

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP	LOT	ROAD:	793 Portage Road				Single Family	X	Residential		SUMMARY
2	on 38	OWNER:	Nelson, Joanne Nelson, Otis				Two Family		Seasonal		
RECORD OF OWNERSHIP							Apartment		Other		
									Neighborhood		

P.O. Box 274 Portage Lake, ME 04768

Nelson, Gabe & Tammy to Nelson, Joanne
 Sold to Otis Nelson 572 West Rd, Portage Lake, ME 04768

DATE	BK	PG	RET ST
4-28-87	1979	345	WD
1-19-99	3229	82	WD
6-3-14	5310	326	WD

Year	LAND	BLDGS	TOTAL
2010		21,800	21,800
20			
20			
20			
20			
20			
20			

INTERIOR INSPECTED: YES NO-ESTIMATED

DATE: 4/15/10

REMARKS: Shares well and septic with other mobile home on lot 38.



LAND VALUATION								LAND FACTORS	
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE	MINUS	PLUS
HOUSE LOT								VACANCY	COMM. INFL
BASE LOT								SEMI-IMP	OTHER
FRONT ACRES								TOPO	
ACERAGE								ACCESS	
TILLABLE								RAW	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL									

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 <td>DUG WELL <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	DUG WELL <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						
								LOW <td>TWN SEWER <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	TWN SEWER <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>						

GPS LOCATION				AREA TRENDS			
N	46	40	50.2	IMPROVING	STATIC	DECLINED	
W	68	26	25.6				

CONSTRUCTION						RECORD OF CONSTRUCTION						Moto	SKETCH											
1	FOUNDATION P F A G					6	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	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	MOTO	804	25,000											
	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	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		4000											
		2x6x24	2x6x16			HW RADIANT					Foundation		4000											
	RAFTERS	2x4	2x6	2x8	2x10	MULTIZONE					Age Door		214600											
	ENGINEERED TRUSSES					# FIREPLACES	HEARTH				TOTAL		19670											
						CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT											
4	ROOF P F A G					9	PLUMBING P F A G					EP	268	8700	SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM				
	SHEATHING	Bd	1/2	5/8	3/4	NONE								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										MEAS	A=0			
	CORNICE	Raked	Boxed			# STALL SHOWERS	2	3	4								BETTER	EQUAL	LESS	PRICED	A=0			
	GUTTERS	COPPER				# FIXTURES	4	5	6	7	8			INTERIOR CONDITION							REV'D	A=0		
														COMPARED TO EXTERIOR										
5	INTERIOR P F A G					10	ELECTRICAL P F A G					TOTAL			OBsolescence FACTORS									
	FINISH	NONE				ENTRANCE	60A	100A	200A			FACTOR			SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED			
	QUALITY	Poor	Avg	Good	Best	WIRING	OLD	AVG	NEW		REPL VALUE			STYLE	COMM. LOCATION		ECONOMIC							
	WALL	Board	Panelling			QUALITY	MIN	AVG	GOOD		OCCUPANCY	CONSTRUCTION	SIZE	AREA	GR	AGE	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE	
		Paper	Sheetrock	Plaster		DATA & CABLE	Y	N			SF	MOTO	12,600	900	3	0-10		A	27,460	25%	20,000		20,000	
	CABINETS	SW	HW	Built-in		SECURITY SYSTEM	Y	N			OUT BLDGS							A	1000	25%	774		774	
	CLOSETS	Sm	Ample	Walk-in		GENERATOR	Y	N			Shed	ISF	810	20	C			A	500	25%	373		373	
	DOORS	Luan	Panel	Raised Panel							Shed	ISF	510	20	C			A	500	25%	373		373	
NUMBER OF ROOMS						ROOF TYPE																		
	BASEMENT					FLAT		MANSARD																
	FIRST FLOOR					GABLE		CUSTOM																
	SECOND FLOOR					GAMBREL		OTHER																
	THIRD FLOOR					HIP																		
Just Value Associates, PLLC													2010	TOTAL VALUE BUILTINGS										21,760

