86

PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	2992 Portage Road
8	30 - A	OWNER	Goss, Bonnie A

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
APARTMENT		OTHER	
		NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
~~Beaulier, Celia~~ DEC. 9/7/19		900	240	
~~Goss, Bonnie A. P.R.~~	9/23/20	6070	21	
~~GOSS, BONNIE A~~	5/5/21	6160	190	
Goss, Bonnie A. & Tony Douglas	6/24/21	6186	174	

@ Hermon NC

2021 SPLIT 107.25 ACRES FROM M8 L30 SH.

2026 - Land +10%
Bldgs -6% + Coll File

INTERIOR INSPECTED	YES	NO-EST	DATE 10-11-12 10-12-12

REMARKS: 5-5-14 NC Permit to Extend Roof + Deck not done

SUMMARY		
2013	LAND	67,800
	BLDGS.	68,000
	TOTAL	135,800
2022	LAND	18,600
	BLDGS.	68,000
	TOTAL	86,600
2024	LAND	18,600
	BLDGS.	57,500
	TOTAL	76,100
2026	LAND	20,500
	BLDGS.	75,700
	TOTAL	96,200
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			5000
BASE	2.75	1.70	8000				13600
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	2.75						18,600

2026 - +10% 20,460

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

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 6'			
1/4 1/2 3/4	■		
FIN BSMT AREA	■		
BSMT GAR	■		

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

3 WALLS			
DOUBLE SIDING Complete 2005			
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 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	1	
TOILET ROOM	1	
WATER CLOSET	■	
LAVATORY	■	
STALL SHOWER	■	
KITCHEN SINK	■	✓
AUTO WATER HEATER	■	
NO PLUMBING	■	

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN	old	
ELECTRICAL		
PLUMBING		
HEATING		

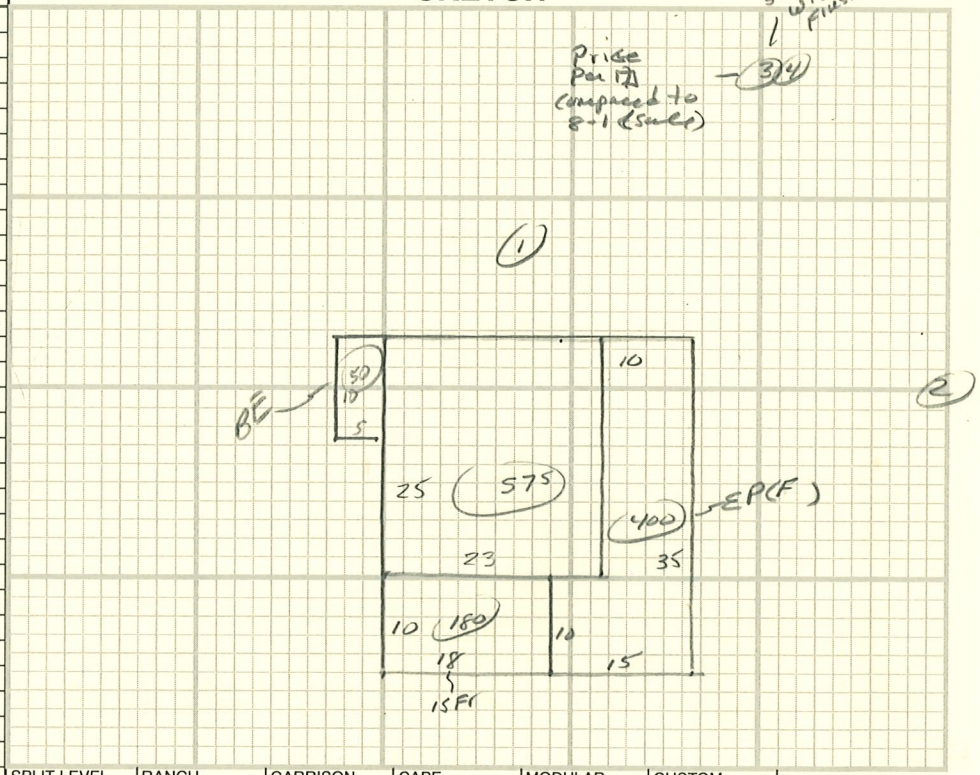
COMPUTATIONS	UNIT	AMOUNT 1.3
575	SF	61311
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		− 575
ATTIC		
INT FINISH		
HEATING		
PLUMBING		+ 1200
TOTAL		61936

ADDITIONS & PCHS		
1 180 (15Fr)	SF	7170
2 400 (EPCF)	SF	12560
3 50@15 −	SF	750
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		82416
FACTOR		82
FIN BSMT		
		67,581
2026 − 60%		4055
REPL VALUE		71,636

SKETCH

See Bathroom w/ shower Flush & Sink

Price Per ft (compared to 8+1 (Sm Ca)) − (3/4)



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	1½SF/B	SK	575	D	1912			71,636	30	50,145		50,145
OUT BLDGS.												
1 Garage	1SF/B	24X24	576	C	2006			20,160	5	19,152	-	19,152
2 Sled	1SF/dirt	20X40	800	16.50				13,200	35	8580	25	6435
3 Cabin	1S Log/S.115	16X20	320	50 −				16000	15	13600	25	
4 OP	Fr	6X16	96	5 −				480	15	408	25	
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 75,732