

Acet 43

PROPERTY ASSESSMENT RECORD

TOWN OF

Nashville Plantation

CARD: 1 of 1

MAP 1	LOT 5B	ROAD: 1778 Portage Rd	Single Family	<input checked="checked" type="checkbox"/>	Residential	
		OWNER: Sawyer, Robert & Barker, Amanda - Rafford, Christina + Patrick E	Two Family		Seasonal	
			Apartment		Other	
					Neighborhood	

SUMMARY		
2010	LAND	13,000
	BLDGS	88,500
	TOTAL	101,500
20	LAND	13,000
	BLDGS	94,900
	TOTAL	107,900
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	
20	LAND	
	BLDGS	
	TOTAL	

RECORD OF OWNERSHIP				DATE	BK	PG	RET ST
P.O. Box 217 Portage Lake, ME 04758				4-18-07	4423	305	LD
1778 Portage Rd				2-1-2021	6124	179	LD
Navy Federal Credit Union				2-1-2021	6124	181	M

INTERIOR INSPECTED: YES NO-ESTIMATED

DATE: 4/8/10

REMARKS:

LAND VALUATION						LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	ADD	VALUE	MINUS	PLUS
HOUSE LOT	1		12500	12,500			12,500	VACANCY	COMM. INFL
BASE LOT								SEMI-IMP	OTHER
FRONT ACRES								TOPO	
ACERAGE	1.2		450	540			540	ACCESS	
TILLABLE								R/W	
PASTURE								SIZE	
WOODLAND								SHAPE	
WASTE								USE	
TOTAL	2.2						13,040		

LOT COMPUTATIONS							OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FRONT FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED RD	
								ROUGH	GRAVEL RD	
								ROLLING	<input checked="checked" type="checkbox"/> TWN WATER	
								SWAMPY	DRILLED WELL	<input checked="checked" type="checkbox"/>
								HIGH	DUG WELL	
								LOW	TWN SEWER	

GPS LOCATION

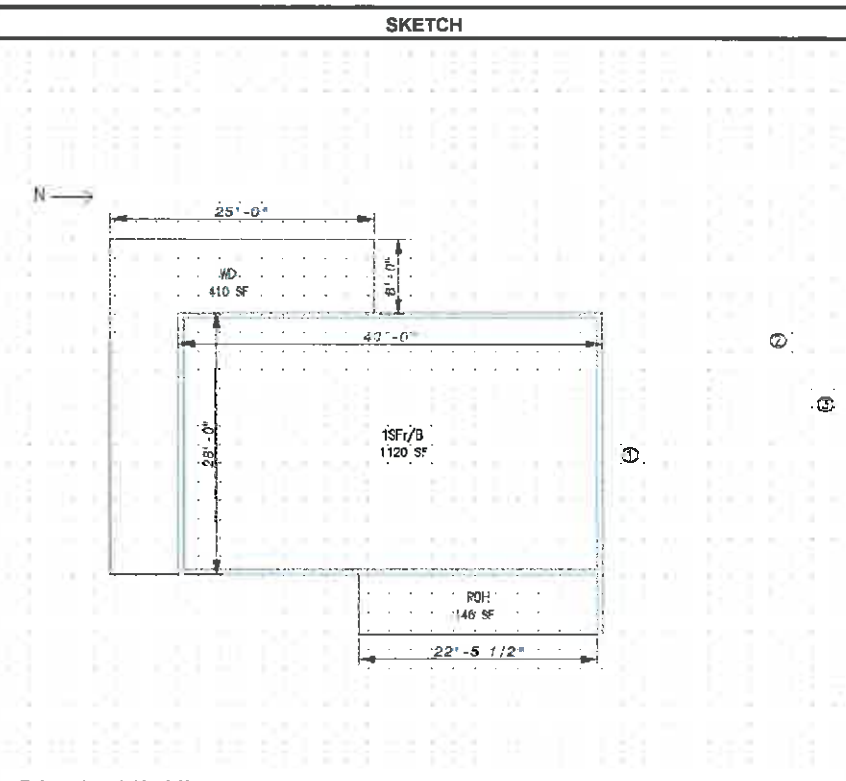
AREA TRENDS

N	46	0	44	25.7	"	IMPROVING	STATIC	DECLINED		SEPTIC	<input checked="checked" type="checkbox"/>
W	68	0	28	52.4	"		<input checked="checked" type="checkbox"/>				



CONSTRUCTION					RECORD OF CONSTRUCTION					
1	3	FOUNDATION	P F (A) G	6	3	EXTERIOR	P F A (G)	TYPE	YEAR	COST
EXCAVATION	6'	6"6"	8'	SHEATHING	Bd	1/2	5/8	3/4	STRUCTURAL	
FOOTING	8x16	8x18	12x24	12x36	WALLS	T111 / B&B	Log / Alum		KITCHEN	
PT WOOD	SONOTUBE	FROST		(Vinyl) Shing / ClapBd	2" LOG/Brick				ELECTRICAL	
ROCK/BRICK				WINDOWS	Builder' Grade	(Dbl Hung)			PLUMBING	
CONCRETE BLOCK				Casement	Bow	Bay			HEATING	
POURED CONCRETE	8"			INSULATION	Wrap	3"FG	6"FG			
CONCRETE SLAB	Drainage: Y / N			DOORS	2Ext	Solid	Raised	Custom		
SITE WORK	Grade& clear	Better		ATRIUM						

