

16 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	109 West Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY		
16	23A	OWNER					TWO FAMILY	SEASONAL			
							APARTMENT	OTHER	NEIGHBORHOOD		
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST					
Phillips, Lana H. & Rollins, Novilla H.			7/21/1999	3309	202		2021- Change Fin attic To 1/2 story - Add Shed.				
Rollins, Novilla H.			7-28-14	5287	323		2025 Main 2 Sheds to 23				
Phair Craig R. & Lynn M. Tracy			11-6-15	5488	207		2026 - Add Containr				
Rossignol, David R. & Joline M.			17-23-18	5800	83		11-15 Added 0.70 Acres - from lot 23 to this lot, also				
ROSSIGNOL, MICHAEL J + JONES, BRITANY K.			3/8/23	6423	251		How new being lived in Estimated new has water supply Remove - 15% Depr. given in 2014 also factor as D+5 given not D+10.				
			INTERIOR INSPECTED	YES	NO-EST	DATE 9-10-12					
REMARKS:			for sale ARE 227-055.			S-17: Downer added to front as there.					
			Asking 83,000			updated Electrical also now have well					
FY 2017 Deduct - 0.70 AC						New Paving					
S-19 Slab & Van Area Storage											
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		



Aroostook Regional Assessing

CONSTRUCTION

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

REMODELING DATA

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%		-3477	
REPL VALUE		51,476	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1F	15F	18	900
OUT BLDGS.			
1 shed	15F	12x16	192
2 shed	15F	12x30	360
3 shed	15F	13x14	182
4 shed	15F	22x24	528
5 shed	15F		
6 shed	15F		
7 shed	15F		
8			

SKETCH

4 (2) (3) 6

7

2021 Roof Reroof Add 1/2 story Add 360 sq ft. (1)

960

24

30

8

* well filled in with cement

Basmt wet Sump Pump Runs most of time

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO. YR.		1. LAND 2. L & B 3. BLDG		PRICE		1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED	
99		1 (2) 3		29200		1 2 3 4		MEAS			
11-6-15		1 (2) 3		35000		1 2 3 4		PRICED			
11-6-15		1 (2) 3		5080 +		=		-		REV'D.	
INTERIOR CONDITION		COMPARED TO EXTERIOR		7-23-18		99000		Includes Lot 23			

OBSOLESCENCE FACTORS

SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED	
STYLE		COMM. LOCATION		ECONOMIC			
REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE	
		51,476	25	38,607		38,607	
					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 52,932