PROPERTY ASSESSMENT RECORD

TOWN OF **Nashville Plantation**

CARD: 1 of 1

MAP	LOT	ROAD:	
1	2A	1843 Portage Rd	
		OWNER: Murphy, Allen & Christine	

Single Family	X	Residential	
Two Family		Seasonal	
Apartment		Other	
		Neighborhood	

SUMMARY

2010	LAND	16,100
	BLDGS	83,300
	TOTAL	99,400
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	

RECORD OF OWNERSHIP

	DATE	BK	PG	RET ST
1843 Portage Rd Portage Lake, ME 04768	7-23-99	3299	1	WD

INTERIOR INSPECTED: YES X NO-ESTIMATED

DATE: 4/8/10 Allen Murphy

REMARKS:

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE
HOUSE LOT	1		12,500	12,500			12,500
BASE LOT							
FRONT ACRES							
ACERAGE	7.9		450	3,555			3,555
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	8.9						16,055

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE

GPS LOCATION

N	446	°	44	'	37.6	"
W	68	°	28	'	33.8	"

AREA TRENDS

IMPROVING	STATIC	DECLINED
	✓	

LAND FACTORS

MINUS	PLUS
VACANCY	COMM. INFL
SEMI-IMP	OTHER
TOPO	
ACCESS	
R/W	
SIZE	
SHAPE	
USE	

OTHER FACTORS

LEVEL		PAVED RD	✓
ROUGH		GRAVEL RD	
ROLLING	✓	TWN WATER	
SWAMPY		DRILLED WELL	✓
HIGH		DUG WELL	
LOW		TWN SEWER	
		SEPTIC	✓

CONSTRUCTION

1	3	FOUNDATION	P	F	A	(G)			
EXCAVATION	6'	(6'6")	8'						
FOOTING	8x16	8x18	12x24	12x36					
PT WOOD	SONOTUBE	FROST							
ROCK/BRICK									
CONCRETE BLOCK									
POURED CONCRETE	8"								
CONCRETE SLAB	Drainage: Y / N								
SITE WORK	(Grade& clear)	Better							

2	3.5	BASEMENT	P	F	A	(G)			
NONE									
DEPTH	6'	6'6'	7'	(7'6")					
FLOOR	Dirt	3'CM	4'CM	(6'CM)					
FINISH	Rough	(Trowel)							
FINISHED AREA		sqft							
STORAGE	Rough	Built-in							

3	4	FRAMING	P	F	A	(G)			
FLOOR JOISTS	2x6x24	2x6x16							
2x8	(2x10)	2x12	STEEL						
STUDS	2x4x24	2x4x16							
2x6x24	(2x6x16)								
RAFTERS	2x4	2x6	2x8	2x10					
ENGINEERED TRUSSES	✓								

4	3	ROOF	P	F	A	(G)			
SHEATHING	Bd	1/2	5/8	3/4					
COVER	TP	(210A)	235A	Metal					
TRIM		(DRIP EDGE)							
CORNICE	Raked	(Boxed)							
GUTTERS	No	COPPER							

5	3.5	INTERIOR	P	F	A	(G)			
FINISH	NONE								
QUALITY	Poor	Avg	(Good)	Best					
WALL	Board	Panelling							
Paper	(Sheetrock)	Plaster							
CABINETS	(SW)	HW	Built-in						
CLOSETS	Sm	Ample	Walk-in						
DOORS	Luan	(Panel)	Raised Panel						

6	3	EXTERIOR	P	F	A	(G)			
SHEATHING	Bd	1/2	5/8	3/4					
WALLS	T111 / B&B	Log/ Alum							
Vinyl	(Shing)	/ ClapBd	2" LOG/Brick						
WINDOWS	Builder' Grade	(Dbl Hung)							
Casement	Bow	Bay							
INSULATION	Wrap	3"FG	6"FG						
DOORS	(2Ext)	Solid	Raised	Custom					
ATRIUIM									

7	3.5	FLOORS	P	F	A	(G)			
SUBFLOOR	3/8	1/2	5/8	3/4					
UNDERLAYMENT	3/8	1/2							
CARPET	26 OZ	32 OZ							
(LINEOLEUM)	Embossed	(Laminate)							
(HARDWOOD)									
TILE									

8	4	HEATING	P	F	A	(G)			
NONE	UNIT	MONITOR	ELEC						
STEAM									
FORCED HOT AIR									
HW RADIANT	✓								
MULTIZONE	4								
# FIREPLACES		HEARTH							
CENTRAL AIR CONDITIONING									

