

**Norman A. Gosline Real Estate Appraisals at Fort Kent and Madawaska, Maine  
MCC-00442**

**Finding Aid**

**Prepared by  
Anne Chamberland, June 2018  
Acadian Archives/Archives acadiennes  
University of Maine at Fort Kent  
Fort Kent, Maine**

**Title:** Norman A. Gosline Real Estate Appraisals at Fort Kent and Madawaska, Maine

**Creator/Collector:** Norman A. Gosline

**Collection number:** MCC-442

Shelf list number: UM-442, V8-442

**Dates:** 1972-1999

**Extent:** 7 binders (.04 cubic feet)

**Provenance:** Material was acquired by courier from Mr. Norman A. Gosline of Gardiner, Maine in May 2018.

**Language:** English

**Conservation notes:** Documents were taken out of the binders and inserted in seven individual archival folders for preservation. Two maps of property plans were unfolded and placed in larger archival folder.

**Access restrictions:** No restrictions on access.

**Physical restrictions:** None.

**Technical restrictions:** None.

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**Citation:** Norman A. Gosline Real Estate Appraisals at Fort Kent and Madawaska, Maine, MCC-00442, Acadian Archives/Archives acadiennes, University of Maine at Fort Kent

**Separated materials:** Not applicable.

**Related materials:** Not applicable.

**Location of originals:** Not applicable.

**Location of copies:** Not applicable.

**Published in:** Not applicable.

**Biographical information:** Norman Abbot Gosline was born on November 6, 1935 in Gardiner, Maine, the son of Arthur N. and Katherine R. (Wadsworth) Gosline. Mr. Gosline received his Bachelor at U. Maine in 1957. Realtor A.C. Brooks & Company, 1959-1960. Principal Gosline & Company, Gardiner, 1960. Member of faculty (part-time) at U. Maine, Augusta, 1973-1981.

Consultant in real estate to various agencies and firms in Northern New England, 1965. Selected for real estate team visit to People's Republic of China, Citizen Ambassador.

Program of People to People. Past member Gardiner Planning Board Named Realtor of Year Kennebec Valley Board Realtors, 1967.

Membership: Past member Gardiner Planning Board ambulance advisory committee. Member American Institute Real Estate Appraisers (president Northeast chapter 1985), Society of Real Estate Appraisers (president Maine chapter 1975-1976, 81-82), Appraisal Institute (director 1993-1996), National Association Realtors (board directors 1967), Maine Association Realtors (president 1967), American Society Real Estate Counselors, Kennebec Valley Board Realtors (president 1963-1964, Realtor of Year 1967), Rotary (Paul Harris fellow), Shrine.<sup>1</sup>

**Scope and content:** This collection consists of seven binders of Real Estate Appraisals between 1972 and 1999 by Mr. Norman A. Gosline which are public files from Towns, Counties, or State. Four binders are appraisals of properties in the Fort Kent area, which includes two appraisals of the Town of Fort Kent Community Development Project in 1976 and 1977 requested by Claude Dumond and James R. McClure, Town Managers in Fort Kent at the time. Included at the end of some Appraisal Reports are Sale Summaries, from public records used for comparison purposes. Photographs of properties and/or dwellings are included. (See inventory)

Two binders contain an appraisal and an appraisal update of the Midtown Shopping Center in Madawaska, Maine, and one binder has an *Appraisal of Property of Mary Mediatrix Convent*, which is the Inn of Acadia in Madawaska today. There is mention of some Retail Leases in the Van Buren, Caribou, and Presque Isle areas at the end of some reports used for comparison purposes. Included are a Plan of Property and a Plot Plan showing location of the Mid-Town Shopping Center, which were taken out of this binder, unfolded, and placed separately in a larger folder. (See inventory).

### **Inventory:**

#### **UM-442**

- Folder 1: Appraisals requested by Town Manager, Claude Dumond, of four parcels of Real Estate on Pearl Street in Fort Kent. (Patrick Morin, Donald Lozier, Claude Saucier, and Edgar Babin and Kenneth L. Ballard) 84 pages + 1 map + 1 end sheet.
- Folder 2: Appraisals requested by Town Manager, James R. McClure, of four parcels of real estate on Pearl Street in Fort Kent. (Joel and Verna Roy; Alderic and Maggie Daigle; Claude Saucier; Cyril and Anna Boutot) 77 pages.
- Folder 3: Appraisal of Coury Oil Company, Inc. Office Building, Fort Kent, Maine requested by Nelson Jandreau in 1980. Included are other Sales Summaries at the end of the report used for comparison purposes: Denise Daigle, 6/1/80; Elmer & Greta Jalbert ,6/17/80; Roman Catholic Bishop of Portland, 6/17/80; Richard &

