

16 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	109 West Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY	
16	23A	OWNER	DATE	BK	PG	RET ST	TWO FAMILY	SEASONAL	LAND	
							APARTMENT	OTHER	BLDGS.	
								NEIGHBORHOOD	TOTAL	
RECORD OF OWNERSHIP										
Phillips, Lana H. & Rollins, Novilla H.			7/21/1999	3309	202				11 600	
Rollins, Novilla H.			3-28-14	5287	323				43300	
Phair Craig R. & Lynn M. Tracy			11-6-15	5488	207				54900	
Rossignol, David R. & Joline M.			11-23-18	5800	83				9600	
ROSSIGNOL, MICHAEL J + JONES, BRITANY K			3/8/23	6423	251				36900	
									44500	
									11800	
									39500	
									81200	
									11000	
									44200	
									55300	
									11000	
									47400	
									58400	
									11,000	
									53,900	
									64,900	
									11,000	
									50,900	
									61,900	
									12,300	
									60,400	
									72,700	
INTERIOR INSPECTED			YES	NO-EST	DATE 9-10-12					
REMARKS:			for sale ARE 227-0556							
			ASKING 83,000							
			FY 2017 Deduct -0.78 AC							
			for lot 23. (RP)							
			5-19 Sled + Van Box Storage							
			2021- Change Fin attic to 1/2 story - Add Shed.							
			2025- Move 2 Sheds to 23							
			2026- Add Contain.							
			11-15 Added 0.78 Acres from lot 23 to this lot. also Home now being lived in Estimated now has water supply Remove -15% Depr. given in 2014 also factor as D+5 grade not D+10.							
			5-17-2022 Added to front as 1/2 acre. updated Electrical also now have well New Porch							
LAND VALUATION			2026- Land + 10% Bldg + 6%					LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS	PLUS	
HOUSE LOT	Imps		3000	5000			3800	VACANCY	COMM. INFL.	
BASE	0.71	84	8000	6720	-10		6048	SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY	10-wrt on East End	
ACREAGE								ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL	0.71						11,480			
LOT COMPUTATIONS			2026 + 10% 12,298					OTHER FACTORS		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD	
100								ROUGH	GRAVEL ROAD	
								ROLLING	TOWN WATER	
								SWAMPY	DRILLED WELL	
								HIGH	DUG WELL	
								LOW	TOWN SEWER	
LOCATION			AREA TRENDS							
G F P			IMPROVING		STATIC		DECLINED		SEPTIC	



Aroostook Regional Assessing

CONSTRUCTION

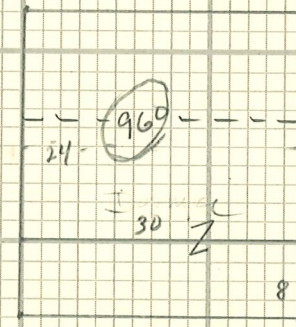
REMODELING DATA

SKETCH

1 FOUNDATION				6 FLOORS						
G	F	P		B	1	2	3	G	F	P
CONCRETE				CONCRETE						
CONC BLOCK				EARTH						
CONC SLAB				PINE						
BRICK OR STONE				HARDWOOD						
PIERS				INLAID						
2 BASEMENT				7 INTERIOR FINISH						
FULL HR				W/W CARPET						
1/4	1/2	3/4		CERAMIC						
FIN BSMT AREA				SINGLE						
BSMT GAR				ATTIC FLR & STAIRS						
FRAMING				8 HEATING						
FLR JOISTS				HOT AIR						
2 X 6 16 O/C				HOT WATER/VAPOR						
BEAMS & COL				STEAM						
STUDS				AIR COND						
3 WALLS				PIPELESS FURN						
DOUBLE SIDING				FLOOR FURN						
SINGLE SIDING				AUTO OIL BURNER						
SHINGLES				GAS						
CONC BLOCK				ELECTRIC						
FACE BRK ON				NO HEATING						
SOLID COM BRK				UNIT HTRS						
INSULATION				9 PLUMBING						
ATTIC ONLY				BATHROOM						
ROOFING				TOILET ROOM						
ASPH SHINGLES				WATER CLOSET						
WOOD SHINGLES				LAVATORY						
METAL				STALL SHOWER						
ROLL ROOFING				KITCHEN SINK						
ROOF TYPE				AUTO WATER HEATER						
GABLE				NO PLUMBING						
HIP										
GAMBREL										
4 LIGHTING										
NO ELEC										
OUTLETS										
WIRING										
5 FIREPLACES										
# OF STACKS										
FIREPLACE STACK										
FIREPLACE										
HEARTH										
NO OF ROOMS										
BSMT										
2ND										
INT LAYOUT										

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
old windows			
COMPUTATIONS			
UNIT	AMOUNT		
960 SF	63788		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL			
ADDITIONS & PCHS			
1	SF		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		67388	
FACTOR		86	
FIN BSMT		57953	
2026 + 6%		43477	
REPL VALUE		61,430	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1F	15F	18	960
OUT BLDGS.			
1 shed			
2 shed			
3 shed			
4 shed	15F	12x16	192
5 shed	15F	12x30	360
6 shed	15F	13x14	192
7 shed	15F	22x24	528
8			

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND	2. L & B	3. BLDG	PRICE	1. BUYER	3. DECL.	2. SELLER	4. AGENT
99		1 (2) 3			29200	1 2 3 4			
11-6-15		1 (2) 3			35000	1 2 3 4			
11-6-15		1 (2) 3			5000 +				
INTERIOR CONDITION									
COMPARED TO EXTERIOR									
7-23-18									
OBSOLESCENCE FACTORS									
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED			
STYLE		COMM. LOCATION		ECONOMIC					
REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE			
	F-6	61,430	25	46,073		46,073			
					50	1000			
		3168	2	3105	25	2328			
		4,464	2	4375	10	3937			
		2462	2	2413	25	1810			
		7185	2	7001	25	5251			
TOTAL VALUE BUILDINGS						60,399			



Basmt wet Sump Pump
Runs most of time