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

MAP	LOT	ROAD	
19	16	OWNER	23 Sutherland Street

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
APARTMENT		OTHER	
		NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Sionni, Albert & Pauline	10/27/2003	3891	129	

2026 - Land + 10%
Bldgs + 6% + Outbldgs

INTERIOR INSPECTED	YES	NO-EST	DATE 9-17-12 9-18-12

REMARKS:

SUMMARY		
2013	LAND	13600
	BLDGS.	27400
	TOTAL	41000
2026	LAND	14,900
	BLDGS.	39,100
	TOTAL	54,000
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	Imps		5000				5000
BASE	1.09	107	8000	8560			8560
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	1.09						13560

2026 + 10% 14,916

LOT COMPUTATIONS

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

LOCATION

G F P

AREA TRENDS

IMPROVING	STATIC	DECLINED	

LAND FACTORS

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

OTHER FACTORS

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

Aroostook Regional Assessing

CONSTRUCTION

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

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

FRAMING			
FLR JOISTS			
___X___ ___ O/C			
BEAMS & COL			
STUDS			

3 WALLS			
DOUBLE SIDING T-11"		✓	
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	A-Frame

4 LIGHTING			
NO ELEC			
OUTLETS	✓	✓	
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							
HARDWOOD			-				
INLAID Lin		✓				✓	
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							

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		

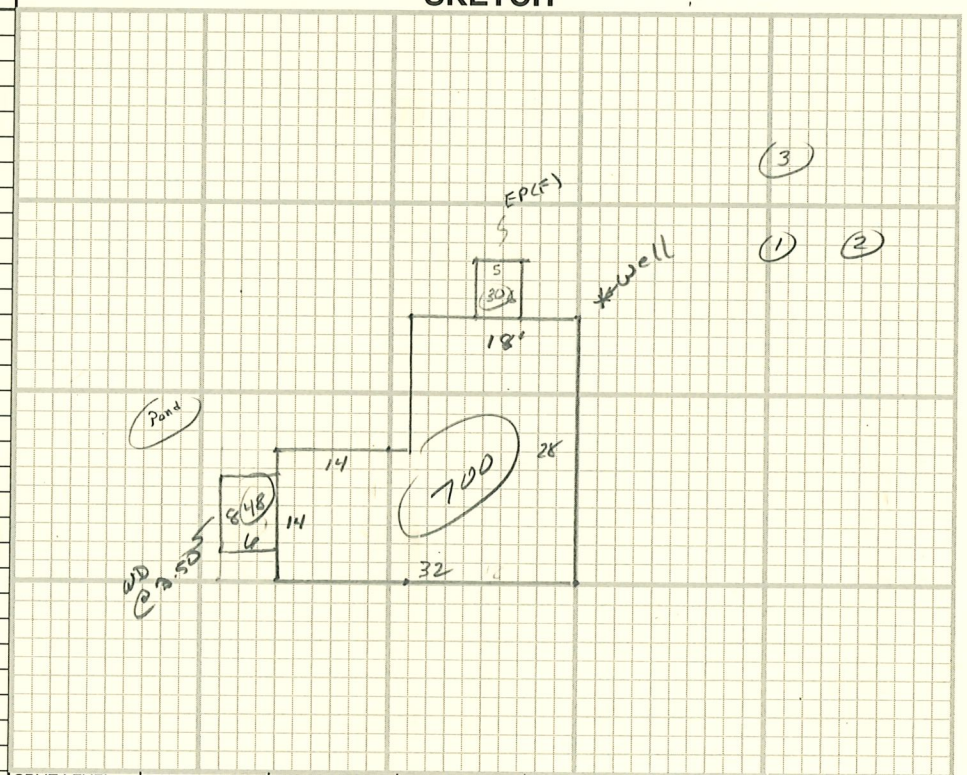
9 PLUMBING	M	O
BATHROOM	✓	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	✓	
AUTO WATER HEATER	✓	
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
	700 SF	52500
BSMT AREA		-3500
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		49000
ADDITIONS & PCHS		
1 48 @ 3.50	SF	+168
2 30 (EPLF)	SF	+1480
3	SF	
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		50648
FACTOR -5		78
FIN BSMT		
		39,505
2026 + 6%		+2370
REPL VALUE		41,875

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
				LISTED
	1 2 3		1 2 3 4	MEAS
	1 2 3		1 2 3 4	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
1F	A Frame/CS	5K	700	D-5	1984		F-	41,875	35	27,219		27,219
OUT BLDGS.												
1 Garage	1S Fr/S	14X24	336	C				13,440	35	8736		8736
2 Shed	1C Fr	10X14	140	16.50				2310	30	1617	25	1213
3 Shed	1S Fr/P	14X14	196	16.50				3234	20	2587	25	1940
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 39,108