

Acct 12

**PROPERTY ASSESSMENT RECORD**

TOWN OF

**Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	800 Portage Rd	Single Family	X	Residential		SUMMARY
2	37	OWNER:	<del>Daupin, John &amp; Anne</del> Duperry, Marc	Two Family		Seasonal		
				Apartment		Other		
						Neighborhood		

RECORD OF OWNERSHIP		DATE	BK	PG	RET ST
800 Portage Rd Nashville Plantation, ME 04732		5-30-07	4441	87	WD
Civil Action - Complaint by Charles Guiggey - PR of Estate of Raphael Guerrette		7-21-16	5565	298	
200 Portage Rd Nashville Plantation, ME 04732		11-26-17	5729	31	WD
Anastasia County Federal Savings and Loan Association		1-29-07	9720	34	M-9

Year	LAND	BLDGS	TOTAL
2010	12,500	57,900	70,400
20			
20			
20			
20			
20			
20			
20			
20			
20			



INTERIOR INSPECTED: YES  NO-ESTIMATED

DATE: 4/13/10 John Daupin

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	41			41	ACCESS	
TILLABLE								R/W	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL	1.1						12,541		

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	

GPS LOCATION					AREA TRENDS				
N	46	°	40	'	50.1	"	IMPROVING	STATIC	DECLINED
W	68	°	26	'	29.5	"		✓	

CONSTRUCTION						RECORD OF CONSTRUCTION																																			
1	FOUNDATION					P	F	A	G	6	EXTERIOR					P	F	A	G	7	FLOORS	P	F	A	G	UNIT	SF	AMOUNT													
EXCAVATION	8'	8'	6"	8'	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 Hurd			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				ATRIUM																																			
<b>2</b>	<b>BASEMENT</b>	<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>7</b>	<b>FLOORS</b>				<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>COMPUTATIONS</b>																										
NONE						SUBFLOOR	3/8	1/2	5/8	3/4	MOHO	768	24,100																												
DEPTH	6'	6"	7'	7'		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	+																													
<b>3</b>	<b>FRAMING</b>	<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>8</b>	<b>HEATING</b>				<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>COMPUTATIONS</b>																										
FLOOR JOISTS	2x6x24	2x6x16				NONE	UNIT	MONITOR	ELEC		HEATING	-																													
2x8	2x10	2x12	STEEL			STEAM					PLUMBING	+																													
STUDS	2x4x24	2x4x16				FORCED HOT AIR					Roof	<del>+</del>																													
2x6x24	2x6x16					HW RADIANT	✓				Foundation																														
RAFTERS	2x4	2x6	2x8	2x10		MULTIZONE					Ag Depr	-30%	-5895																												
ENGINEERED TRUSSES						# FIREPLACES	HEARTH				TOTAL		27581																												
						CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT																												
<b>4</b>	<b>ROOF</b>	<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>9</b>	<b>PLUMBING</b>				<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>COMPUTATIONS</b>																										
SHEATHING	Bd	1/2	5/8	3/4		NONE					ISFr Add	500	19000																												
COVER	TP	210A	235A	Metal	3 PC	OLD	AVG	GOOD	BEST		OP	80	1790																												
TRIM	DRIP EDGE	✓				# BATHROOMS	1	2	3	4	5	OP	65	1468																											
GORNICE	Raked	Boxed	✓			# STALL SHOWERS	2	3	4		WD	187	1781																												
GUTTERS	COPPER					# FIXTURES	4	5	6	7	8																														
<b>5</b>	<b>INTERIOR</b>	<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>WATER HEATER</b>				<b>ELEC</b>	<b>OIL</b>	<b>GAS</b>	<b>COMPUTATIONS</b>																												
FINISH	NONE					<b>10</b>	<b>ELECTRICAL</b>				<b>P</b>	<b>F</b>	<b>A</b>	<b>G</b>	<b>TOTAL</b>																										
QUALITY	Poor	Avg	Good	Best		ENTRANCE	60A	100A	200A		FACTOR		47232																												
WALL	Board	Paneling				WIRING	OLD	AVG	NEW		REPL VALUE		47232																												
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	MoHo	12x64	768	4	72	2005'	G	47232	15%	40147		40147																		
CLOSETS	Sm	Ample	Walk-in			SECURITY SYSTEM	Y	N			OUT BLDGS																														
DOORS	Luan	Panel	Raised Panel			GENERATOR	Y	N			Garage	ISFr	25x46	1150	CR			G	19820	15%	16430		16430																		
											Shed	ISFr	7x16.6	116	C			G	1536	15%	1205		1205																		
<b>NUMBER OF ROOMS</b>														<b>ROOF TYPE</b>																											
BASEMENT														FLAT														MANSARD													
FIRST FLOOR														GABLE														CUSTOM													
SECOND FLOOR														GAMBREL														OTHER													
THIRD FLOOR														HIP														MoHo													

1972 Holiday 10x60 - Full Basement

DATE		TYPE	SALE	SOURCE		DATE LISTED	
MO.	YEAR	Land/L&B/Bldg	PRICE	Buyer-Seller-Dec-Agent		LISTED	
5	2007	L+B	70,000	DEC		MEAS	ALP
INTERIOR CONDITION COMPARED TO EXTERIOR				BETTER	EQUAL	LESS	PRICED
							REV'D
<b>OBSOLESCENCE FACTORS</b>							
SURPLUS CAPACITY				ENCROACHMENTS	PLUMB & HEAT	UNFINISHED	
STYLE				COMM. LOCATION			
AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL
768	4	72	2005'	G	47232	15%	40147
1150	CR			G	19820	15%	16430
116	C			G	1536	15%	1205

**TOTAL VALUE BUILDINGS 57882**