590 **PROPERTY ASSESSMENT RECORD** TOWN OF **PORTAGE** CARD OF CARDS

MAP	LOT	ROAD	256 West Road
15	2	OWNER	

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
APARTMENT		OTHER	
		NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
~~Roope, Alan & Cathy~~	7/13/1995	2809	250	
Caron, Leland + Heather	9-12-13	5231	316	

2026 - Land + 65%
Bldg - 6% + Cost File

INTERIOR INSPECTED	YES	NO-EST	DATE 8-17-12

REMARKS:

SUMMARY		
13	LAND	38900
	BLDGS.	40500
	TOTAL	79400
26	LAND	64,200
	BLDGS.	39,300
	TOTAL	103,500
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE
HOUSE LOT							
BASE							
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL							

LAND FACTORS

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

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE
50	338	600 -	1.13	678 -	33900		33900
						W+S	5000
							38900

LOCATION 2026 + 65% AREA TRENDS 64,185

G F P	IMPROVING	STATIC	DECLINED

OTHER FACTORS

LEVEL		PAVED ROAD	✓
ROUGH		GRAVEL ROAD	
ROLLING		TOWN WATER	
SWAMPY		DRILLED WELL	✓
HIGH		DUG WELL	
LOW		TOWN SEWER	
		SEPTIC	✓

Aroostook Regional Assessing

Good Finish

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK			
CONC SLAB	■		
BRICK OR STONE			
PIERS	■	✓	

2 BASEMENT	
FULL HR _____	
1/4 1/2 3/4	■
FIN BSMT AREA	■
BSMT GAR	■

FRAMING			
FLR JOISTS			
____X____ ____ O/C			
BEAMS & COL			
STUDS			

3 WALLS			
DOUBLE SIDING Vinyl		✓	
SINGLE SIDING	■		
SHINGLES			
CONC BLOCK			
FACE BRK ON	■		
SOLID COM BRK	■		
INSULATION	■		
ATTIC ONLY	■		

ROOFING			
ASPH SHINGLES		✓	
WOOD SHINGLES			
METAL			
ROLL ROOFING			

ROOF TYPE	
GABLE	FLAT
HIP ✓	MANSARD
GAMBREL	

4 LIGHTING			
NO ELEC	■		
OUTLETS		½	
WIRING			

5 FIREPLACES			
# OF STACKS	■		
FIREPLACE STACK	■		
FIREPLACE	■		
HEARTH			

NO OF ROOMS	
BSMT	1ST
2ND	3RD
INT LAYOUT	

6 FLOORS	B	1	2	3	G	F	P
CONCRETE							
EARTH ■							
PINE Flrg		✓					
HARDWOOD							
INLAID Chipb		✓					
W/W CARPET		✓					
CERAMIC							
SINGLE ■							
ATTIC FLR & STAIRS ■							

7 INTERIOR FINISH	B	1	2	3	G	F	P
PLASTER							
DRYWALL							
PANEL							
KNOTTY PINE		✓					
WALLBOARD							
UNFIN ■							
FINISH ATTIC AREA ½ ■							

8 HEATING	M	O
HOT AIR		
HOT WATER/VAPOR		
STEAM		
AIR COND ■		
PIPELESS FURN ■		
FLOOR FURN ■		
AUTO OIL BURNER		
GAS		
ELECTRIC		
NO HEATIING ■		
UNIT HTRS ■	✓	

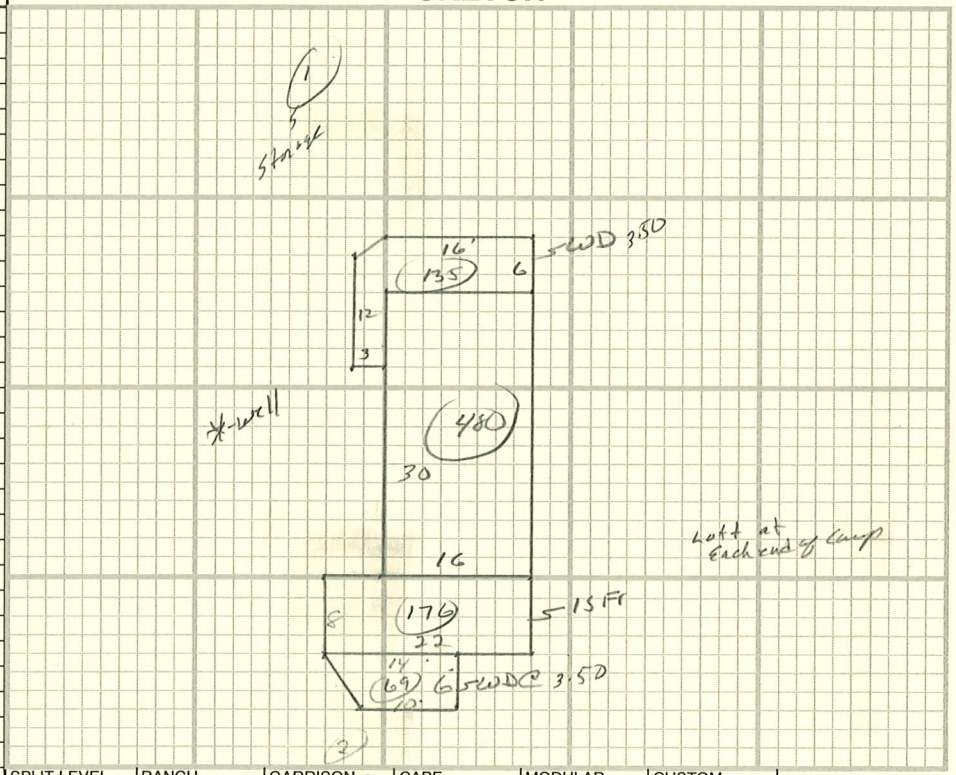
9 PLUMBING	M	O
BATHROOM ■	1	
TOILET ROOM ■		
WATER CLOSET ■		
LAVATORY ■		
STALL SHOWER ■		
KITCHEN SINK ■		
AUTO WATER HEATER ■		
NO PLUMBING ■		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
480	SF	42088
BSMT AREA		-2400
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		+ 3600
INT FINISH		
HEATING		
PLUMBING		
TOTAL		43288
ADDITIONS & PCHS		
1 135 @ 3.50	SF	+ 472
2 176 (15 Fr)	SF	+ 7170
3 96 @ 3.50	SF	+ 336
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		51266
FACTOR +10		90
FIN BSMT		
		46,139
2026 - 6%		-2768
REPL VALUE		43,371

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO. YR.	TYPE 1. LAND 2. L & B 3. BLDG	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
9-12-13	1 (2) 3	108000	1 2 3 4	LISTED
	1 2 3		1 2 3 4	MEAS
				PRICED

INTERIOR CONDITION COMPARED TO EXTERIOR	+	=	—	REV'D.

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

	OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
		1SFr+A/P	SK	480	D+10		✓	G	43,371	15	36,865		36,865
OUT BLDGS.													
1	Sled	1SFr	6X8	48	SV						SV		200
2	Sled	1SFr	10X16 8X8	224	16.50				3,696	20	2,957	25	2,218
3													
4													
5													
6													
7													
8													

TOTAL VALUE BUILDINGS 39,283