

128 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD 1 OF 4 CARDS

MAP	LOT	ROAD	Cottage Road	4 Almond Dr	SINGLE FAMILY	RESIDENTIAL	SUMMARY	
20	3	OWNER			TWO FAMILY	SEASONAL	13	LAND
					APARTMENT	OTHER	20	BLDGS.
						NEIGHBORHOOD	20	TOTAL

RECORD OF OWNERSHIP				DATE	BK	PG	RET ST			
Bouchard, Alcid & Laura				10/1/2001	3567	115		2022 - Remove Cabin 5.	22	LAND
Carrier, Shannon				9-13-16	5586	326		Follow up - 2023 on	20	BLDGS.
Jacksons Lakeshore Rentals LLC				2-15-19	5866	232		All Renovations	23	TOTAL
NORTHERN VOYAGE PROPERTIES, LLC				9/22/23	6492	190		2023 - Cabin 5 Finished + enclosed	20	LAND
								2025 - Cabin Finished	25	BLDGS.
								2026 - Land + 65%	20	TOTAL
								BlDgs - Best File	26	LAND
									20	BLDGS.
									20	TOTAL
									20	LAND
									20	BLDGS.
									20	TOTAL
									20	LAND
									20	BLDGS.
									20	TOTAL
									20	LAND
									20	BLDGS.
									20	TOTAL



DATE

rentals

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	LAND FACTORS	
HOUSE LOT								MINUS	PLUS
BASE								VACANCY	COMM. INFL.
FRONT ACRES								SEMI-IMP	OTHER
ACREAGE								TOPOGRAPHY	
TILLABLE								ACCESS	
PASTURE								R/W	
WOODLAND								SIZE	
WASTE								SHAPE	
TOTAL								USE	
								XF	17

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	OTHER FACTORS	
200	292	600	1.09	654-	130800	-17	108564	LEVEL	PAVED ROAD
220	292	600	1.09	654	143880	-75	35970	ROUGH	GRAVEL ROAD
						WAS	5000	ROLLING	TOWN WATER
LOCATION				2026 + 65%	AREA TRENDS		149534	SWAMPY	DRILLED WELL
G F P				IMPROVING	STATIC	DECLINED	246	HIGH	DUG WELL
							731	LOW	TOWN SEWER
									SEPTIC

Aroostook Regional Assessing

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION										6 FLOORS										YEAR		COST	
G	F	P								B	1	2	3	G	F	P							
CONCRETE										CONCRETE								STRUCTURAL					
CONC BLOCK										EARTH								KITCHEN					
CONC SLAB										PINE								ELECTRICAL					
BRICK OR STONE										HARDWOOD								PLUMBING					
PIERS										INLAID								HEATING					
2 BASEMENT										7 INTERIOR FINISH										COMPUTATIONS			
FULL HR										W/W CARPET								UNIT	AMOUNT				
1/4 1/2 3/4										CERAMIC								1230	SF				
FIN BSMT AREA										SINGLE								BSMT AREA	78137				
BSMT GAR										ATTIC FLR & STAIRS								BSMT GAR					
FRAMING										8 HEATING										ADDITIONS & PCHS			
FLR JOISTS										HOT AIR								1/60 (EPLF) SF	+ 5770				
BEAMS & COL										STEAM								2 79 (EPLF) SF	+ 3980				
STUDS										AIR COND								33223.50	SF				
3 WALLS										PIPELESS FURN								4	SF				
DOUBLE SIDING										FLOOR FURN								5	SF				
SINGLE SIDING										AUTO OIL BURNER								6	SF				
SHINGLES										GAS								7	SF				
CONC BLOCK										ELECTRIC								8	SF				
FACE BRK ON										NO HEATING								9	SF				
SOLID COM BRK										UNIT HTRS								TOTAL	82499				
INSULATION										9 PLUMBING								FACTOR	108				
ATTIC ONLY										BATHROOM								FIN BSMT	95,038				
ROOFING										4 LIGHTING										OCCUPANCY CONSTRUCTION			
ASPH SHINGLES										NO ELEC								SIZE	AREA				
WOOD SHINGLES										OUTLETS								GRADE	AGE				
METAL										WIRING								REMOD	COND				
ROLL ROOFING										5 FIREPLACES								REPL VAL	PHYS DEP				
ROOF TYPE										9 PLUMBING										OBSOLESCENCE FACTORS			
GABLE										TOILET ROOM								PHYS VAL	OBSOL.				
HIP										WATER CLOSET								SOUND VALUE					
GAMBREL										LAVATORY													
4 LIGHTING										10 PLUMBING										SURPLUS CAPACITY			
NO ELEC										KITCHEN SINK								ENCROACHMENTS	PLUMB & HEAT				
OUTLETS										AUTO WATER HEATER								COMM. LOCATION	ECONOMIC				
WIRING										NO PLUMBING													
5 FIREPLACES										11 PLUMBING										UNFINISHED			
# OF STACKS										12 PLUMBING													
FIREPLACE STACK										13 PLUMBING													
FIREPLACE										14 PLUMBING													
HEARTH										15 PLUMBING													
NO OF ROOMS										16 PLUMBING										STYLE			
BSMT										17 PLUMBING													
2ND										18 PLUMBING													
INT LAYOUT										19 PLUMBING													

