PROPERTY ASSESSMENT RECORD

TOWN OF **Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	OWNER:
2	41	759 Portage Rd	Grauslys, Richard

Single Family	X	Residential	
Two Family		Seasonal	
Apartment		Other	
		Neighborhood	

RECORD OF OWNERSHIP

	DATE	BK	PG	RET ST
31 Pilgram Drive Litchfield, NH 03051				

SUMMARY

2010	LAND	12,500
	BLDGS	20,300
	TOTAL	32,800
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	

INTERIOR INSPECTED: YES [ ] NO-ESTIMATED [X]

DATE: 4/8/10

REMARKS: Vacant

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE
HOUSE LOT	1		12,500	12,500			12,500
BASE LOT							
FRONT ACRES							
ACERAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	1						12,500

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE

GPS LOCATION

N	46	°	40	'	44.7	"
W	68	°	26	'	19.5	"

AREA TRENDS

IMPROVING	STATIC	DECLINED
	✓	

LAND FACTORS

MINUS	PLUS
VACANCY	COMM. INFL
SEMI-IMP	OTHER
TOPO	
ACCESS	
R/W	
SIZE	
SHAPE	
USE	

OTHER FACTORS

LEVEL		PAVED RD	✓
ROUGH		GRAVEL RD	
ROLLING		TWN WATER	
SWAMPY		DRILLED WELL	✓
HIGH		DUG WELL	
LOW		TWN SEWER	
		SEPTIC	✓

CONSTRUCTION

1	1	FOUNDATION	P	F	A	G		
EXCAVATION	6'	6'6"	8'					
FOOTING	8x16	8x18	12x24	12x36				
PT WOOD	Post	SONOTUBE	FROST					
ROCK/BRICK								
CONCRETE BLOCK								
POURED CONCRETE								
CONCRETE SLAB	Drainage: Y / N							
SITE WORK	Grade& clear	Better						
2	1	BASEMENT	P	F	A	G		
NONE	Crawl							
DEPTH	6'	6'6"	7'	7'6"				
FLOOR	Dirt	3'CM	4'CM	6'CM				
FINISH	Rough	Trowel						
FINISHED AREA	sqft							
STORAGE	Rough	Built-in						
3	2.5	FRAMING	P	F	A	G		
FLOOR JOISTS	2x6x24	2x6x16						
2x8	2x10	2x12	STEEL					
STUDS	2x4x24	2x4x16						
2x6x24	2x6x16							
RAFTERS	2x4	2x6	2x8	2x10				
ENGINEERED TRUSSES								
4	2.5	ROOF	P	F	A	G		
SHEATHING	Bd	1/2	5/8	3/4				
COVER	TP	210A	235A	Metal				
TRIM	DRIP EDGE							
CORNICE	Raked	Boxed						
GUTTERS	COPPER							
5	2.5	INTERIOR	P	F	A	G		
FINISH	NONE							
QUALITY	Poor	Avg	Good	Best				
WALL	Board	Panelling						
Paper	Sheetrock	Plaster						
CABINETS	SW	HW	Built-in					
CLOSETS	Sm	Ample	Walk-in					
DOORS	Luan	Panel	Raised Panel					

6	2	EXTERIOR	P	F	A	G		
SHEATHING	Bd	1/2	5/8	3/4				
WALLS	T111 / B&B	Log/Alum						
Vinyl / Shing / ClapBd	2" LOG/Brick							
WINDOWS	Builder Grade	Dbl Hung						
Casement	Bow	Bay						
INSULATION	Wrap	3"FG	6"FG					
DOORS	2Ext	Solid	Raised	Custom				
ATRIUIM								
7	2.5	FLOORS	P	F	A	G		
SUBFLOOR	3/8	1/2	5/8	3/4				
UNDERLAYMENT	3/8	1/2						
CARPET	26 OZ	32 OZ						
LINEOLEUM	Embossed	Laminate						
HARDWOOD								
TILE								
8	3	HEATING	P	F	A	G		
NONE	UNIT	MONITOR	ELEC					
STEAM								
FORCED HOT AIR ✓								
HW RADIANT								
MULTIZONE								
# FIREPLACES	HEARTH							
CENTRAL AIR CONDITIONING								
9	3	PLUMBING	P	F	A	G		
NONE								
3 PC	OLD	AVG	GOOD	BEST				
# BATHROOMS	2	3	4	5				
# STALL SHOWERS	2	3	4					
# FIXTURES	4	5	6	7	8			
WATER HEATER	ELEC	OIL	GAS					
10	3	ELECTRICAL	P	F	A	G		
ENTRANCE	60A	100A	200A					
WIRING	OLD	AVG	NEW					
QUALITY	MIN	AVG	GOOD					
DATA & CABLE	Y	N						
SECURITY SYSTEM	Y	N						
GENERATOR	Y	N						

