593 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	SINGLE FAMILY		RESIDENTIAL	
		405 Cottage Road	TWO FAMILY		SEASONAL	
22	20	OWNER	APARTMENT		OTHER	
					NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Gallagher, Stephen W. & Susanne	10/4/2001	3573	228	

2026 - Land + 65%
Bldg + 15%

INTERIOR INSPECTED	YES	NO-EST	DATE 8-30-12
			8-31-12

Asked to come by tomorrow →

REMARKS: Still no one home

SUMMARY		
13	LAND	42300
	BLDGS.	94800
20	TOTAL	137100
26	LAND	69.800
	BLDGS.	119.200
20	TOTAL	189,000
20	LAND	
	BLDGS.	
	TOTAL	
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
56 EF	310	600-	1.11	666-	37296		37296
						wts	+ 5000
							42296

LOCATION 2026 + 65% AREA TRENDS 69,788

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 Fdtn

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK Wall		✓	
CONC SLAB		✓	
BRICK OR STONE			
PIERS			
2 BASEMENT			
FULL HR CS			
1/4 1/2 3/4			
FIN BSMT AREA			
BSMT GAR			
FRAMING			
FLR JOISTS			
2 X 10 16 O/C			
BEAMS & COL			
STUDS			
3 WALLS			
DOUBLE SIDING Alum		✓	
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		✓	
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		✓					
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 1/4							

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		

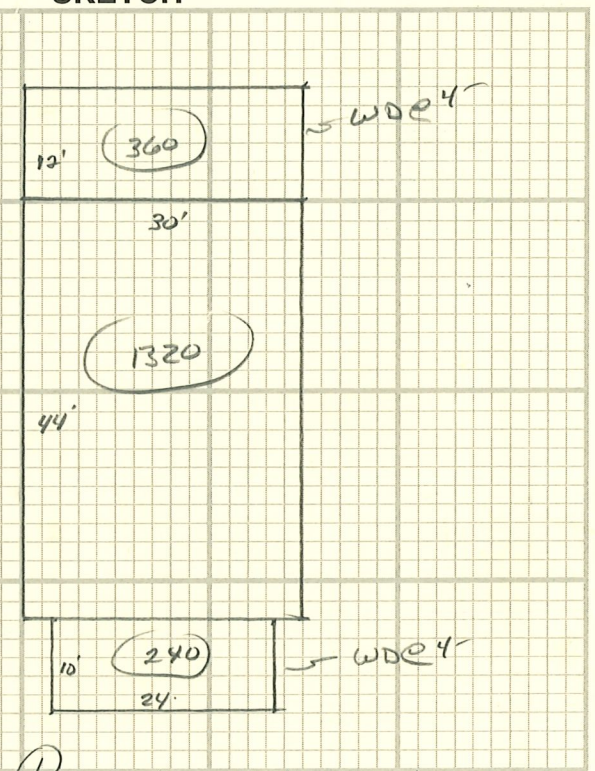
9 PLUMBING	M	O
BATHROOM	1	
TOILET ROOM		
WATER CLOSET	1	
LAVATORY		
STALL SHOWER		
KITCHEN SINK	✓	
AUTO WATER HEATER		
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
1320	SF	81988
BSMT AREA		- 3960
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		+ 4950
INT FINISH		
HEATING		
PLUMBING		+ 600
TOTAL		83578
ADDITIONS & PCHS		
1 360 OP4	SF	1440
2 240 OP4	SF	960
3	SF	
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		85978
FACTOR +10		116
FIN BSMT		
		101,454
2076 + 15%		15,218
REPL VALUE		116,672

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO.	DATE YR.	TYPE 1. LAND 2. L & B 3. BLDG	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
	01	1 (2) 3	80000	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/CS	SK	1320	C+10	1986			116,672	15	99,171		99,171
OUT BLDGS.												
Garage	1SFr/S	20X33	660	C-				21,120	5	20,064		20,064
2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 119,235