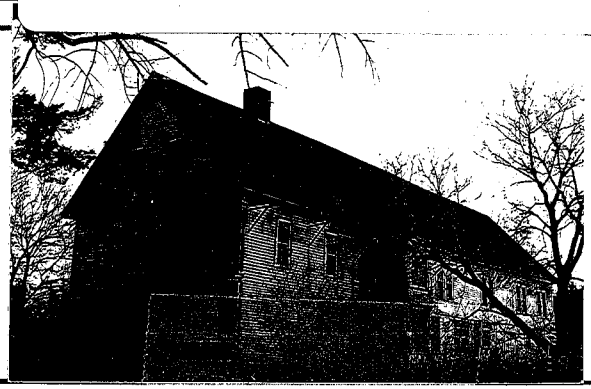
PARCEL

MAP AND LOT: 9-7

124 FORT RIDGE ROAD

PROPERTY ASSESSMENT RECORD

ALFRED, MAINE



RECORD OF OWNERSHIP	DATE	BOOK	PAGE	AMOUNT
9-7 1763 435				
Gildersleeve, Paul And Dorothy				
124 Fort Ridge Rd				
Sanford Self Storage	1/29/07	15071	241	200000

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE 360	TOTAL		
TILLABLE					
PASTURE					
WOODLAND	62.0		95000		
WASTE LAND	7.0	300	2100		
BASE	1.0		60000		
TOTAL ACREAGE	70.0				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

TOTAL VALUE LAND	157100	
TOTAL VALUE BUILDINGS	~~91600~~	79200
TOTAL VALUE LAND & BUILDINGS	248700	

LAND VALUE COMPUTATIONS AND SUMMARY

CLASSIFICATION	NO. OF ACRES	RATE	TG TOTAL 04	TG 05	05
SOFTWOOD					
MIXED WOOD					
HARDWOOD	66.0	131.2	8659.2	8659.20	9,141
WASTE LAND					
BASE	1.0		60000	60000	60000
	~~2.0~~ 3.0		24000	12000	12000
TOTAL ACREAGE	~~74.0~~ 70.0				

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE

			(05)	
TOTAL VALUE LAND	92659.20	92659.2	80659.20	81,141
TOTAL VALUE BUILDINGS	91600	79200	79200	79200
TOTAL VALUE LAND & BUILDINGS	184259.20	171859.2	159859.20	160,341

BUILDING PERMIT RECORD

PERMIT NO.	EST. COST	DATE

MEMORANDA

out TG 2007

INSPECTION WITNESSED BY:

+ Dorothy Gildersleeve

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER Drilled	✓
HIGH		SEWER Septic	✓
LOW		GAS	
ROLLING	✓	ELECTRICITY	✓
SWAMPY		ALL UTILITIES	

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		

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

PARKER APPRAISAL CO.

COLOR BUILDING white

BUILDING RECORD

OCCUPANCY

1 VAC. 2 LOT DWELLING 3 COMM. 4 OTHER

BASEMENT

1 NONE 2 CRAWL 3 1/4 4 1/2 5 FULL

FOUNDATION

P B & S CB CONC

HEATING

	M	O
NO HEAT		✓
NO HEAT 2ND ONLY		
WARM AIR F G		
HW/STEAM BB RAD		
FLOOR/WALL FURNACE		
AIR CON./ELEC.		

ATTIC

1 NONE 2 UNFIN. 3 1/4 4 1/2 5 FULL

ROOF

SHINGLES ASP/ASB/WOOD	✓
SLATE/TILE/METAL	
ROLL/T & G	

EXTERIOR WALLS

BEVEL/DROP/ALUM/VIN	✓
SHINGLE ASPH/ASB/WOOD	
CB/STUCCO/BRICK VENEER/STONE	
MASONITE/TI-11	
PLATE GLASS - AL/WD	

FLOORS

	B	1	2	3	A
CONC/DIRT/	✓				
HARD WOOD					
SOFT WOOD/SUB		✓	✓		✓
TILE		✓	✓		
W - W					
JOISTS					

INTERIOR FINISH

	B	1	2	3	A
DRYWALL/PLASTER		✓			
PANELING KP		✓	✓		
FIBERBOARD					
UNFINISHED	✓				✓

REMODELING DATA

KITCHEN
PLUMBING
HEAT
BASEMENT
OTHER

PLUMBING

	NO.	M	O
STANDARD		✓	
BATHROOM		✓	
TOILET ROOM		✓	
SINK/LAVATORY/SS			
WATER CLOSET/URINAL			
NO PLUMBING			

OTHER FEATURES

PART MASONRY WALLS	
FIREPLACE (INGRADE) NO	
BSMT. RR/APT.	
BSMT. GAR 1 2	
BUILT-IN RANGE/DW/DISP	
MODERN KITCHEN	
EXTERIOR BETTER	
INTERIOR BETTER	

