LOT 83 UNIT 20 THREE RIVERS ESTA
778-2032, 782-1064, 842-2466, 86

WINSOR BRANT/WINSOR VICTORIA
846 NUTTON LANE RD
CLINTON, ME 04927

2026

00-00-00-01275-083

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.20 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	33,200
SOH/AGL Deduction	3,486
ASSESSED VALUE	29,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,714
TOTAL JUST VALUE	33,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7688	PUMP/UTPOL	25	10/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1407/0288	3/04/2020	QC	U	V	11	1,000
GRANTOR: JOHN H & SUSAN LAND						
GRANTEE: BRANT & VICTORIA WI						
1272/2137	4/14/2014	TD	U	V	18	3,500
GRANTOR: CLERK OF COURT (JENKI						
GRANTEE: JOHN H & SUSAN LAND						

2376 SW NEWARK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/05/2016 BY DF Total Acres: 0.92 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 05/13/2026 BY SYS