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

MAP	LOT	ROAD	SINGLE FAMILY		RESIDENTIAL	
		Oak Point	TWO FAMILY		SEASONAL	
4A	20	OWNER	APARTMENT		OTHER	
					NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
~~Pomerleau, Corey~~	9/23/2011	4983	6	
~~Maine Land Inc.~~	7-14-12	5079	216	
Thibodeau, Nicole + Coffin Ryan	6-12-17	5673	315	
TRUSTEES OF THE "COFFIN/THIBODEAU PL REALTY TRUST	2/15/24	6533	315	

L/O
2026 - Land + 15%

INTERIOR INSPECTED	YES	NO-EST	DATE

REMARKS: Rear lot off Lake @ Oak Point

SUMMARY

13 20	LAND	~~3000~~
	BLDGS.	
	TOTAL	~~3000~~
26 20	LAND	3,500
	BLDGS.	
	TOTAL	3,500
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	0.55	74	8000	5920	- 50		2960
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	0.55				2026 +15	%	3,450

LAND FACTORS

MINUS		PLUS	
VACANCY		COMM. INFL.	
SEMI-IMP		OTHER	
TOPOGRAPHY			
ACCESS Hwc	50		
R/W			
SIZE			
SHAPE			
USE			

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	
		SEPTIC	

LOCATION

G	F	P

AREA TRENDS

IMPROVING	STATIC	DECLINED	

Aroostook Regional Assessing

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK			
CONC SLAB	■		
BRICK OR STONE			
PIERS	■		
2 BASEMENT			
FULL HR _____			
1/4 1/2 3/4	■		
FIN BSMT AREA	■		
BSMT GAR	■		
FRAMING			
FLR JOISTS			
___X___ ____ O/C			
BEAMS & COL			
STUDS			
3 WALLS			
DOUBLE SIDING			
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 ■							

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
	SF	
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		
FACTOR		
FIN BSMT		
REPL VALUE		

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
9-23-11	(1) 2 3	3360	1 2 3 4	LISTED
7-11-12	(1) 2 3	4300	1 2 3 4	MEAS
6-12-17	(1)	5900 +	= —	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
OUT BLDGS.												
1												
2												
3												
4												
5												
6												
7												
8												
											TOTAL VALUE BUILDINGS	