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND	2. BLDG	PRICE	1. BUYER	2. SELLER	3. DECL.	4. AGENT	LISTED
9-13	-16	1	2	250,000	1	2	3	4	MEAS
					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					
109,294		25		81,971		81,971			
49,297		5		46,832		46,832			
6,160		70		-1848		25		1386	
4762		70		1408		25		1,071	
27,145		15		23,073		25		17,305	
7795		2		7639		25		5709	
		SV						100	
1170		Card		2054				9867	
		Card		3054				10,223	
Card		484						16,459	

190,943

128 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD 2 OF 4 CARDS

MAP	LOT	ROAD	Cottage Road	OWNER	SINGLE FAMILY		RESIDENTIAL		SUMMARY		
					TWO FAMILY		SEASONAL		20	LAND	See 183
							OTHER			BLDGS.	
					APARTMENT		NEIGHBORHOOD			TOTAL	
20	3										

RECORD OF OWNERSHIP

DATE

BK

PG

RET ST

Bouchard, Alcid & Laura

10/1/2001

3567

115

~~Carrier, Sharon Stramilton~~

9-13-16

5586

326

~~Jackson's Lakeshore Rentals, LLC~~

2-15-19

5866

232

Northern Voyage Properties LLC

9-22-23

6492

190

INTERIOR INSPECTED

YES

NO-EST

DATE

REMARKS:

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	LAND FACTORS		
HOUSE LOT								VACANCY	COMM. INFL.	
BASE								SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY		
ACREAGE								ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL										

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	OTHER FACTORS		
								LEVEL	PAVED ROAD	
								ROUGH	GRAVEL ROAD	
								ROLLING	TOWN WATER	
								SWAMPY	DRILLED WELL	
								HIGH	DUG WELL	
								LOW	TOWN SEWER	
LOCATION				AREA TRENDS					SEPTIC	
G F P				IMPROVING						
				STATIC						
				DECLINED						



Aroostook Regional Assessing

CONSTRUCTION

REMODELING DATA

SKETCH

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

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
380 SF	34200		
BSMT AREA	- 1900		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC 1/2(u)	+ 533		
INT FINISH			
HEATING	- 790		
PLUMBING	- 3000		
TOTAL	28643		
ADDITIONS & PCHS			
1 100 (OP) SF	1800		
2 SF			
3 SF			
4 SF			
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL	30643		
FACTOR	50		
FIN BSMT			
2026 - 690	15,321		
REPL VALUE	- 919		
	14,402		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
15 Lg + A/P	19x20	380	F
OUT BLDGS.			
1 Canopy	14x24	336	(D-OP)
2			
3			
4			
5			
6			
7			
8			

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO.	YR.	1. LAND 2. L & B 3. BLDG				1. BUYER 2. SELLER		3. DECL. 4. AGENT		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							
REPL VAL	PHYS VAL	PHYS VAL	OBSOL.	SOUND VALUE							
14,402	30	10,081	25	7,561							
4,099	25	3,075	25	2,306							
TOTAL VALUE BUILDINGS					9,867						

128 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD 3 OF 4 CARDS

MAP	LOT	ROAD	Cottage Road	OWNER	SINGLE FAMILY	RESIDENTIAL	SUMMARY		
					TWO FAMILY	SEASONAL			
					APARTMENT	OTHER			
20	3					NEIGHBORHOOD	20	LAND	
							20	BLDGS.	
							20	TOTAL	50193
RECORD OF OWNERSHIP				DATE	BK	PG	RET ST	LAND	
Bouchard, Alcid & Laura				10/1/2001	3567	115		BLDGS.	
Carrier, Sharon Slamon				9-13-16	5586	326		TOTAL	
Lakeshore Rentals LLC				2-15-19	5866	232		LAND	
Northern Voyage Properties				9-20-23	6482	190		BLDGS.	
								TOTAL	
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CONSTRUCTION

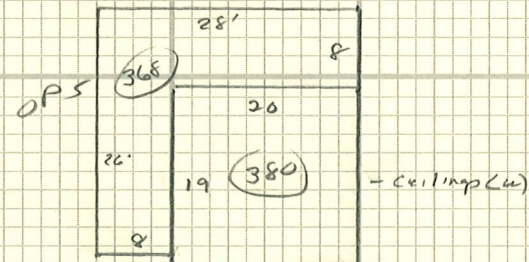
REMODELING DATA

SKETCH

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							INLAID										
2 BASEMENT							W/W CARPET										
FULL HR							CERAMIC										
1/4 1/2 3/4							SINGLE										
FIN BSMT AREA																	
BSMT GAR																	
FRAMING							ATTIC FLR & STAIRS										
FLR JOISTS																	
X 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 1/2										
SOLID COM BRK																	
INSULATION							8 HEATING				M						
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							GAS										
HIP							ELECTRIC										
GAMBREL							NO HEATING										
4 LIGHTING							UNIT HTRS										
NO ELEC																	
OUTLETS							9 PLUMBING				M						
WIRING							BATHROOM										
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																	

