

Presque Isle
Name: UPSHAW JR, GREGORY RENARD

Valuation Report

09/10/2025
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035-115-023
23 JUDD ST

Account: 373 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 27 Urban

Zoning/Use Urban Res. 1
Topography Level Rolling
Utilities All Public
Street Paved
Flood Map 7
Classification Residential
Reference 1 B6347 P204 07/15/22
Reference 2
Tran/Land/Bldg 1 1 1
STREET CODE 115 Y Coordinate 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date 07/15/2022
Sale Price 139,900
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Fr. A-Homesite (Fract)	15,300.00	13,161.56	100%		13,162
1.00	Acre-Lot Improvement	9,500.00	9,500.00	100%		9,500
Total Acres 0.37			Land Total			22,662

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	572 Sqft	Grade C 100	Base	116,764
Exterior	Vinyl/Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-1,520
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Partial			Insulation	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	Typical	Typical	Above Average	Typical	114,737	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	100%	68,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	80	C 110	798	Ava.	94%	100%	100%	750
One Storv Frame	1900	308	C 100	13.114	Ava+	60%	100%	100%	7.868
Unfin Basement	1900	308	C 100	3.278	Ava+	60%	100%	100%	1.967
1,309 SFLA									
Outbuilding Total									10,585

Acctpt Land

22,700

Accepted Bldg

79,400 **Total**

102,100

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1 HEAT DUCT UP

