

# 495 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

|     |     |       |               |  |  |            |               |             |         |        |
|-----|-----|-------|---------------|--|--|------------|---------------|-------------|---------|--------|
| MAP | LOT | ROAD  | 560 West Road |  |  |            | SINGLE FAMILY | RESIDENTIAL | SUMMARY |        |
| 12  | 5   | OWNER |               |  |  | TWO FAMILY | SEASONAL      | 13          | LAND    | 132500 |
|     |     |       |               |  |  | APARTMENT  | OTHER         | 20          | BLDGS.  | 150200 |
|     |     |       |               |  |  |            | NEIGHBORHOOD  |             | TOTAL   | 282700 |

| RECORD OF OWNERSHIP  | DATE       | BK   | PG  | RET ST |
|--|------------|------|-----|--------|
| <del>Michael, Leslie Cr</del>                                    | 11/11/2011 | 5000 | 263 |        |
| The James + Leslie Michael Family Trust <sup>Dated 6-27-16</sup> | 10-5-16    | 5595 | 210 |        |
|  |            |      |     |        |
|  |            |      |     |        |
|  |            |      |     |        |
|  |            |      |     |        |
|  |            |      |     |        |
|  |            |      |     |        |
|  |            |      |     |        |

|  |     |        |      |         |
|--|-----|--------|------|---------|
| INTERIOR INSPECTED                                 | YES | NO-EST | DATE | 8-14-12 |
| REMARKS:<br>K. LCMichael<br>Phone Call @ Homeys NC |     |        |      |         |

|    |        |  |
|----|--------|--|
| 20 | LAND   |  |
| 20 | BLDGS. |  |
| 20 | TOTAL  |  |
| 20 | LAND   |  |
| 20 | BLDGS. |  |
| 20 | TOTAL  |  |
| 20 | LAND   |  |
| 20 | BLDGS. |  |
| 20 | TOTAL  |  |
| 20 | LAND   |  |
| 20 | BLDGS. |  |
| 20 | TOTAL  |  |
| 20 | LAND   |  |
| 20 | BLDGS. |  |
| 20 | TOTAL  |  |

| LAND VALUATION |       |   |       |       |        |   |       | LAND FACTORS |    |             |  |
|----------------|-------|---|-------|-------|--------|---|-------|--------------|----|-------------|--|
| CLASSIFICATION | ACRES | % | PRICE | TOTAL | - DEPR | + | VALUE | MINUS        |    | PLUS        |  |
| HOUSE LOT      |       |   |       |       |        |   |       | VACANCY      |    | COMM. INFL. |  |
| BASE           |       |   |       |       |        |   |       | SEMI-IMP     |    | OTHER       |  |
| FRONT ACRES    |       |   |       |       |        |   |       | TOPOGRAPHY   | 10 | steep       |  |
| ACREAGE        |       |   |       |       |        |   |       | ACCESS       |    |             |  |
| TILLABLE       |       |   |       |       |        |   |       | R/W          |    |             |  |
| PASTURE        |       |   |       |       |        |   |       | SIZE         |    |             |  |
| WOODLAND       |       |   |       |       |        |   |       | SHAPE        |    |             |  |
| WASTE          |       |   |       |       |        |   |       | USE          |    |             |  |
| TOTAL          |       |   |       |       |        |   |       | XF           | 17 |             |  |

| LOT COMPUTATIONS |       |            |           |             |             |       |          | OTHER FACTORS |              |          |   |  |
|------------------|-------|------------|-----------|-------------|-------------|-------|----------|---------------|--------------|----------|---|--|
| FRONTAGE         | DEPTH | UNIT PRICE | DEPTH %   | FR FT PRICE | TOTAL       | DEPR  | VALUE    | LEVEL         | PAVED ROAD   |          |   |  |
| 200              | 417   | 600        | 119       | 714-        | 143800      | 10/17 | 106671   | ROUGH         | GRAVEL ROAD  |          |   |  |
| 130              | 417   | 600        | 119       | 714-        | 92820       | 14/75 | 20884    | ROLLING       | TOWN WATER   |          |   |  |
| <u>330</u>       |       |            |           |             |             | W+S   | + 5000   | SWAMPY        | DRILLED WELL |          | ✓ |  |
| LOCATION         |       |            |           |             | AREA TRENDS |       |          | 132555        | HIGH         | DUG WELL |   |  |
| G F P            |       |            | IMPROVING |             | STATIC      |       | DECLINED | LOW           | TOWN SEWER   |          | ✓ |  |
|                  |       |            |           |             |             |       |          |               | SEPTIC       |          | ✓ |  |



