

Acct 9

**PROPERTY ASSESSMENT RECORD**

TOWN OF

**Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	797 Portage Rd				Single Family	X	Residential				
							Two Family		Seasonal				
2	35	OWNER:	Tarr, Lendell & Laurie E. <del>Allen E. Canon</del> & Canon, Allen E.				Apartment		Other				
RECORD OF OWNERSHIP						DATE	BK	PG	RET ST	2017 changed			
P.O. Box 275 Ashland, ME 04732						6-13-03	3823	338	WD				
Sold to Steven D. Canon & Roy W. Abel of FL ? Allen E. Canon of ME P.O. Box 234, Sydney, FL 33587						2-29-16	5518	160	WD				
										2010	LAND	12,500	
											BLDGS	69,900	
											TOTAL	82,400	
										2017	LAND	11,300	
											BLDGS	69,900	
											TOTAL	81,200	
										20	LAND		
											BLDGS		
											TOTAL		
										20	LAND		
											BLDGS		
											TOTAL		
										20	LAND		
											BLDGS		
											TOTAL		
										20	LAND		
											BLDGS		
											TOTAL		
										20	LAND		
											BLDGS		
											TOTAL		
						LAND VALUATION				LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE	MINUS	PLUS				
HOUSE LOT	X.6		12,500	12,500			12,500	VACANCY	COMM. INFL				
BASE LOT				11308			11308	SEMI-IMP	OTHER				
FRONT ACRES								TOPO					
ACERAGE								ACCESS					
TILLABLE								R/W					
PASTURE								SIZE					
WOODLAND								SHAPE					
WASTE								USE					
TOTAL	X.6			11308			11308						
						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			
						GPS LOCATION				AREA TRENDS			
N	46	°	40	'	51.7	"	IMPROVING	STATIC	DECLINED	LOW	TWN SEWER		
W	68	°	28	'	25.8	"		✓			SEPTIC	✓	



CONSTRUCTION					RECORD OF CONSTRUCTION					
1	3	FOUNDATION	P F (A) G	6	3	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		Walls	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		COMPUTATIONS						

2	3	BASEMENT	P F (A) G	7	25	FLOORS	P F (A) G	UNIT	SF	AMOUNT	
NONE				SUBFLOOR	3/8	1/2	5/8	3/4	ISFR/B	1200	69,572
DEPTH	6'	6'6"	7'	(7'6")	UNDERLAYMENT	3/8	1/2		NO BSMT -		
FLOOR	Dirt	3'CM	4'CM	(6'CM)	CARPET	28 OZ	32 OZ		FIN BSMT +	4900	
FINISH	Rough	(Trowel)		(LINEOLEUM)	Embossed	Laminate			BSMT GAR +		
FINISHED AREA	384 sqft			HARDWOOD					BRICK +		
STORAGE	Rough	Built-in		TILE					FIREPLACE +		
3	4	FRAMING	P F (A) G	8	4	HEATING	P F (A) G	ATTIC +			
FLOOR JOISTS	2x8x24	2x8x16		NONE	UNIT	MONITOR	ELEC		HEATING -		
2x8	2x10	(2x12)	(STEEL)	STEAM					PLUMBING +		
STUDS	(2x4x24)	2x4x18		FORCED HOT AIR					Roof Window++		
2x6x24	2x6x16			HW RADIANT	✓						
RAFTERS	2x4	2x6	2x8	2x10	MULTIZONE	5					
ENGINEERED TRUSSES				# FIREPLACES	HEARTH						
				CENTRAL AIR CONDITIONING					TOTAL	74,472	
				ADDITIONS					SF	AMOUNT	

4	4	ROOF	P F A (G)	9	3	PLUMBING	P F (A) G			
SHEATHING	Bd	1/2	5/8	3/4	NONE			EP	173	6521
COVER	TP	210A	(235A)	Metal	3 PC	(OLD AVG)	GOOD BEST	WD	16	304
TRIM		(DRIP EDGE)			# BATHROOMS	2	3	4	5	
CORNICE	Raked	(Boxed)			# STALL SHOWERS	2	3	4		
GUTTERS	yes	COPPER			# FIXTURES	4	5	6	7	8

5	3	INTERIOR	P F (A) G	10	3	ELECTRICAL	P F (A) G	TOTAL		81,776											
FINISH	NONE			ENTRANCE	60A	100A	200A	FACTOR		1.0											
QUALITY	Poor	Avg	Good	Best	WIRING	OLD	(AVG)	NEW	REPL VALUE	20,776											
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			DATA & CABLE	Y	N		SF	ISFR/B	30x40	1200	33			A	8750	25%	61332		61332
CABINETS	SW	(HW)	Built-in		SECURITY SYSTEM	Y	N		OUT BLDGS												
CLOSETS	(Srn)	Ample	Walk-in		GENERATOR	Y	(N)		Att Garage	ISFR/S	28x26	728	C+			A	8750	25%	6563		6563
DOORS	(Luan)	Panel	Raised Panel						Pavement			2000									2000

NUMBER OF ROOMS		ROOF TYPE	
BASEMENT		FLAT	MANSAARD
FIRST FLOOR		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
INTERIOR CONDITION COMPARED TO EXTERIOR					
BETTER	EQUAL	LESS	PRICED	MEAS	ALP
			REVD		MBM

OBsolescence Factors													
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT				UNFINISHED					
STYLE	OCMM. LOCATION	ECONOMIC		OBS		SOUND VALUE							
				DEPR	PHYS VAL								

TOTAL VALUE BUILDINGS **69,895**