

**PROPERTY ASSESSMENT RECORD**

TOWN OF

**Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	764 Portage Rd	Single Family	<input checked="" type="checkbox"/>	Residential		SUMMARY
2	36	OWNER:	Garney, Leroy & Doretta A. Watkins, Stephen E, & Melinda A	Two Family		Seasonal		
				Apartment		Other		
						Neighborhood		

RECORD OF OWNERSHIP					DATE	BK	PG	RET ST	2010	LAND	BLDGS	TOTAL
747 North Howland Rd Howland, ME 04448					11-25-86	1941	325	WD			127,600	191,100
Garney to Watkins, 3226 Scott Lane, Center Valley, PA 18034					6-24-11	4953	55	WB				
									20			
									20			
									20			
									20			
									20			



INTERIOR INSPECTED:	YES	NO-ESTIMATED	<input checked="" type="checkbox"/>
DATE:	4/8/10		
REMARKS:	Vacant - For Sale		

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	164		450	73,800			73,800	ACCESS	
TILLABLE	100		400	40,000			40,000	R/W	
PASTURE	10		325	3,250			3,250	SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL	275						129,550		

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	' 43.3	" IMPROVING	STATIC	DECLINED
W	68	°	26	' 21.8	"	<input checked="" type="checkbox"/>	

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 / Clap	Bd	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	(2Ex)	Solid	Raised	Custom																																																																																																		
SITE WORK	Grade & clear	Better			ATRIUM					COMPUTATIONS																																																																																																	
2	BASEMENT	P	F	(A) G	7	FLOORS	P	F	(A) G	UNIT	SF	AMOUNT																																																																																															
NONE	Wet				SUBFLOOR	3/8	1/2	5/8	3/4	1500 SF	1500	1500																																																																																															
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	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 +	1200																																																																																																
STUDS	2x4x24	(2x4x16)			FORCED HOT AIR					Roof Window +																																																																																																	
2x6x24	2x6x16				HW RADIANT																																																																																																						
RAFTERS	2x4	(2x6)	2x8	2x10	MULTIZONE																																																																																																						
ENGINEERED TRUSSES					# FIREPLACES	HEARTH				TOTAL	21160																																																																																																
					CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT																																																																																															
4	ROOF	P	F	(A) G	9	PLUMBING	P	F	(A) G				<table border="1"> <tr> <th>SPLIT LEVEL</th> <th>RANCH</th> <th>GARRISON</th> <th>CAPE</th> <th>MODULAR</th> <th>CUSTOM</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <th colspan="2">DATE</th> <th>TYPE</th> <th>SALE</th> <th colspan="2">SOURCE</th> </tr> <tr> <th>MO.</th> <th>YEAR</th> <th>Land/L&amp;B/Bldg</th> <th>PRICE</th> <th colspan="2">Buyer-Seller-Dec-Agent</th> </tr> <tr> <td>10</td> <td>2011</td> <td>L+B</td> <td>250,000</td> <td colspan="2">D&amp;C</td> </tr> <tr> <th colspan="5">INTERIOR CONDITION COMPARED TO EXTERIOR</th> <th>MEAS</th> </tr> <tr> <td>BETTER</td> <td>EQUAL</td> <td>LESS</td> <td>PRICED</td> <td>REV'D</td> <td>ALP</td> </tr> </table>					SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM							DATE		TYPE	SALE	SOURCE		MO.	YEAR	Land/L&B/Bldg	PRICE	Buyer-Seller-Dec-Agent		10	2011	L+B	250,000	D&C		INTERIOR CONDITION COMPARED TO EXTERIOR					MEAS	BETTER	EQUAL	LESS	PRICED	REV'D	ALP																																																
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COVER	TP	210A	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																																																																																																	
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QUALITY	Poor	Avg	Good	Best	ENTRANCE	60A	100A	200A		FACTOR	1.0																																																																																																
WALL	Board	(Panelling)			WIRING	OLD	AVG	NEW		REPL VALUE	110764																																																																																																
Paper	(Sheetrock)	Plaster			QUALITY	MIN	AVG	GOOD																																																																																																			
CABINETS	SW	(HW)	Built-in		DATA & CABLE	(Y)	N			SF	1500 SF	30x50	1500	3.2	16.6																																																																																												
CLOSETS	(Sm)	Ample	Walk-in		SECURITY SYSTEM	Y	N			CUT BLDGS																																																																																																	
DOORS	(Luan)	Panel	Raised Panel		GENERATOR	Y	(N)			Att Gar		24x20	800	C																																																																																													
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