NUMBER OF ROOMS	
BASEMENT	
FIRST FLOOR	
SECOND FLOOR	
THIRD FLOOR	

ROOF TYPE			
FLAT		MANSARD	
GABLE	✓	CUSTOM	
GAMBREL		OTHER	
HIP			

RECORD OF CONSTRUCTION

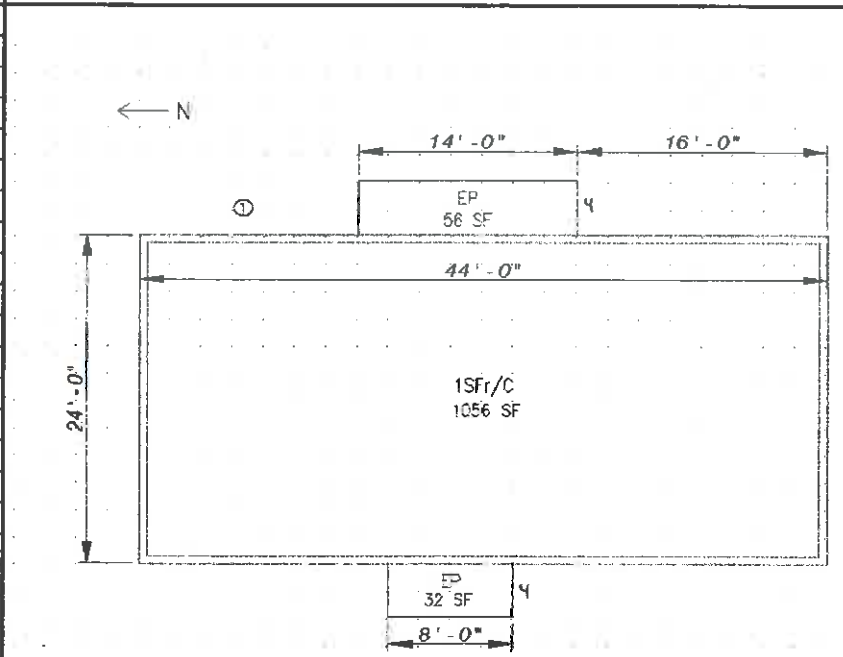
TYPE	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS

UNIT	SF	AMOUNT
1SFr/Cr	1056	41,068
NO BSMT -		-10,500
FIN BSMT +		
BSMT GAR +		
BRICK +		
FIREPLACE +		
ATTIC +		
HEATING -		
PLUMBING +		
Roof Window+		
TOTAL		30,568

ADDITIONS	SF	AMOUNT
EP	56	2199
EP	32	1397
TOTAL		34,104
FACTOR		1.0
REPL VALUE		34,104

SKETCH



MODULAR

SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO.	DATE YEAR	TYPE Land/L&B/Bldg	SALE PRICE	SOURCE Buyer-Seller-Dec-Agent	DATE LISTED
					LISTED
					MEAS ALP
					PRICED ALP
					REVD MDM

	BETTER	EQUAL	LESS
INTERIOR CONDITION			✓
COMPARED TO EXTERIOR			

OBSOLESCENCE FACTORS

SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED	
STYLE		COMM. LOCATION		ECONOMIC			

OCCUPANCY	CONSTRUCTION	SIZE	AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE
SF	1SFr/Cr	24x44	1056	23			F	34,104	35%	22,168		22,168
OUT BLDGS												
Att Shed	1SFr	12x12	144	D-			F-	1200	40	720		720

Just Value Associates, PLLC - ...n 2010

TOTAL VALUE BUILDINGS 22,888