

Acct 14

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	852 Portage Rd	Single Family	X	Residential		SUMMARY	
2	30	OWNER:	Flint, Nancy L Jackson, Benjamin E Kelly D.	Two Family		Seasonal		2010	LAND
				Apartment		Other			BLDGS
						Neighborhood			TOTAL

RECORD OF OWNERSHIP				DATE	BK	PG	RET ST	
852 Portage Rd Nashville Plantation, ME 07432				7-15-91	2377	268	WD	
Quit Claim - Mark Flint - 1/2 Interest to Nancy L Flint				6-6-06	4289	310	QC	
Divorce from Mark Flint				6-7-06	4290	166	Divorce	
Mortgage discharge to Nancy Beaulieu				5-1-14	5570	35	Mtg Dis	
Sale to Benjamin & Kelly D. Jackson - 28 Delmont St. PRESQUE ISLE, ME				8-1-16	5570	36	WD	
Mtg Jackson to Bancor Savings bank - P.O. Box 930, Bangor				8-1-16	5570	38	Mtg	



INTERIOR INSPECTED:	YES	X	NO-ESTIMATED	
DATE:	4/13/10 Nancy Flint			
REMARKS:				

LAND VALUATION								LAND FACTORS	
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE	MINUS	PLUS
HOUSE LOT	1		12,500	12,500			12,500	VACANCY	COMM. INFL
BASE LOT								SEMI-IMP	OTHER
FRONT ACRES								TOPO	
ACERAGE	1		450	450			450	ACCESS	
TILLABLE								R/W	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL	2						12,950		

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					
N	46	°	41	'	0.7	"	IMPROVING	STATIC	DECLINED	
W	68	°	26	'	41.2	"		✓		
									SEPTIC	✓

CONSTRUCTION				RECORD OF CONSTRUCTION				COMPUTATIONS								
1	3	FOUNDATION	P F (A) G	6	3	EXTERIOR	P F (A) G	TYPE	YEAR	COST	UNIT	SF	AMOUNT			
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	Builder 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			ATRIUM												
2	35	BASEMENT	P F (A) G	7	5	FLOORS	P F (A) G									
NONE				SUBFLOOR	3/8 1/2 5/8 3/4			1SFr/B	1288	73897						
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 +		9324						
FINISH	Rough (Trowel)			LINEOLEUM	Embossed	Laminate		BSMT GAR +								
FINISHED AREA	17x46 sqft			(HARDWOOD)				BRICK +								
STORAGE	Rough Built-in			TILE				FIREPLACE +								
3	3	FRAMING	P F (A) G	8	4	HEATING	P F (A) G									
FLOOR JOISTS	2x6x24 2x6x16			NONE	UNIT	MONITOR	ELEC	HEATING -								
(2x8)	2x10 2x12 STEEL			STEAM				PLUMBING +		3610						
STUDS	2x4x24 2x4x16			FORCED HOT AIR				Roof Window+								
(2x6x24)	2x6x16			HW RADIANT												
RAFTERS	2x4 2x6 2x8 2x10			MULTIZONE												
ENGINEERED TRUSSES				# FIREPLACES	HEARTH			TOTAL		86941						
				CENTRAL AIR CONDITIONING				ADDITIONS								
4	3	ROOF	P F (A) G	9	3.5	PLUMBING	P F (A) G	WD		356	3024					
SHEATHING	Bd 1/2 5/8 3/4			NONE												
COVER	TP (10A) 235A Metal			3 PC	OLD (AVG)	GOOD	BEST									
TRIM	(DRIP EDGE)			# BATHROOMS	2 (3)	4	5									
CORNICE	Raked (Boxed)			# STALL SHOWERS	2	3	4									
GUTTERS	COPPER			# FIXTURES	4	5	6	7	8	9						
5	3	INTERIOR	P F (A) G	10	3.5	ELECTRICAL	P F (A) G			89966						
FINISH	NONE			10				TOTAL								
QUALITY	Poor (Avg) Good Best			ENTRANCE	60A 100A (200A)			FACTOR		1.0						
WALL	Board Panelling			WIRING	OLD (AVG) NEW			REPL VALUE		89366						
Paper	(Sheetrock) Plaster			QUALITY	MIN (AVG) GOOD			OCCUPANCY								
CABINETS	(SW) HW Built-in			DATA & CABLE	(Y) N			SF	1SFr/B	2446	1288	3.3				
CLOSETS	Sm Ample Walk-in			SECURITY SYSTEM	Y N			OUT BLDGS								
DOORS	Luan Panel Raised Panel			GENERATOR	Y (N)			Garage	1SFr/S	2244	1232	C+				
								Playhouse	1SFr	8x8	64	C				
								Shed	1SFr	12x16	192	C				
								Poolhouse	1SFr	38x69	2622	33				
								Pool *		20x40	800	-				
								Pavement		72000						
NUMBER OF ROOMS				ROOF TYPE				Just Value Associates, PLLC - Jan 2010				TOTAL VALUE BUILDINGS				
BASEMENT				FLAT		MANSARD										
FIRST FLOOR	5-3-3B			GABLE	✓	CUSTOM										
SECOND FLOOR				GAMBREL		OTHER										
THIRD FLOOR				HIP												

SKETCH																									
SPLIT LEVEL			RANCH			GARRISON			CAPE			MODULAR			CUSTOM										
DATE			TYPE			SALE			SOURCE			DATE LISTED													
MO.		YEAR		Land/L&B/Bldg		PRICE		Buyer-Seller-Dec-Agent		LISTED		MEAS		A/C											
INTERIOR CONDITION						BETTER		EQUAL		LESS		PRICED		A/C											
COMPARED TO EXTERIOR								✓				REVD		M/M											
OBSOLESCENCE FACTORS																									
SURPLUS CAPACITY				ENCROACHMENTS				PLUMB & HEAT				UNFINISHED													
STYLE				70				COMM. LOCATION				ECONOMIC													
OCCUPANCY		CONSTRUCTION		SIZE		AREA		GR		AGE		REMOD		COND		REPL VAL		DEPR		PHYS VAL		OBS		SOUND VALUE	
SF		1SFr/B		2446		1288		3.3				A		89966		25%		67,474				67,474			
												G		24412		15%		20,750				20,750			
												F		864		35%		561				561			
												A		3066		25%		2355				2355			
												A		99600		25		74700		70		22410			
												G		35000		15		29750				29750			
																						0,000			
TOTAL VALUE BUILDINGS												145,200													

*M+S pricing