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
380 SF	34200		
BSMT AREA	- 1900		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC	+ 2850		
INT FINISH	- 790		
HEATING	- 3000		
PLUMBING			
TOTAL	31360		
ADDITIONS & PCHS			
1 368 (6P) SF	+ 5380		
2 SF			
3 SF			
4 SF			
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL	36740		
FACTOR	50		
FIN BSMT	18,376		
	2026 - 60% - 1102		
REPL VALUE	19,472		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1 368 (6P) SF	152 sq ft + 1/2 sq ft	SK	380
2 SF			
3 SF			
4 SF			
5 SF			
6 SF			
7 SF			
8 SF			

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM		
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED				
MO. YR.		1. LAND 2. L & B 3. BLDG				1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED		
		1 2 3				1 2 3 4		MEAS				
		1 2 3				1 2 3 4		PRICED				
INTERIOR CONDITION COMPARED TO EXTERIOR						+		=		-		
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
1 368 (6P) SF	152 sq ft + 1/2 sq ft	SK	380	F				19,472	50	13,630	25	10,223
2 SF												
3 SF												
4 SF												
5 SF												
6 SF												
7 SF												
8 SF												
TOTAL VALUE BUILDINGS											10,223	



MAP	LOT	ROAD Cottage Road	SINGLE FAMILY		RESIDENTIAL		SUMMARY					
20	3	OWNER	TWO FAMILY		SEASONAL		LAND					
			APARTMENT	OTHER		BLDGS.						
				NEIGHBORHOOD		TOTAL						
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST		LAND				
Bouchard, Alcid & Laura			10-3-01	3567	115			BLDGS.				
								TOTAL				
Carrier, Sharon Shannon			9-13-16	5586	326			LAND				
Lakeshore Rentals LLC			2-15-19	5866	232			BLDGS.				
Northern Voyage Properties LLC			9-22-23	10492	190			TOTAL				
								LAND				
								BLDGS.				
								TOTAL				
								LAND				
								BLDGS.				
								TOTAL				
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								LAND				
								BLDGS.				
								TOTAL				



CONSTRUCTION

REMODELING DATA

SKETCH

CONSTRUCTION													REMODELING DATA				SKETCH									
1 FOUNDATION				G F P				6 FLOORS					YEAR COST													
CONCRETE								B 1 2 3 G F P					STRUCTURAL													
CONC BLOCK								CONCRETE					KITCHEN													
CONC SLAB								EARTH					ELECTRICAL													
BRICK OR STONE								PINE					PLUMBING													
PIERS								HARDWOOD					HEATING													
2 BASEMENT								INLAID					COMPUTATIONS													
FULL HR								W/W CARPET					UNIT AMOUNT													
1/4 1/2 3/4								CERAMIC					396 SF 35646													
FIN BSMT AREA								SINGLE					BSMT AREA -1980													
BSMT GAR													BSMT GAR													
FRAMING								ATTIC FLR & STAIRS					WALLS													
FLR JOISTS													INSULATION													
X O/C								7 INTERIOR FINISH					ROOFING													
BEAMS & COL								B 1 2 3 G F P					LIGHTING													
STUDS								PLASTER					FIREPLACES													
3 WALLS								DRYWALL					FLOORS													
DOUBLE SIDING								PANEL					ATTIC													
SINGLE SIDING								KNOTTY PINE					INT FINISH													
SHINGLES								WALLBOARD					HEATING -838													
CONC BLOCK								UNFIN					PLUMBING -3000													
FACE BRK ON								FINISH ATTIC AREA					TOTAL 29622													
SOLID COM BRK													ADDITIONS & PCHS													
INSULATION								8 HEATING					1 72 (OP) SF +1265													
ATTIC ONLY								HOT AIR					2 SF													
ROOFING								HOT WATER/VAPOR					3 SF													
ASPH SHINGLES								STEAM					4 SF													
WOOD SHINGLES								AIR COND					5 SF													
METAL								PIPELESS FURN					6 SF													
ROLL ROOFING								FLOOR FURN					7 SF													
ROOF TYPE								AUTO OIL BURNER					8 SF													
GABLE				FLAT				GAS					TOTAL 31087													
HIP				MANSARD				ELECTRIC					FACTOR -10 74													
GAMBREL								NO HEATING					23,004													
4 LIGHTING								UNIT HTRS					2006-6% 1380													
NO ELEC													REPL VALUE 24,384													
OUTLETS								9 PLUMBING					OCCUPANCY CONSTRUCTION SIZE AREA GRADE AGE REMOD COND													
WIRING								BATHROOM					REPL VAL PHYS DEP PHYS VAL OBSOL. SOUND VALUE													
5 FIREPLACES								TOILET ROOM					24,384 10 21,946 25 16,459													
# 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																										

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED		
MO.	YR.	1. LAND	2. L & B	3. BLDG		1. BUYER	3. DECL.	2. SELLER	4. AGENT	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						

TOTAL VALUE BUILDINGS 16,459