LIVING ACCOMMODATIONS

NO. OF UNITS 1 BED ROOMS 4
TOTAL ROOMS 8 FAMILY ROOMS

DWELLING COMPUTATIONS

2 2 STORY P. M

1590 S.F.	150500
BASEMENT	− 2400
HEATING	− 7900
PLUMBING	+ 17600
ATTIC	+ 3860
INTERIOR FINISH	
ADD. & PORCHES	+ 1300
TOTAL	147060
GRADE	135
TOTAL	198530
O. F.	
TOTAL	
C & D FACTOR	
REPL. COST	198530

COMMERCIAL COMPUTATIONS

EXTERIOR WALL CODES

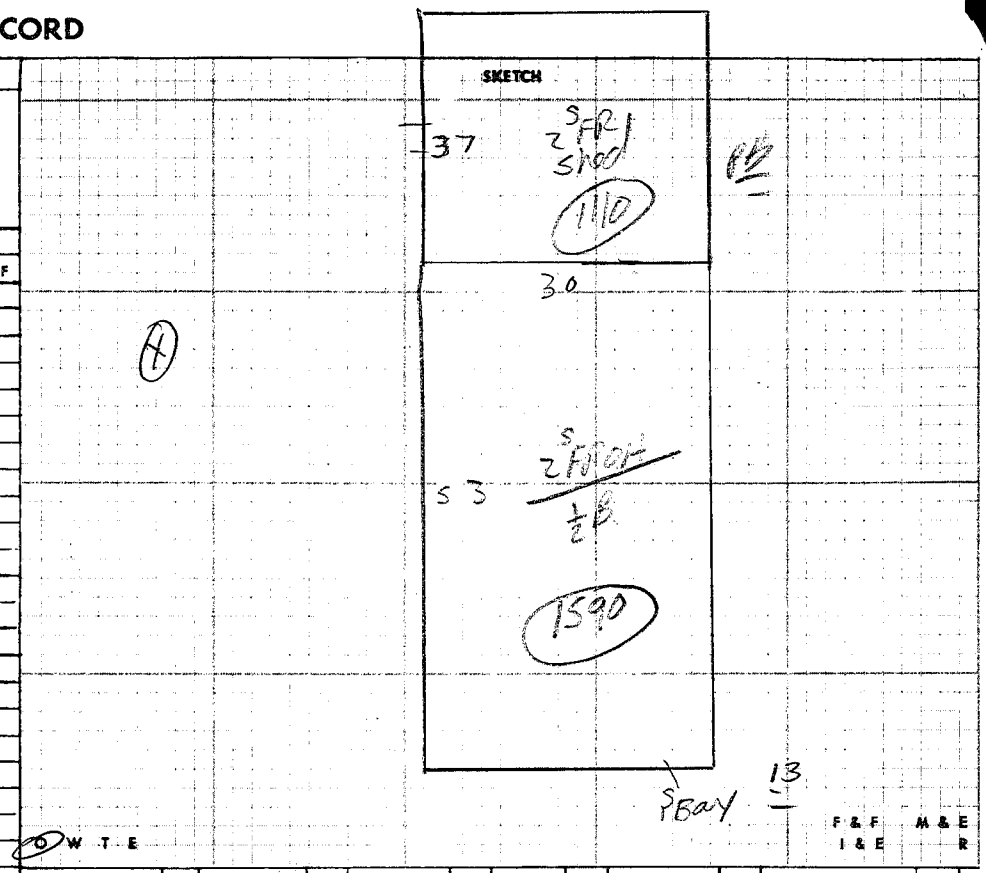
1 FRAME 2 BRICK 3 GLASS 4 C B 5 STUCCO 6 TILE 7 STONE 8 METAL 9 CONCRETE 10 ENAM. STL.

	A	B
EXTERIOR WALLS		
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	ECONOMIC
BLIGHTED AREA	COMM. LOCATION	OBSOLESCENCE
OVERBUILT	STRUCTURAL	

SKETCH



CONTEMPORARY		SPLIT LEVEL		RANCH (R)		CAPE		COLONIAL		CONVENTIONAL	

F & F M & E
I & E R

MEMORANDA

SUMMARY OF BUILDINGS

TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DEPR.	TRUE VALUE
DWELLING			S FR OA	1590		B+10	1895	F	198530	60/20	63530
GARAGE /FDN			S FD 22X28	1611		C-10	2002	AVG	14370	5	13650
BARN											
SHED			SK	1110		C	old	VP	33710	70/80	2020
COMMERCIAL BUILDING											
									TOTAL CARDS	THRU	

LISTED TW DATE 9-16-03

TOTAL VALUE ALL BUILDINGS 79200

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.