Good Futy

**CONSTRUCTION**

**REMODELING DATA**

**SKETCH**

|                 |           |         |   |                    |       |        |   |   |   |   |   |
|-----------------|-----------|---------|---|--------------------|-------|--------|---|---|---|---|---|
| 1 FOUNDATION    | G         | F       | P | 6 FLOORS           | B     | 1      | 2 | 3 | G | F | P |
| CONCRETE        |           |         | ✓ | CONCRETE           | ✓     |        |   |   |   |   |   |
| CONC BLOCK      |           |         |   | EARTH              |       |        |   |   |   |   |   |
| CONC SLAB       |           |         |   | PINE               |       |        |   |   |   |   |   |
| BRICK OR STONE  |           |         |   | HARDWOOD           |       |        |   |   |   |   |   |
| PIERS           |           |         |   | INLAID             |       |        |   |   |   |   |   |
| 2 BASEMENT      | wet       |         |   | W/W CARPET         |       | ✓      | ✓ | ✓ |   |   |   |
| FULL HR         | 66        |         |   | CERAMIC            |       | ✓      |   |   |   |   |   |
| 1/4             | 1/2       | 3/4     |   | SINGLE             |       |        |   |   |   |   |   |
| FIN BSMT AREA   |           |         |   |                    |       |        |   |   |   |   |   |
| BSMT GAR        |           |         |   |                    |       |        |   |   |   |   |   |
| FRAMING         |           |         |   | ATTIC FLR & STAIRS |       |        |   |   |   |   |   |
| FLR JOISTS      | 2x6 18"OC |         |   | 7 INTERIOR FINISH  | B     | 1      | 2 | 3 | G | F | P |
| BEAMS & COL     |           |         | ✓ | PLASTER            |       |        |   |   |   |   |   |
| STUDS           |           |         |   | DRYWALL            |       |        | ✓ |   | ✓ |   |   |
| 3 WALLS         |           |         |   | PANEL              |       |        |   |   |   |   |   |
| DOUBLE SIDING   |           |         |   | KNOTTY PINE        |       |        | ✓ |   |   |   |   |
| SINGLE SIDING   |           |         |   | WALLBOARD          |       |        |   |   |   |   |   |
| SHINGLES        | Shake     |         |   | UNFIN              |       |        |   |   |   |   |   |
| CONC BLOCK      |           |         |   | FINISH ATTIC AREA  |       |        |   |   |   |   |   |
| FACE BRK ON     |           |         |   | 8 HEATING          | M     |        |   |   | O |   |   |
| SOLID COM BRK   |           |         |   | HOT AIR            |       |        |   |   |   |   |   |
| INSULATION      |           |         |   | HOT WATER/VAPOR    |       | BB     |   |   | ✓ |   |   |
| ATTIC ONLY      |           |         |   | STEAM              |       |        |   |   |   |   |   |
| ROOFING         | 50'       |         |   | AIR COND           |       |        |   |   |   |   |   |
| ASPH SHINGLES   |           |         | ✓ | PIPELESS FURN      |       |        |   |   |   |   |   |
| WOOD SHINGLES   |           |         |   | FLOOR FURN         |       |        |   |   |   |   |   |
| METAL           |           |         |   | AUTO OIL BURNER    |       |        |   |   | ✓ |   |   |
| ROLL ROOFING    |           |         |   | GAS                |       |        |   |   |   |   |   |
| ROOF TYPE       |           |         |   | ELECTRIC           |       |        |   |   |   |   |   |
| GABLE           | ✓         | FLAT    |   | NO HEATING         |       |        |   |   |   |   |   |
| HIP             |           | MANSARD |   | UNIT HTRS          |       |        |   |   |   |   |   |
| GAMBREL         |           |         |   | 9 PLUMBING         | M     |        |   |   | O |   |   |
| 4 LIGHTING      |           |         |   | BATHROOM           |       |        |   |   | 3 |   |   |
| NO ELEC         |           |         |   | TOILET ROOM        |       |        |   |   |   |   |   |
| OUTLETS         | Breaker   |         |   | WATER CLOSET       |       |        |   |   |   |   |   |
| WIRING          |           |         |   | LAVATORY           |       |        |   |   |   |   |   |
| 5 FIREPLACES    |           |         |   | STALL SHOWER       |       |        |   |   |   |   |   |
| # OF STACKS     |           |         | 1 | KITCHEN SINK       |       |        |   |   | ✓ |   |   |
| FIREPLACE STACK |           |         | 1 | AUTO WATER HEATER  |       |        |   |   |   |   |   |
| FIREPLACE       |           |         | 1 | NO PLUMBING        |       |        |   |   |   |   |   |
| HEARTH          |           |         |   | NO OF ROOMS        |       |        |   |   |   |   |   |
|                 |           |         |   | BSMT               | 1ST   | 5 + 2B |   |   |   |   |   |
|                 |           |         |   | 2ND                | 2 + B | 3RD    |   |   |   |   |   |
|                 |           |         |   | INT LAYOUT         |       |        |   |   |   |   |   |

