

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	930 Portage Rd	Single Family	<input checked="" type="checkbox"/>	Residential		SUMMARY
2	21	OWNER:	Clark, Tony L. & Julie M.	Two Family		Seasonal		
				Apartment		Other		
						Neighborhood		

RECORD OF OWNERSHIP					DATE	BK	PG	RET ST		2010	20	20	20	20	20	20	20	
930 Portage Rd Nashville Plantation, ME 04732					9-2-87	2022	242	WD		LAND								
H. J. & M. J. Clark Trust					7-24-12	5081	337	Mtg		BLDGS	145,600							
										TOTAL	164,700							
										LAND								
										BLDGS								
										TOTAL								

INTERIOR INSPECTED: YES NO-ESTIMATED

DATE: 4/18/10

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	14.6		450	6570			6570	ACCESS			
TILLABLE								RW			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL	15.6						19,070				

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		
									SEPTIC		

GPS LOCATION				AREA TRENDS			
N	W	°	'	IMPROVING	STATIC	DECLINED	
46	68	41	27	15.1	1.7		



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				WINDOWS	Builder Grade	(Dbl Hung)			PLUMBING						
CONCRETE BLOCK						INSULATION	Wrap	3"FG	6"FG		HEATING						
POURED CONCRETE	✓					DOORS	2Ext	Solid	Raised	Custom							
CONCRETE SLAB	Drainage: Y / N					COMPUTATIONS											
SITE WORK	(Grade & clear)	Better				UNIT	SF	AMOUNT									
2	3	BASEMENT	P	F	(A) G	7	3	FLOORS	P	F	(A) G						
NONE	Wrt					SUBFLOOR	3/8	1/2	5/8	3/4	15Fr/B	1056	60,264				
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	3	FRAMING	P	F	(A) G	8	3	HEATING	P	F	(A) G						
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											
ENGINEERED TRUSSES						# FIREPLACES	HEARTH				TOTAL						
						CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT				
4	4	ROOF	P	F	(A) G	9	3	PLUMBING	P	F	(A) G	15Fr Add	1116	36,605			
SHEATHING	Bd	1/2	5/8	3/4		NONE					WD	120	1313				
COVER	TP	210A	235A	(Metal)		3 PC	OLD	AVG	GOOD	BEST	WD	192	1866				
TRIM		(DRIP EDGE)				# BATHROOMS	2	3	4	5	R.O.H	72	1702				
CORNICE	Raked	(Boxed)				# STALL SHOWERS	2	3	4								
GUTTERS	COPPER					# FIXTURES	4	5	6	7	8						
5	3	INTERIOR	P	F	(A) G	10	3	ELECTRICAL	P	F	(A) G	TOTAL	101,750				
FINISH	NONE					ENTRANCE	60A	100A	200A		FACTOR	1.0					
QUALITY	Poor	Avg	Good	Best		WIRING	OLD	AVG	NEW		REPL VALUE	101,750					
WALL	Board	Paneling				QUALITY	MIN	AVG	GOOD		OCCUPANCY	CONSTRUCTION	SIZE	AREA			
	Paper	(Sheetrock)	Plaster			DATA & CABLE	Y	N			SF	15Fr/B	24x44	1056			
CABINETS	(SW)	HW	Built-in			SECURITY SYSTEM	Y	N			OUT BLDGS						
CLOSETS	Sm	Ample	Walk-in			GENERATOR	Y	(N)			AH Gar	15Fr/s	36x40	1440			
DOORS	Luan	Panel	Raised Panel								AH Shed	15Fr/s	18x6	186			
											Shed	15Fr	12x28	336			
											Quashset*	Metal/s*	40x80	3200			
											Boiler		5x6	30			
											Pavement		22000	22000			
NUMBER OF ROOMS						ROOF TYPE						OBSOLESCENCE FACTORS					
BASEMENT						FLAT						SURPLUS CAPACITY					
FIRST FLOOR						GABLE ✓						ENCROACHMENTS					
SECOND FLOOR						GAMBREL						COMM. LOCATION					
THIRD FLOOR						HIP						PLUMB & HEAT					
												UNFINISHED					
												ECONOMIC					
												REMOD					
												COND					
												REPL VAL					
												DEPR					
												PHYS VAL					
												OBS					
												SOUND VALUE					
												TOTAL VALUE BUILT					

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-L-P											
INTERIOR CONDITION						BETTER		EQUAL		LESS		PRICED		A-L-P											
COMPARED TO EXTERIOR										REVD		A-L-P													
OBSOLESCENCE FACTORS																									
SURPLUS CAPACITY				ENCROACHMENTS				PLUMB & HEAT				UNFINISHED													
STYLE				COMM. LOCATION				ECONOMIC				Functional													
OCCUPANCY		CONSTRUCTION		SIZE		AREA		GR		AGE		REMOD		COND		REPL VAL		DEPR		PHYS VAL		OBS		SOUND VALUE	
SF		15Fr/B		24x44		1056		3.8				A		101,750		25%		76,313				76,313			
AH Gar		15Fr/s		36x40		1440						A		18230		25%		13,672				13,672			
AH Shed		15Fr/s		18x6		186						G		1870		15%		1626		20%		1355			
Shed		15Fr		12x28		336						G-A		4502		20%		3601				3601			
Quashset*		Metal/s*		40x80		3200						G		59900		31		41,100				41,100			
Boiler				5x6		30																7500			
Pavement				22000																		22000			
TOTAL VALUE BUILT												145,631													

Just Value Associates, PLLC 2010
* M+S pricing