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<sup>1</sup> [https://prabook.com/web/norman\\_abbot.gosline/207199](https://prabook.com/web/norman_abbot.gosline/207199)

Robert Raymond, 12/22/75 and 6/17/80; Benoit and Blanch (sic) C. Ouellette, 6/17/80; Sun Oil Company of Pennsylvania, 6/17/80; Patrick L. Labbee, 6/17/80; R.H. Frost Company, 6/17/80; Agway, Inc., 6/25/79; Stanley and Lena Shalek, 6/17/80. 47 pages.

- Folder 4: Appraisal of Theriault Property, E/S Hall Street, Fort Kent, Maine, requested by Terry Brooks of Winthrop, Maine. 1999. Included are other Sales Summaries at the end of the report used for comparison purposes: Michel Levesque 09/02/97; Netherland Typewriter, Inc. 7/30/98; Akos N. & Myra Fodlman/Mark & Doris Boucher 7/15/96 & 7/22/96; Soucies (sic) Economart/Brian J. Pinette 6/5/98 & 4/16/98; Martial & Aline Levasseur 6/11/97; Larry J. & Debbie Guimond 9/21/98; Dale and Linda Soucy 8/13/98; David Landry 6/1/98; Colin V. & Gina A. Jandreau 8/14/97; James M. & Rita L. Chamberland, 6/30/98; Gerald J. & Claudette C. Pelletier, 10/14/98; Clifford B. & Louise Beaulieu, 8/19/97.
- Folder 5: Appraisal of Midtown Shopping Center, Madawaska, Maine, requested by Hollis E. Irvine, Aroostook County Federal Savings and Loan Association. October 7, 1977 and January 23, 1978. Included are Retail Lease at the end of the report used for comparison purposes: Exeter Valley Trust, Madawaska, Maine; Northern State Realty Company, Van Buren, Maine; ROAB Inc., Caribou, Maine; Ivan and Mildred Bennett, Caribou, Maine; Milliken Tomlinson Company, Access Highway, Caribou; Martin W. Juster, Presque Isle; The Sampson Supermarkets, Inc., Presque Isle, Maine; Goldro Corporation, Houlton, Maine. Note: In this folder were a Plot Plan done by D.J. Cannan and a Plan of Property done by a Land surveyor, T. L. Brown(?)
- Folder 6: Appraisal update of Midtown Shopping Center, Madawaska, Maine. Included are Retail Lease at the end of the report used for comparison purposes: Exeter Valley Trust, Madawaska, Maine; Northern State Realty Company, Van Buren; ROAB Inc., Caribou; Ivan and Mildred Bennett, Caribou; Milliken Tomlinson Company, Caribou; Martin W. Juster, Presque Isle; The Sampson Supermarkets, Inc., Presque Isle; Goldro Corporation, Houlton; ROAB, Inc., Caribou; Milliken Tomlinson Company, Caribou; Ivan C. and Mildred M. Bennett, Caribou; Martin W. Juster, Presque Isle; Goldro Corporation, Houlton. 53 pages
- Folder 7: Appraisal of properties at Mary Mediatrix Convent (Daughters of Wisdom), Madawaska, Maine requested by William J. Smith, Esquire. Included are Retail Lease at the end of the report used for comparison purposes: Brothers of Sacred Heart Convent, Madawaska; Alco Sports Inc.; Martin Y. Daigle, Madawaska; The Roman Catholic Bishop of Maine, Fort Kent. 36 pages

## **V8-442**

- Plan 1: Plot Plan of Mid-Town Shopping Center. Owned: Leo O. & Brigitte Bouchard. Located in Madawaska, Maine. By D. J. Cannan. Date: Sept. 13, 1972. Scale 1 in. = 50 feet Note: 4 prints taped together measuring approximately

21.5 in x 16.25 in.

Plan 2: Plan of Property in Madawaska, Maine showing location of Mid-Town Shopping Center owned by Leo O. & Brigitte Bouchard. August 30, 1972. Scale: 1 in = 40 feet. Prepared by (? T.L. Brown) Land Surveyor. Measurement: 30 in. x 22.5 in.