

PROPERTY ASSESSMENT RECORD TOWN OF Portage Lake

MAP	LOT	ROAD	238 West Road			SINGLE FAMILY	RESIDENTIAL	SUMMARY							
15	7	OWNER				TWO FAMILY	SEASONAL				13	LAND	73400		
												OTHER		BLDGS.	92900
											APARTMENT	NEIGHBORHOOD	20	TOTAL	166300

RECORD OF OWNERSHIP		DATE	BK	PG	RET ST			
Portage Associates		8-25-03	3857	202				
Lavreault, David + Heidi		7-18-18	5800	184				

INTERIOR INSPECTED	YES	NO-EST	DATE	8-17-12				
REMARKS:								

LAND VALUATION							LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS
HOUSE LOT								VACANCY		COMM. INFL.
BASE								SEMI-IMP		OTHER
FRONT ACRES								TOPOGRAPHY		
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	
100	353	600	1.14	684	68400		68400	ROUGH	GRAVEL ROAD	
						WAS	5000	ROLLING	TOWN WATER	
							73400	SWAMPY	DRILLED WELL ✓	

LOCATION			AREA TRENDS					
G	F	P	IMPROVING	STATIC	DECLINED			
							LOW	TOWN SEWER
								SEPTIC ✓



Good Entry

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION	G	F	P	6 FLOORS	B	1	2	3	G	F	P
CONCRETE <i>wall</i>	<input checked="" type="checkbox"/>			CONCRETE							
CONC BLOCK				EARTH	<input checked="" type="checkbox"/>						
CONC SLAB	<input checked="" type="checkbox"/>			PINE							
BRICK OR STONE				HARDWOOD							
PIERS											
2 BASEMENT				INLAID							
FULL HR				WAV CARPET	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
1/4 1/2 3/4				CERAMIC							
FIN BSMT AREA				SINGLE	<input checked="" type="checkbox"/>						
BSMT GAR											
FRAMING				ATTIC FLR & STAIRS	<input checked="" type="checkbox"/>						
FLR JOISTS											
X O/C				7 INTERIOR FINISH							
BEAMS & COL				PLASTER							
STUDS				DRYWALL							
3 WALLS				PANEL							
DOUBLE SIDING <i>Fill</i>	<input checked="" type="checkbox"/>			KNOTTY PINE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
SINGLE SIDING	<input checked="" type="checkbox"/>			WALLBOARD							
SHINGLES				UNFIN	<input checked="" type="checkbox"/>						
CONC BLOCK				FINISH ATTIC AREA	<input checked="" type="checkbox"/>						
FACE BRK ON											
SOLID COM BRK				8 HEATING					M	O	
INSULATION				HOT AIR						<input checked="" type="checkbox"/>	
ATTIC ONLY											
ROOFING				HOT WATER/VAPOR							
ASPH SHINGLES				STEAM							
WOOD SHINGLES				AIR COND							
METAL	<input checked="" type="checkbox"/>			PIPELESS FURN							
ROLL ROOFING				FLOOR FURN							
ROOF TYPE				AUTO OIL BURNER							
GABLE <input checked="" type="checkbox"/>	FLAT			GAS							
HIP	MANSARD			ELECTRIC							
GAMBREL				NO HEATING							
4 LIGHTING				UNIT HTRS							
NO ELEC	<input checked="" type="checkbox"/>										
OUTLETS				9 PLUMBING						M	O
WIRING				BATHROOM						<input checked="" type="checkbox"/>	
5 FIREPLACES				TOILET ROOM							
# OF STACKS				WATER CLOSET							
FIREPLACE STACK				LAVATORY							
FIREPLACE				STALL SHOWER							
HEARTH				KITCHEN SINK							
NO OF ROOMS				AUTO WATER HEATER							
BSMT	1ST	<i>51B</i>		NO PLUMBING							
2ND	<i>14B</i>										
INT LAYOUT	3RD										

STRUCTURAL	YEAR	COST
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		
COMPUTATIONS		
UNIT	AMOUNT	1-2
960 SF	76545	
BSMT AREA	- 2820	
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES	+ 2870	
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING	+ 1800	
TOTAL	78335	
ADDITIONS & PCHS		
1 170(15F) SF	+ 7170	
2 480(3.50) SF	+ 1680	
3 320(6P) SF	+ 5600	
4 SF		
5 SF		
6 SF		
7 SF		
8 SF		
9 SF		
TOTAL	90693	
FACTOR	+10	118
FIN BSMT		
REPL VALUE	107017	
OCCUPANCY	CONSTRUCTION	SIZE
1F	145F. conc	SK
OUT BLDGS.		
1 Shed	15F	10x12
2 Cuprd	Slant Roof/dirt	19x29
3		
4		
5		
6		
7		
8		

SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM	
DATE	MO.	YR.	TYPE 1. LAND 2. BLDG 3. BLDG	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
7-18-18			1 2 3	175000	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				
REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE		
107017	15	90965		90965		
840	40	504	25	378		
1680	5	1596		1596		
TOTAL VALUE BUILDINGS						
97939						

