

664 PROPERTY ASSESSMENT RECORD TOWN OF **PORTAGE**

CARD OF CARDS

MAP	LOT	ROAD	278 West Cottage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY			
14	20	OWNER					TWO FAMILY	SEASONAL	13	LAND	47,800	
							APARTMENT	OTHER		BLDGS.	17,000	
								NEIGHBORHOOD		TOTAL	64,800	
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST				23	LAND	47,800
Collins, James P. & Amy M.			7/30/2010	4849	72		BP 21-16 Not started 5/18/22			20	BLDGS.	82,900
Collins, James PJR + Charly-Rae			12/18/20	6109	230		2023- BP 21-16 - Camp well under way - listed			20	TOTAL	130,700
Charlotte Enterprises, LLC			4/25/23	6437	189		2024- ADDED 2 OP + PATIO - INCL WELL w/ SEPTIC RATE			24	LAND	49,800
										20	BLDGS.	89,700
										20	TOTAL	139,500
										20	LAND	
										20	BLDGS.	
										20	TOTAL	
										20	LAND	
										20	BLDGS.	
										20	TOTAL	
										20	LAND	
										20	BLDGS.	
										20	TOTAL	
										20	LAND	
										20	BLDGS.	
										20	TOTAL	

INTERIOR INSPECTED YES NO-EST DATE 8-3-12
 Three windows

REMARKS: Camp located far from lake

LAND VALUATION								LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS	PLUS	
HOUSE LOT								VACANCY	COMM. INFL.	
BASE								SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY	15' bridge well	
ACREAGE								ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL										

LOT COMPUTATIONS								OTHER FACTORS		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD	
75	390	600	1.17	702	52650	-15	44752	ROUGH	GRAVEL ROAD	
						W+S	5000	ROLLING	TOWN WATER	
							49752	SWAMPY	DRILLED WELL ✓	
								HIGH	DUG WELL	
								LOW	TOWN SEWER	
									SEPTIC ✓	

LOCATION				AREA TRENDS			
G	F	P		IMPROVING	STATIC	DECLINED	



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

REMODELING DATA				YEAR	COST
STRUCTURAL					
KITCHEN					
ELECTRICAL					
PLUMBING					
HEATING					
COMPUTATIONS					
UNIT				AMOUNT	
1702 SF				96708	
BSMT AREA -3				-5106	
BSMT GAR					
WALLS					
INSULATION					
ROOFING					
LIGHTING					
FIREPLACES					
FLOORS					
ATTIC					
INT FINISH					
HEATING					
PLUMBING					
TOTAL				91602	
ADDITIONS & PCHS					
1500 ± 15 SF				8,400	
2 Stairs				1,000	
3 SF					
4 SF					
5 SF					
6 SF					
7 SF					
8 SF					
9 SF					
TOTAL				101,002	
FACTOR				100	
FIN BSMT					
REPL VALUE				109,082	
OCCUPANCY	1 Fam	1SF/S	37x46	1702	C+5
CONSTRUCTION					
SIZE					
AREA					
GRADE					
AGE					
REMOD					
COND					
REPL VAL					
PHYS DEP					
PHYS VAL					
OBSOL.					
SOUND VALUE					
1 OP	1SF/S	13x13	169	2023	2786
2 OP	1SF	13x17	221	2023	3532
3 PATIO	CONC SLAB	12x37		2023	888
4					
5					
6					
7					
8					

SKETCH											
[Hand-drawn floor plan sketch on grid paper with dimensions and annotations]											
SPLIT LEVEL RANCH GARRISON CAPE MODULAR CUSTOM											
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO.	YR.	1. LAND	2. L & B			1. BUYER	3. DECL.	LISTED			
		2. BLDG				2. SELLER	4. AGENT	MEAS			
								PRICED			
INTERIOR CONDITION COMPARED TO EXTERIOR				+	=	-	REV'D.				
OBSOLESCENCE FACTORS											
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED 20%					
STYLE		COMM. LOCATION		ECONOMIC							
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.
1 Fam	1SF/S	37x46	1702	C+5	2022		AUG	109,082	5	103,628	20
OUT BLDGS.											
1 OP	1SF/S	13x13	169		2023			2786	5	2648	2648
2 OP	1SF	13x17	221		2023			3532	5	3356	3356
3 PATIO	CONC SLAB	12x37			2023			888	5	844	844
4											
5											
6											
7											
8											
TOTAL VALUE BUILDINGS											82,902
											89,750