

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	797 Portage Rd				Single Family	X	Residential		SUMMARY
2	35	OWNER:	Tarr, Londell & Laurie R. Sharon D. Caron & Roy W. Abel & Allen F. Caron				Two Family		Seasonal		
						Apartment		Other			
								Neighborhood			

RECORD OF OWNERSHIP

P.O. Box 275 Ashland, ME 04732	DATE	BK	PG	RET ST
Subd to Sharon D. Caron & Roy W. Abel, Allen F. Caron	6-13-03	3823	338	WD
P.O. Box 234, Sydney, FL 33587	2-29-16	5518	160	WD

INTERIOR INSPECTED:	YES	NO-ESTIMATED	X
DATE:	4/13/11		
REMARKS:			

2010	LAND	12,500
2010	BLDGS	2,500
2010	TOTAL	15,000
20	LAND	
20	BLDGS	
20	TOTAL	
20	LAND	
20	BLDGS	
20	TOTAL	
20	LAND	
20	BLDGS	
20	TOTAL	



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			12,500

LAND FACTORS

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

LOT COMPUTATIONS

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

OTHER FACTORS

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

GPS LOCATION

N	46	°	40	'	51.7	"
W	68	°	26	'	25.8	"

AREA TRENDS

IMPROVING	STATIC	DECLINED
	✓	

CONSTRUCTION						RECORD OF CONSTRUCTION				SKETCH																											
1	2	3	4	5	6	7	8	9	10	UNIT	SF	AMOUNT																									
FOUNDATION	P	F	(A)	G	6	EXTERIOR	P	F	(A)	G	TYPE	YEAR	COST																								
EXCAVATION	8'	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				PLUMBING																												
ROCK/BRICK	CONCRETE BLOCK	(Casement)	Bow	Bay	HEATING				ATTIC +																												
POURED CONCRETE	INSULATION	Wrap	3"FG	6"FG																																	
CONCRETE SLAB	Drainage: Y / N	DOORS	2Ext	Solid	Raised	Custom																															
SITE WORK	Grade & clear	Better	ATRIUM						COMPUTATIONS																												
2	3	BASEMENT	P	F	(A)	G	7	2	FLOORS	P	F	(A)	G	UNIT	SF	AMOUNT																					
NONE	SUBFLOOR	3/8	1/2	5/8	3/4	1SF/B	1200	69,570																													
DEPTH	6'	6'6"	7'	(7'6")	UNDERLAYMENT	3/8	1/2		NO BSMT -																												
FLOOR	Dirt	3'CM	4'CM	(6'CM)	CARPET	26 OZ	32 OZ		FIN BSMT +		4900																										
FINISH	Rough	(Trowel)	LINEOLEUM	Embossed	Laminate	BSMT GAR +			BRICK +																												
FINISHED AREA	221	sqft	HARDWOOD			BRICK +			FIREPLACE +																												
STORAGE	Rough	Built-in	TILE																																		
3	4	FRAMING	P	F	(A)	G	8	4	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	5																															
ENGINEERED TRUSSES	# FIREPLACES	HEARTH					TOTAL	74,472																													
	CENTRAL AIR CONDITIONING		ADDITIONS	SF	AMOUNT																																
4	4	ROOF	P	F	(A)	G	9	3	PLUMBING	P	F	(A)	G	SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM																		
SHEATHING	Bd	1/2	5/8	3/4	NONE		WD	16	304					DATE	TYPE	SALE	SOURCE	DATE LISTED																			
COVER	TP	210A	(235A)	Metal	3 PC	(OLD AVG)	GOOD	BEST	WD	24	419			MO.	YEAR	Land/L&B/Bldg	PRICE	Buyer-Seller-Dec-Agent	LISTED	MEAS	AW																
TRIM	DRIP EDGE	# BATHROOMS	2	3	4	5								BETTER	EQUAL	LESS	PRICED	REV'D	AW																		
CORNICE	Raked	(Boxed)	# STALL SHOWERS	2	3	4								INTERIOR CONDITION																							
GUTTERS	COPPER	# FIXTURES	4	5	6	7	8							COMPARED TO EXTERIOR																							
5	3	INTERIOR	P	F	(A)	G	10	3	ELECTRICAL	P	F	(A)	G	TOTAL	81,776	OBsolescence FACTORS																					
FINISH	NONE	ENTRANCE	63A	100A	200A	FACTOR																															
QUALITY	Poor	Avg	Good	Best	WIRING	OLD	(AVG)	NEW	REPL VALUE																												
WALL	Board	(Panelling)	QUALITY	MIN	AVG	GOOD	OCCUPANCY	CONSTRUCTION	SIZE	AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE																		
Paper	(Sheetrock)	Plaster																																			
CABINETS	SW	(HW)	Built-in	DATA & CABLE	(Y)	N	SF	1SF/B	3040	1200	33			A	3776	25%	61887																				
CLOSETS	(Str)	Ample	Walk-in	SECURITY SYSTEM	Y	N	OUT BLDG																														
DOORS	(Luan)	Panel	Raised Panel	GENERATOR	Y	(N)	Att Garage	1SF/IS	2000	1200	0			A	3750	25%	25000																				
							Fayement			2000																											
NUMBER OF ROOMS						ROOF TYPE																															
BASEMENT						FLAT						MANSARD																									
FIRST FLOOR						GABLE						CUSTOM																									
SECOND FLOOR						GAMBREL						OTHER																									
THIRD FLOOR						HIP																															
Just Value Associates, PLLC										2010		TOTAL VALUE BUILDINGS										69,972															