

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	off Portage Rd	Single Family	X	Residential		SUMMARY	
2	31B	OWNER:	LeBlanc, Sandra	Two Family		Seasonal			
				Apartment		Other			
						Neighborhood			

RECORD OF OWNERSHIP					DATE	BK	PG	RET ST	2015	20	20	20	20	
Split fr M2L31, George & Sandra LeBlanc to Sandra LeBlanc, PO Box 98, Ashland, ME 04732					11/20/2014	5374	223	WD	LAND \$ 6,800	BLDGS \$ -	TOTAL \$ 6,800	LAND	BLDGS	TOTAL
									LAND	BLDGS	TOTAL	LAND	BLDGS	TOTAL
									LAND	BLDGS	TOTAL	LAND	BLDGS	TOTAL
									LAND	BLDGS	TOTAL	LAND	BLDGS	TOTAL

INTERIOR INSPECTED:	YES	NO-ESTIMATED		20	LAND	BLDGS	TOTAL
DATE:				20	LAND	BLDGS	TOTAL
REMARKS:				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								VACANCY	COMM. INFL
BASE LOT	1		5000	5000			5000	SEMI-IMP	OTHER
FRONT ACRES								TOPO	
ACERAGE	4.1		450	1823			1823	ACCESS	
TILLABLE								RAW	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL	5.1						6823		

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				LOW	TWN SEWER
N	46	°	40	52.8	°	IMPROVING	STATIC	DECLINED	SEPTIC
W	68	°	26	34.6	°				

CONSTRUCTION										RECORD OF CONSTRUCTION						SKETCH															
1	FOUNDATION				P	F	A	G	6	EXTERIOR				P	F	A	G	TYPE	YEAR	COST											
EXCAVATION	8'	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	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			ATRIUM					COMPUTATIONS																					
2	BASEMENT				P	F	A	G	7	FLOORS				P	F	A	G	UNIT	SF	AMOUNT											
NONE					SUBFLOOR	3/8	1/2	5/8	3/4																						
DEPTH	6'	6"	7'	7'6"	UNDERLAYMENT	3/8	1/2			NO BSMT -																					
FLOOR	Dir	3'CM	4'CM	8'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 +																					
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	ROOF				P	F	A	G	9	PLUMBING				P	F	A	G														
SHEATHING	Bd	1/2	5/8	3/4	NONE																										
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																					
5	INTERIOR				P	F	A	G	10	ELECTRICAL				P	F	A	G	TOTAL													
FINISH	NONE				WATER HEATER	ELEC	OIL	GAS																							
QUALITY	Poor	Avg	Good	Best	ENTRANCE	60A	100A	200A		FACTOR																					
WALL	Board	Paneling			WIRING	OLD	AVG	NEW		REPL VALUE																					
	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																								
CLOSETS	Sm	Ample	Walk-in		SECURITY SYSTEM	Y	N			OUT BLDGS																					
DOORS	Luan	Panel	Raised Panel		GENERATOR	Y	N																								
NUMBER OF ROOMS										ROOF TYPE																					
BASEMENT					FLAT					MANSARD																					
FIRST FLOOR					GABLE					CUSTOM																					
SECOND FLOOR					GAMBREL					OTHER																					
THIRD FLOOR					HIP																										