

489 PROPERTY ASSESSMENT RECORD TOWN OF **PORTAGE**

CARD OF CARDS

MAP <b>15</b>	LOT <b>17</b>	ROAD	<b>194 West Road</b>				SINGLE FAMILY	RESIDENTIAL	SUMMARY	
		OWNER					TWO FAMILY	SEASONAL		
								APARTMENT	OTHER	13

RECORD OF OWNERSHIP					DATE	BK	PG	RET ST	20	TOTAL	<b>77900</b>
<del>Morris, Peggy &amp; Darryl Belanger</del>					<b>3/9/2004</b>	<b>3939</b>	<b>190</b>		20	LAND	<b>33,400</b>
<del>Morris, Peggy</del>					<b>6-22-12</b>	<b>5067</b>	<b>184</b>		20	BLDGS.	<b>44,500</b>
<b>Farnham, Matthews + SA.A.A.</b>					<b>5/22/19</b>	<b>5891</b>	<b>125</b>		20	TOTAL	<b>79,400</b>

INTERIOR INSPECTED	YES	<u>NO-EST</u>	DATE	<b>8-17-12</b>	20	LAND	
				<b>8-20-12</b>	20	BLDGS.	
REMARKS:						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	<b>35 - wet lot</b>
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	
<b>54.5F</b>	<b>267</b>	<b>600</b>	<b>1.57</b>	<b>642-</b>	<b>37878</b>	<b>25</b>	<b>28408</b>	ROUGH	GRAVEL ROAD	
						<b>WDS</b>	<b>5000</b>	ROLLING	TOWN WATER	
							<b>33408</b>	SWAMPY	DRILLED WELL ✓	

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



08.17.2012

Good Frontage

**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				W/W CARPET							
FULL HR				CERAMIC							
1/4 1/2 3/4				SINGLE							
FIN BSMT AREA				ATTIC FLR & STAIRS							
BSMT GAR				FRAMING							
FLR JOISTS				7 INTERIOR FINISH							
2 X 8 16 O/C				PLASTER							
BEAMS & COL				DRYWALL							
STUDS				PANEL							
3 WALLS				KNOTTY PINE							
DOUBLE SIDING				WALLBOARD							
SINGLE SIDING				UNFIN							
SHINGLES				FINISH ATTIC AREA							
CONC BLOCK				8 HEATING							
FACE BRK ON				HOT AIR							
SOLID COM BRK				HOT WATER/VAPOR							
INSULATION				STEAM							
ATTIC ONLY				AIR COND							
ROOFING				PIPELESS FURN							
ASPH SHINGLES				FLOOR FURN							
WOOD SHINGLES				AUTO OIL BURNER							
METAL				GAS							
ROLL ROOFING				ELECTRIC							
ROOF TYPE				NO HEATING							
GABLE				UNIT HTRS							
HIP				9 PLUMBING							
GAMBREL				BATHROOM							
4 LIGHTING				TOILET ROOM							
NO ELEC				WATER CLOSET							
OUTLETS				LAVATORY							
WIRING				STALL SHOWER							
5 FIREPLACES				KITCHEN SINK							
# OF STACKS				AUTO WATER HEATER							
FIREPLACE STACK				NO PLUMBING							
FIREPLACE				BSMT							
HEARTH				1ST							
NO OF ROOMS				2ND							
BSMT				3RD							
INT LAYOUT											

STRUCTURAL	YEAR	COST
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		
COMPUTATIONS		
UNIT	AMOUNT	
1176 SF	75803	
BSMT AREA	-5880	
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL	69983	
ADDITIONS & PCHS		
1 50 (CER) SF	+ 1720	
2 180 OP SF	+ 2520	
3 SF		
4 SF		
5 SF		
6 SF		
7 SF		
8 SF		
9 SF		
TOTAL	74223	
FACTOR	+5	86
FIN BSMT		
REPL VALUE	63,832	
OCCUPANCY	CONSTRUCTION	SIZE
OUT BLDGS.		
1 500 15 FT (P)	13X20	260
2 OF	8X20	160
3		
4		
5		
6		
7		
8		

SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM
DATE	MO.	YR.	TYPE	SALE PRICE	SOURCE
			1. LAND		1. BUYER
			2. L & B		2. SELLER
			3. BLDG		3. DECL.
					4. AGENT
			1 2 3		1 2 3 4
			1 2 3		1 2 3 4
					REV'D.
INTERIOR CONDITION					
COMPARED TO EXTERIOR					
OBSCOLESCENCE 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					
63,832	31	44,682			44,682
2600	20	1820	25		1365
TOTAL VALUE BUILDINGS					
46,047					