COMPUTATIONS											
2	3	BASEMENT	P F (A) G	7	3	FLOORS	P F (A) G	UNIT	SF	AMOUNT	
NONE				SUBFLOOR	3/8	1/2	5/8	3/4	15fr/13	1120	68,660
DEPTH	6'	6'6"	7'	(7'6")	UNDERLAYMENT	3/8	1/2		NO BSMT -		
FLOOR	Dir	3'CM	4'CM	(6'CM)	CARPET	26 OZ	32 OZ		FIN BSMT +	13,440	
FINISH	Rough	Trowel		LINEOLEUM	Embossed	Laminate			BSMT GAR +		
FINISHED AREA	sqft	1120		HARDWOOD					BRICK +		
STORAGE	Rough	Built-in		TILE					FIREPLACE +		
3	3	FRAMING	P F (A) G	8	3	HEATING	P F (A) G		ATTIC +		
FLOOR JOISTS	2x6x24	2x6x16		NONE	UNIT	MONITOR	ELEC		HEATING -		
	2x8	2x10	2x12	STEEL	STEAM				PLUMBING +	1830	
STUDS	2x4x24	2x4x16		FORCED HOT AIR					Roof Window+		
	2x6x24	2x6x16		HW RADIANT							
RAFTERS	2x4	2x6	2x8	2x10	MULTIZONE						
ENGINEERED TRUSSES				# FIREPLACES	HEARTH				TOTAL	83,932	
				CENTRAL AIR CONDITIONING					ADDITIONS	SF	AMOUNT



4	3	ROOF	P F A (G)	9	3	PLUMBING	P F A (G)	10	3	ELECTRICAL	P F A (G)
SHEATHING	Bd	1/2	5/8	3/4	NONE			WATER HEATER	ELEC	OIL	GAS
COVER	TP	(210A)	235A	Metal	3 PC	OLD	AVG	(GOOD)	BEST		
TRIM		(DRIP EDGE)			# BATHROOMS	(2)	3	4	5		
CORNICE	Raked	(Boxed)			# STALL SHOWERS	2	3	4			
GUTTERS	Yes	COPPER			# FIXTURES	4	5	(6)	7	8	
5	3	INTERIOR	P F A (G)	10	3	ELECTRICAL	P F A (G)		TOTAL	97677	
FINISH	NONE			ENTRANCE	60A	100A	200A		FACTOR	7.0	
QUALITY	Poor	(Avg)	Good	Best	WIRING	OLD	(AVG)	NEW	REPL VALUE	97677	
WALL	Board	Paneling			QUALITY	MIN	(AVG)	GOOD	OCCUPANCY	CONSTRUCTION	SIZE
	Paper	(Sheetrock)	Plaster		DATA & CABLE	Y	N		SF	15fr/13	25x40
CABINETS	(SW)	HW	Built-in		SECURITY SYSTEM	Y	N		CUT BLDGS		
CLOSETS	Sm	Ample	Walk-in		GENERATOR	Y	N		Att Gar	15fr/5	25x26
DOORS	Luan	Panel	Raised Panel						Garage	15fr	24x30
									Storage	15fr	24x24

SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE		SOURCE		DATE LISTED			
MO.	YEAR	Land/L&B/Bldg	PRICE	Buyer-Seller-Dec-Agent	LISTED	MEAS	ALP				
4	2007	L78	165000	DEL			ALP				
INTERIOR CONDITION COMPARED TO EXTERIOR				BETTER	EQUAL	LESS	PRICED	ALP			
							REVD	MM			

OBsolescence Factors											
SURPLUS CAPACITY			ENCROACHMENTS			PLUMB & HEAT			UNFINISHED		
STYLE			COMM. LOCATION			ECONOMIC					
	REMOD	COND	REPL VAL	DEPR	PHYS VAL	OBS	SOUND VALUE				
A-G	97,677	20%	78,137				78,137				
A-G	10,274	20%	8,219				8,219				
F	6,276	35%	4,157	25%	3,117		3,117				
A-F	10,473	25%	7,352	25%	5,500		5,500				
ADDITION	15fr						4,464				

NUMBER OF ROOMS		ROOF TYPE		TOTAL VALUE BUILDINGS	
BASEMENT	FLAT	MANSARD	94,934		
FIRST FLOOR	GABLE ✓	CUSTOM			
SECOND FLOOR	GAMBREL	OTHER			
THIRD FLOOR	HIP				