

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	OWNER:				Single Family	X	Residential	SUMMARY				
2	31C	off Portage Rd	LeBlanc, Geoffery				Two Family		Seasonal					
						Apartment		Other						
								Neighborhood						
RECORD OF OWNERSHIP						DATE	BK	PG	RET ST		2015	LAND	\$	6,800
Split fr M2L31, George & Sandra LeBlanc to Geoffery LeBlanc, 19 Ford Lane, Mapleton ME 04757						11/20/2014	5374	228	WD			BLDGS	\$	-
												TOTAL	\$	6,800
												LAND		
												BLDGS		
												TOTAL		
												LAND		
												BLDGS		
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												BLDGS		
												TOTAL		
												LAND		
												BLDGS		
												TOTAL		
INTERIOR INSPECTED: YES NO-ESTIMATED												20	LAND	
DATE:												20	BLDGS	
REMARKS:												20	TOTAL	
												20	LAND	
												20	BLDGS	
												20	TOTAL	
												20	LAND	
												20	BLDGS	
												20	TOTAL	
LAND VALUATION												LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE	MINUS PLUS						
HOUSE LOT								VACANCY	COMM. INFL					
BASE LOT	1		5000	5000			5000	SEMI-IMP	OTHER					
FRONT ACRES								TOPO						
ACERAGE	4.1		450	1823			1823	ACCESS						
TILLABLE								R/W						
PASTURE								SIZE						
WOODLAND								SHAPE						
WASTE								USE						
TOTAL	5.1						6823							
LOT COMPUTATIONS												OTHER FACTORS		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED RD					
								ROUGH	GRAVEL RD					
								ROLLING	TWN WATER					
								SWAMPY	DRILLED WELL					
								HIGH	DUG WELL					
								LOW	TWN SEWER					
GPS LOCATION						AREA TRENDS				SEPTIC				
N	46	°	40	52.8	"	IMPROVING	STATIC	DECLINED						
W	68	°	26	34.6	"									

CONSTRUCTION					RECORD OF CONSTRUCTION			SKETCH																		
1	FOUNDATION P F A G				6	EXTERIOR P F A G			TYPE	YEAR	COST															
EXCAVATION		6'	6'6"	8'	SHEATHING		Bd 1/2 5/8 3/4	STRUCTURAL																		
FOOTING		8x16	8x18	12x24	12x36	WALLS		T111 / B&B Log/ Alum	KITCHEN																	
PT WOOD		SONOTUBE	FROST		Vinyl / Shing / ClapBd		2' LOG/Brick	ELECTRICAL																		
ROCK/BRICK		WINDOWS				Bulder' Grade	Dbl Hung	PLUMBING																		
CONCRETE BLOCK		Casement				Bow	Bay	HEATING																		
POURED CONCRETE		INSULATION				Wrap	3"FG 6"FG																			
CONCRETE SLAB		Drainage: Y / N				DOORS		2Ext Solid Raised Custom																		
SITE WORK		Grade & clear	Better		ATRIIUM			COMPUTATIONS																		
2	BASEMENT P F A G				7	FLOORS P F A G			UNIT	SF	AMOUNT															
NONE		SUBFLOOR				3/8	1/2	5/8	3/4																	
DEPTH		6'	6'6"	7'	7'6"	UNDERLAYMENT		3/8 1/2	NO BSMT -																	
FLOOR		Dir	3'CM	4'CM	6'CM	CARPET		26 OZ 32 OZ	FIN BSMT +																	
FINISH		Rough	Trowel		LINEOLEUM		Embossed Laminate	BSMT GAR +																		
FINISHED AREA		sqfl				HARDWOOD			BRICK +																	
STORAGE		Rough	Built-in		TILE			FIREPLACE +																		
3	FRAMING P F A G				8	HEATING P F A G			ATTIC +																	
FLOOR JOISTS		2x6x24	2x6x16		NONE		UNIT MONITOR	ELEC	HEATING -																	
		2x8	2x10	2x12	STEEL	STEAM			PLUMBING +																	
STUDS		2x4x24	2x4x16		FORCED HOT AIR			Roof Window+																		
		2x6x24	2x6x16		HW RADIANT																					
RAFTERS		2x4	2x6	2x8	2x10	MULTIZONE																				
ENGINEERED TRUSSES		# FIREPLACES				HEARTH			TOTAL																	
		CENTRAL AIR CONDITIONING				ADDITIONS			SF	AMOUNT																
4	ROOF P F A G				9	PLUMBING P F A G					SPLIT LEVEL		RANCH	GARRISON	CAPE	MODULAR	CUSTOM									
SHEATHING		Bd	1/2	5/8	3/4	NONE					DATE		TYPE	SALE	SOURCE		DATE LISTED									
COVER		TP	210A	235A	Metal	3 PC			OLD	AVG	GOOD	BEST	MO.	YEAR	Land/L&B/Bldg	PRICE	Buyer-Seller-Dec-Agent		LISTED							
TRIM		DRIP EDGE				# BATHROOMS			2 3 4 5																	
CORNICE		Raked	Boxed		# STALL SHOWERS			2 3 4																		
GUTTERS		COPPER				# FIXTURES			4 5 6 7 8																	
5	INTERIOR P F A G				10	ELECTRICAL P F A G			TOTAL		INTERIOR CONDITION		BETTER		EQUAL	LESS	PRICED	REV'D								
FINISH		NONE				WATER HEATER			ELEC	OIL	GAS	COMPARED TO EXTERIOR		OBSOLESCENCE FACTORS												
QUALITY		Poor	Avg	Good	Best	ENTRANCE		60A	100A	200A	SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED									
WALL		Board	Panelling		WIRING			OLD	AVG	NEW	REPL VALUE	STYLE		COMM. LOCATION		ECONOMIC										
		Paper	Sheetrock	Plaster		QUALITY	MIN	AVG	GOOD	OCCUPANCY	CONSTRUCTION	SIZE	AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE				
CABINETS		SW	HW	Built-in		DATA & CABLE		Y	N																	
CLOSETS		Sm	Ample	Walk-in		SECURITY SYSTEM		Y	N	OUT BLDGS																
DOORS		Luan	Panel	Raised Panel		GENERATOR		Y	N																	
NUMBER OF ROOMS		ROOF TYPE				FLAT		MANSARD																		
BASEMENT		GABLE				CUSTOM																				
FIRST FLOOR		GAMBREL				OTHER																				
SECOND FLOOR		HIP																								
THIRD FLOOR																										