9	3.5	PLUMBING	P	F	A	(G)			
NONE									
3 PC	OLD	AVG	(GOOD)	BEST					
# BATHROOMS	(1)	2	3	4	5				
# STALL SHOWERS		2	3	4					
# FIXTURES	(4)	5	6	7	8				
WATER HEATER	ELEC	OIL	GAS						

10	3.5	ELECTRICAL	P	F	A	(G)			
ENTRANCE	60A	100A	(200A)						
WIRING	OLD	AVG	(NEW)						
QUALITY	MIN	AVG	(GOOD)						
DATA & CABLE		Y	N						
SECURITY SYSTEM		Y	(N)						
GENERATOR		Y	(N)						

NUMBER OF ROOMS

BASEMENT	
FIRST FLOOR	6
SECOND FLOOR	
THIRD FLOOR	

ROOF TYPE

FLAT		MANSARD	
GABLE	✓	CUSTOM	
GAMBREL		OTHER	
HIP			

RECORD OF CONSTRUCTION

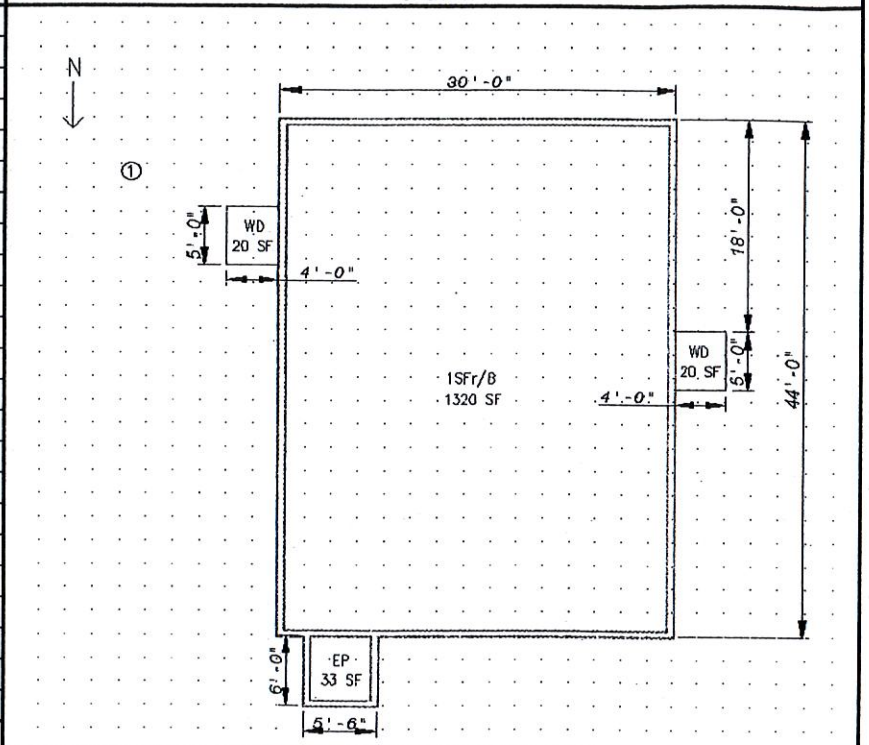
TYPE	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS

UNIT	SF	AMOUNT
1SFr/B	1320	81665
NO BSMT -		
FIN BSMT +		
BSMT GAR +		
BRICK +		
FIREPLACE +		
ATTIC +		
HEATING -		
PLUMBING +		610
Roof Window+		
TOTAL		82,275

ADDITIONS	SF	AMOUNT
EP	33	1840
WD	20	385
WD	20	385
TOTAL		84,885
FACTOR		1.0
REPL VALUE		84,885

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO.	DATE YEAR	TYPE Land/L&B/Bldg	SALE PRICE	SOURCE Buyer-Seller-Dec-Agent	DATE LISTED
					LISTED
					MEAS ALP
					PRICED ALP
					REV'D MDM

	BETTER	EQUAL	LESS
INTERIOR CONDITION COMPARED TO EXTERIOR		✓	

OBSOLESCENCE FACTORS

SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT	UNFINISHED
STYLE		COMM. LOCATION		ECONOMIC	

OCCUPANCY	CONSTRUCTION	SIZE	AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE
SF	1SFr/B	30x44	1320	3.5	01		G	84,885	-15%	72,152		72152
OUT BLDGS												
Garage		26x26	676	3.5	01		E-G	12,436	-10%	11192		11192

Just Value Associates, PLLC 2010

TOTAL VALUE BUILT $ 83,344