450

PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	3022 Portage Road
8	31	OWNER	

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
APARTMENT		OTHER	
		NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Madore, John W	11/11/2008	4646	297	

2026 - Land + 10%
Bldgs + 15% + Cost File

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

REMARKS: Good view

SUMMARY

2013	LAND	48000
	BLDGS.	87700
	TOTAL	135700
2026	LAND	52,800
	BLDGS.	120,900
	TOTAL	173,700
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	3	1.75	8000	14000			14000
FRONT ACRES							
ACREAGE	58		500	29000			29000
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	61						48000

2026 + 10% 52,800

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 Tip		✓	
PIERS			
2 BASEMENT			
FULL HR 7'	Full		
1/4 1/2 3/4			
FIN BSMT AREA			
BSMT GAR			
FRAMING			
FLR JOISTS			
X O/C	✓		
BEAMS & COL			
STUDS			
3 WALLS			
DOUBLE SIDING Vinyl	✓		
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 or manita	✓	
GAS		
ELECTRIC		
NO HEATIING		
UNIT HTRS		

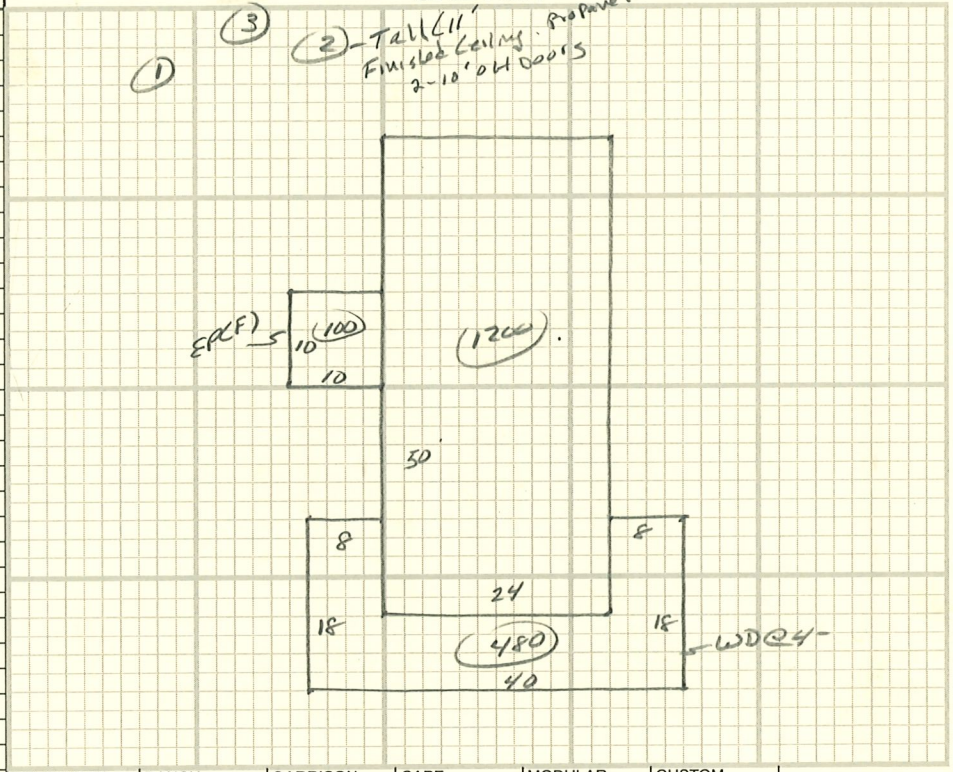
9 PLUMBING	M	O
BATHROOM	1	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	✓	
AUTO WATER HEATER	✓	
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
	1200 SF	77000
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		77000
ADDITIONS & PCHS		
1 480 CY -	SF	+ 1920
2 100 (EPCF)	SF	+ 3980
3	SF	
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		82900
FACTOR		
FIN BSMT		
2026 + 15%		12,435
REPL VALUE		95,335

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
	08	1 (2) 3	125500	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
1F	1S Fr/B	24X50	1200	C	1974			95,335	15	81,035		81,035
OUT BLDGS.	(Double wide)											
1 Storage	1S Fr/wood	24X32	768	11.50				8832	30	6182	25	4637
2 Garage	1S Fr/slab	28X32	896	C+D				34,890	5	33,146		33,146
3 Shed	1S Fr	12X16	192	16.50				3,168	20	2534	25	1901
4 Shelter	open Fr	12X16	192	SV						SV		200
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 120,919