|                  |              |         |      |
|------------------|--------------|---------|------|
| YEAR             |              | COST    |      |
| STRUCTURAL       |              |         |      |
| KITCHEN          |              |         |      |
| ELECTRICAL       |              |         |      |
| PLUMBING         |              |         |      |
| HEATING          |              |         |      |
| COMPUTATIONS     |              |         |      |
| UNIT             |              | AMOUNT  | 1.5  |
| 650 SF           |              | 74682   |      |
| BSMT AREA        |              |         |      |
| BSMT GAR         |              |         |      |
| WALLS            |              |         |      |
| INSULATION       |              |         |      |
| ROOFING          |              |         |      |
| LIGHTING         |              |         |      |
| FIREPLACES       |              | + 2870  |      |
| FLOORS           |              |         |      |
| ATTIC            |              |         |      |
| INT FINISH       |              |         |      |
| HEATING          |              | + 3600  |      |
| PLUMBING         |              |         |      |
| TOTAL            |              | 81152   |      |
| ADDITIONS & PCHS |              |         |      |
| 1 336 (15ft) SF  |              | + 12460 |      |
| 2 539 (15ft) SF  |              | + 20535 |      |
| 3 830 (3.50) SF  |              | + 2905  |      |
| 4 16 (OP) SF     |              | + 370   |      |
| 5 SF             |              |         |      |
| 6 SF             |              |         |      |
| 7 SF             |              |         |      |
| 8 SF             |              |         |      |
| 9 SF             |              |         |      |
| TOTAL            |              | 117422  |      |
| FACTOR           | -S           | 132     |      |
| FIN BSMT         |              |         |      |
| REPL VALUE       |              | 154987  |      |
| OCCUPANCY        | CONSTRUCTION | SIZE    | AREA |
|                  | 25F/1B       | 5F      | 650  |
| OUT BLDGS.       |              |         |      |
| 1 Garage         | BFR/S.H.S    | 18X22   | 396  |
| 2 Bank Hse       | 15F          | 12X18   | 216  |
| 3 HP             | Fc           | 5X12    | 60   |
| 4 Best Hse       | Fr/d/d       | 30X22   | 660  |
| 5 Bank Hse       | 15/69/P      | 18X20   | 360  |
| 6 Search of      | 109/P        | 12X18   | 216  |
| 7                |              |         |      |
| 8                |              |         |      |

|   |              |         |          |                  |      |               |           |              |          |             |        |             |
|---|--------------|---------|----------|------------------|------|---------------|-----------|--------------|----------|-------------|--------|-------------|
| DATE                                    |              | TYPE    |          | SALE PRICE       |      | SOURCE        |           |              |          | DATE LISTED |        |             |
| MO.                                     | YR.          | 1. LAND | 2. L & B | 110000           |      | 1. BUYER      | 2. SELLER | 3. DECL.     | 4. AGENT | LISTED      |        |             |
|   | 01           | 1       | 2        | 3                |      | 1             | 2         | 3            | 4        | MEAS        |        |             |
|   |              | 1       | 2        | 3                |      | 1             | 2         | 3            | 4        | 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 |
|   | 25F/1B       | 5F      | 650      | R-S              | 1948 |               | G         | 154987       | 15       | 131747      |        | 131747      |
| 1 Garage                                | BFR/S.H.S    | 18X22   | 396      | D                |      |               |           | 5313         | 20       | 6750        |        | 4250        |
| 2 Bank Hse                              | 15F          | 12X18   | 216      | 15'              |      |               |           | 3240         | 20       | 2592        | 25     | 1944        |
| 3 HP                                    | Fc           | 5X12    | 60       | 7'               |      |               |           | 420          | 20       | 280         | 25     | 252         |
| 4 Best Hse                              | Fr/d/d       | 30X22   | 660      | 7'               |      |               |           | 4620         | 5        | 4389        | 25     | 3291        |
| 5 Bank Hse                              | 15/69/P      | 18X20   | 360      | AS-              |      |               |           | 9000         | 5        | 8550        | 25     | 6412        |
| 6 Search of                             | 109/P        | 12X18   | 216      | C                |      |               |           | 3230         | 5        | 3068        | 25     | 2301        |
| 7                                       |              |         |          |                  |      |               |           |              |          |             |        |             |
| 8                                       |              |         |          |                  |      |               |           |              |          |             |        |             |
| TOTAL VALUE BUILDINGS                   |              |         |          |                  |      |               |           |              |          |             | 150197 |             |

