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

| MAP | LOT | ROAD | SINGLE FAMILY | | RESIDENTIAL | |
|---|---|---|---|---|---|---|
| | | **482 Cottage Road** | TWO FAMILY | | SEASONAL | |
| **5** | **2 H** | OWNER | APARTMENT | | OTHER | |
| | | | | | NEIGHBORHOOD | |

| RECORD OF OWNERSHIP | DATE | BK | PG | RET ST |
|---|---|---|---|---|
| **OClair, Rickie** | | | | |
| " " Add'l land | 4-10-91 | 5385 | 35 | Recorded 12-30-14 |

2026 - Land + 10%
Bldg + Cost File

| INTERIOR INSPECTED | YES | NO-EST | DATE 10-3-12 |
|---|---|---|---|

x Rick O'Clair

REMARKS: Info from owner. Did not want to show them.

| SUMMARY | | |
|---|---|---|
| 13 20 | LAND | 14800 |
| | BLDGS. | 62600 |
| | TOTAL | 77400 |
| 15 20 | LAND | 18400 |
| | BLDGS. | 62600 |
| | TOTAL | 81000 |
| 26 20 | LAND | 20,200 |
| | BLDGS. | 79,000 |
| | TOTAL | 99,200 |
| 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 | 2.6 | 1.67 | 8000 | 13360 | | | 13360 |
| FRONT ACRES | | | | | | | |
| ACREAGE | | | | | | | |
| TILLABLE | | | | | | | |
| PASTURE | | | | | | | |
| WOODLAND | | | | | | | |
| WASTE | | | | | | | |
| TOTAL | 2.6 | | | | | | 18360 |

LOT COMPUTATIONS 2026 + 10% 20,196

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

| LOCATION | AREA TRENDS | | |
|---|---|---|---|
| G F P | 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 Wall | | ✓ | ✓ |
| CONC SLAB | | | |
| BRICK OR STONE | | | |
| PIERS | | | |
| 2 BASEMENT Sill Bkd | | | |
| FULL HR CS. | | | |
| 1/4 1/2 3/4 | | | |
| FIN BSMT AREA | | | |
| BSMT GAR | | | |
| FRAMING | | | |
| FLR JOISTS | | | |
| 2 X 8 16 O/C | ✓ | | |
| BEAMS & COL | | | |
| STUDS | | | |
| 3 WALLS | | | |
| DOUBLE SIDING Mas | | ✓ | |
| 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 5 + 2B. | | |
| 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 | | |

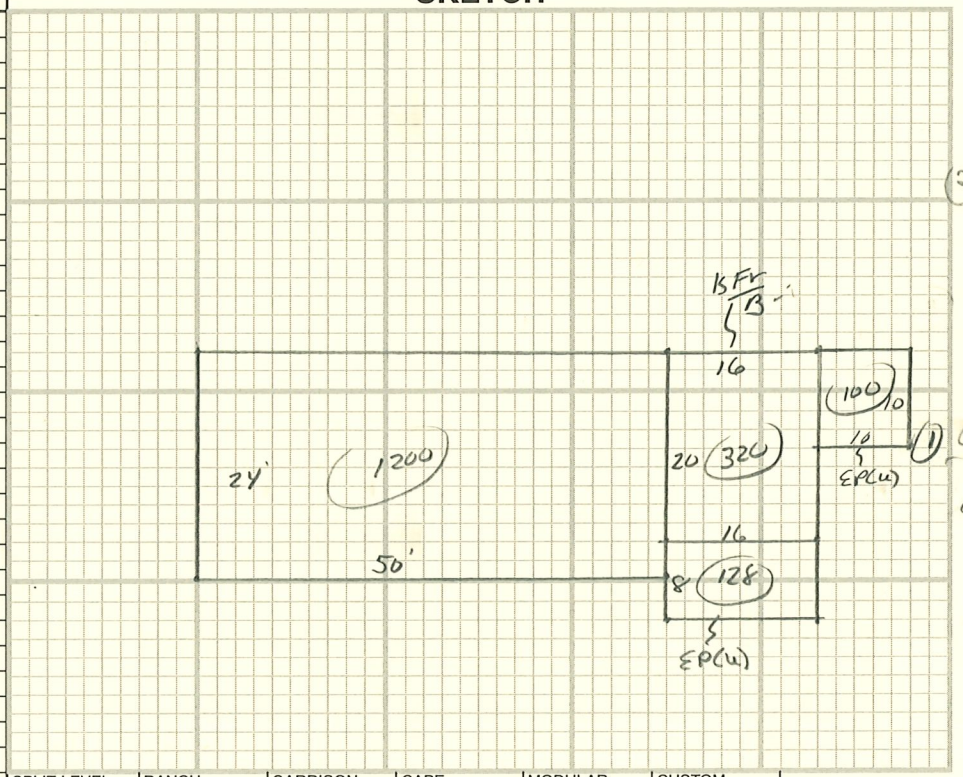
| 9 PLUMBING | M | O |
|---|---|---|
| BATHROOM | 2 | |
| TOILET ROOM | | |
| WATER CLOSET | | |
| LAVATORY | | |
| STALL SHOWER | | |
| KITCHEN SINK | ✓ | |
| AUTO WATER HEATER | | |
| NO PLUMBING | | |

## REMODELING DATA

| | YEAR | COST |
|---|---|---|
| STRUCTURAL | | |
| KITCHEN | | |
| ELECTRICAL | | |
| PLUMBING | | |
| HEATING | | |

| COMPUTATIONS | UNIT | AMOUNT |
|---|---|---|
| 1200 | SF | 77000 |
| BSMT AREA | | - 3600 |
| BSMT GAR | | |
| WALLS | | |
| INSULATION | | |
| ROOFING | | |
| LIGHTING | | |
| FIREPLACES | | |
| FLOORS | | |
| ATTIC | | |
| INT FINISH | | |
| HEATING | | |
| PLUMBING | | + 1800 |
| TOTAL | | 75200 |
| ADDITIONS & PCHS | | |
| 1 320 (15Fr/B) | SF | + 14952 |
| 2 128 (EP(u)) | SF | + 3740 |
| 3 100 (EP") | SF | + 3160 |
| 4 | SF | |
| 5 | SF | |
| 6 | SF | |
| 7 | SF | |
| 8 | SF | |
| 9 | SF | |
| TOTAL | | 97052 |
| FACTOR | | 82 |
| FIN BSMT | | |
| | | 79,583 |
| 2026 + 6% | | + 4775 |
| REPL VALUE | | 84,358 |

## 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 |
|---|---|---|---|---|---|
| | | | | | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 15Fr/wall | 24X50 | 1200 | D | 1972± | | F | 84,358 | 35 | 54,833 | | 54,833 |
| OUT BLDGS. | | | | | | | | | | | | |
| 1 Attg Garage | 15Fr/B | 30X30 | 900 | D | 1972± | | | 24,354 | 35 | 15,830 | | 15,830 |
| 2 Shed | 15Fr | 20X24 | 480 | 16.50 | | | | 7920 | 25 | 5,940 | 25 | 4,455 |
| 3 Wood Slat Shed | 15Fr | 14X16 | 224 | 8.05 | | | | 1,803 | 30 | 1,262 | 25 | 947 |
| 4 Shop | 15Fr(F) | 16X20 | 320 | 16.50 | | | | 5,280 | 25 | 3,960 | 25 | 2,970 |
| 5 | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |

TOTAL VALUE BUILDINGS 79,035