

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	761 Portage Rd				Single Family	<input checked="" type="checkbox"/>	Residential		SUMMARY
2	40	OWNER:	Flint, Mark				Two Family		Seasonal		
							Apartment		Other		
									Neighborhood		

RECORD OF OWNERSHIP		DATE	BK	PG	RET ST	REMARKS
761 Portage Rd Nashville Plantation, ME 04732		7-11-97	3039	342	QC	4-1-11 - New Garage added
Coty Gordon to Lester, Jerry Gene		6-11-99	3282	175	WD	on North side of house - MH
Lester, Jerry Gene to Carney, Felicia		4-21-06	4266	243	WD	
Carney, Felicia to Flint, Mark						

Year	LAND	BLDGS	TOTAL
2010	13,400	48,800	62,200
2011	12,400	62,300	74,700
20			
20			
20			
20			
20			
20			

INTERIOR INSPECTED: YES NO-ESTIMATED

DATE: 4/9/10 by Mark Flint

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-HMP	OTHER
FRONT ACRES								TOPO	
ACERAGE	2		650	1,300			1,300	ACCESS	
TILLABLE								R/W	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL	3						13,800		

LOT COMPUTATIONS								OTHER FACTORS				
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED RD	GRAVEL RD	TWN WATER	DRILLED WELL
								ROUGH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								ROLLING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								SWAMPY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
								HIGH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
								LOW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GPS LOCATION				AREA TRENDS			
N	46	°	40	45.6	"	IMPROVING	STATIC
W	68	°	26	20.6	"		DECLINED

CONSTRUCTION										RECORD OF CONSTRUCTION					SKETCH												
1 2 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			Vinyl Shing / ClapBd		2" LOG/Brick				ELECTRICAL															
ROCK/BRICK						WINDOWS		Builder Grade	Dbt 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	ATRIUM					COMPUTATIONS															
2 1 BASEMENT		P	F	A	G	7 2 FLOORS		P	F	(A)	G	UNIT	SF	AMOUNT													
NONE						SUBFLOOR		3/8	1/2	5/8	3/4	25Ft/5	784	54,894													
DEPTH		6'	6'6"	7'	7'6"	UNDERLAYMENT		3/8	1/2			NO BSMT		- 7840													
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		concrete-painted					FIREPLACE														
3 3 FRAMING		P	F	(A)	G	8 2 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 Window															
		2x6x24	2x6x16			HW RADIANT																					
RAFTERS		2x4	2x6	2x8	2x10	MULTIZONE																					
ENGINEERED TRUSSES						# FIREPLACES		HEARTH				TOTAL		47,054													
						CENTRAL AIR CONDITIONING						ADDITIONS	SF	AMOUNT													
4 2 3 ROOF		P	F	(A)	G	9 3 PLUMBING		P	F	(A)	G	WD	160	1481	SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM							
SHEATHING		Bd	1/2	5/8	3/4	NONE						WD	224	1838	DATE		TYPE	SALE		SOURCE		DATE LISTED					
COVER		TP	(210A)	235A	Metal	3 PC		OLD	AVG	GOOD	BEST				MO.	YEAR	Land/L&B/Bldg	PRICE		Buyer-Seller-Dec-Agent		LISTED					
TRIM		DRIP EDGE			# BATHROOMS		(2)	3	4	5								BETTER	EQUAL	LESS	PRICED	ALP					
CORNICE		(Raked)	Boxed			# STALL SHOWERS		2	3	4									✓		REV'D	ALP					
GUTTERS		COPPER			# FIXTURES		4	5	6	7	8							INTERIOR CONDITION		COMPARED TO EXTERIOR							
5 2 9 INTERIOR		P	F	(A)	G	10 3 ELECTRICAL		P	F	(A)	G	TOTAL	48,535	OBSOLESCENCE FACTORS													
FINISH		NONE			ENTRANCE		60A	(100A)	200A			FACTOR		1.0	SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED						
WALL		Board	Panelling		WIRING		OLD	AVG	NEW			REPL VALUE		48,535	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	25Ft/5	28x28	784	2.4			A	48,535	25%	9633		36,401			
CLOSETS		Sm	Ample	Walk-in	SECURITY SYSTEM		Y	N				OUT BLDGS															
DOORS		Luan	Panel	Raised Panel	GENERATOR		Y	N				Garage	15Ft/5	24x36	864	C			A	12844	25%	9633		9633			
												Shed	15Ft/5	16x16	256	D			A	2842	25%	2131		2131			
												Att Garage	1/2SF	28x32	896	C+			Et	14164	0%	14164		14164			
NUMBER OF ROOMS		ROOF TYPE																									
BASEMENT		FLAT		MANSARD																							
FIRST FLOOR		2-0-B		GABLE		CUSTOM																					
SECOND FLOOR		4-4-B		GAMBREL		OTHER																					
THIRD FLOOR		HIP																									