

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	787 Portage Road		Single Family	<input checked="" type="checkbox"/>	Residential		SUMMARY
2	38	OWNER:	Nelson, Joanne B. Nelson, Otis		Two Family		Seasonal		
					Apartment		Other		
							Neighborhood		

RECORD OF OWNERSHIP					DATE	BK	PG	RET ST		2010	20	20	20	20	20	20	
P.O. Box 274 Portage Lake, ME 04768					4-28-87	1979	345	WD		LAND							
SARA NELSON & TAMMY NELSON to Joanne B. Nelson					1-19-99	3229	52	WD		BLDGS							
Sara & Otis Nelson, 572 West Rd, Portage Lake, ME 04768					6-3-14	5310	324	WD		TOTAL							



INTERIOR INSPECTED: YES NO-ESTIMATED

DATE: 4/15/10

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								RW	
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	<input checked="" type="checkbox"/>	
								SWAMPY	DRILLED WELL		<input checked="" type="checkbox"/>
								HIGH	DUG WELL		
								LOW	TWN SEWER		

GPS LOCATION				AREA TRENDS							
N	46	°	40	"	49.5	"	IMPROVING	STATIC	DECLINED		
W	68	°	26	"	25.6	"		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

CONSTRUCTION MOHO						RECORD OF CONSTRUCTION					SKETCH CARAVELLE MOHO																						
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	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			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	MOHO	480	16 500																				
	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 +																						
	FINISH	Rough	Trowel			LINEOLEUM	Embossed	Laminate			BSMT GAR +																						
	FINISHED AREA	sqft				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 W/insulation +	2400																					
	2x6x24	2x6x16				HW RADIANT					SKitchen	500																					
	RAFTERS	2x4	2x6	2x8	2x10	MULTIZONE					Any Deer	40%	-6800																				
	ENGINEERED TRUSSES					# FIREPLACES	HEARTH				TOTAL	12600																					
						CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT																				
4	ROOF P F A G					9	PLUMBING P F A G				EP	36	1696	SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM														
	SHEATHING	Bd	1/2	5/8	3/4	NONE					OP	77	6360	DATE	TYPE	SALE	SOURCE		DATE LISTED														
	COVER	TP	210A	235A	Metal	3 PC	OLD	AVG	GOOD	BEST	WD	256	2306	MO.	YEAR	Land/L&B/Bldg	PRICE	Buyer-Seller-Dec-Agent	LISTED														
	TRIM	DRIP EDGE				# BATHROOMS	2	3	4	5									MEAS	ALP													
	CORNICE	Raked	Boxed			# STALL SHOWERS	2	3	4							BETTER	EQUAL	LESS	PRICED	ALP													
	GUTTERS	COPPER				# FIXTURES	4	5	6	7	8					INTERIOR CONDITION COMPARED TO EXTERIOR			REV'D	MOHO													
5	INTERIOR P F A G					10	ELECTRICAL P F A G				TOTAL	22962	OBSOLESCENCE FACTORS																				
	FINISH	NONE				ENTRANCE	60A	100A	200A		FACTOR	1.0	SURPLUS CAPACITY		ENCROACHMENTS	PLUMB & HEAT	UNFINISHED																
	WALL	Board	Paneling			WIRING	OLD	AVG	NEW		REPL VALUE	28962	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			SF	Caravelle	12x40	480	3	0-0			22962	25%	17,221		17,221										
	CLOSETS	Sm	Ample	Walk-in		SECURITY SYSTEM	Y	N			OUT BLDGS								5007	30%	5057		3505										
	DOORS	Luan	Panel	Raised Panel		GENERATOR	Y	N			Garage	15Fr	12x22-6	281					2204	30%	1587		1587										
											Lean-to		13x23-6	305																			
NUMBER OF ROOMS						ROOF TYPE																											
	BASEMENT					FLAT					MANSARD																						
	FIRST FLOOR					GABLE	✓				CUSTOM																						
	SECOND FLOOR					GAMBREL					OTHER																						
	THIRD FLOOR					HIP																											