

4 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP 15	LOT 6	ROAD 240 West Road	SINGLE FAMILY	RESIDENTIAL	SUMMARY	
		OWNER	TWO FAMILY	SEASONAL		13 LAND 39200
			APARTMENT	OTHER		
				NEIGHBORHOOD	TOTAL 61300	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST	
Cyr, Gandice M.	6/30/2004	4004	277		@ Home no finished Attic.
PERRAULT, KRISTAN + CYR, MARIECHEN (CYR, GANDICE - LIFE TENANT)	6/4/20	6021	291		

INTERIOR INSPECTED	YES	NO-EST	DATE 8-17-12
			8-22-12
REMARKS: Lady said Not Good time try later. Same thing told in 1999. (R.)			

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
30	244	600-	100	684-	34200		34200	ROUGH	GRAVEL ROAD
						W+S	5000	ROLLING	TOWN WATER
							39200	SWAMPY	DRILLED WELL ✓

LOCATION			AREA TRENDS			
G	F	P	IMPROVING	STATIC	DECLINED	



Good Frontage

CONSTRUCTION									
1 FOUNDATION					6 FLOORS				
G	F	P	B	1	2	3	G	F	P
CONCRETE	3 wall								
CONC BLOCK									
CONC SLAB									
BRICK OR STONE									
PIERS									
2 BASEMENT					7 INTERIOR FINISH				
FULL HR					ATTIC FLR & STAIRS				
1/4	1/2	3/4							
FIN BSMT AREA									
BSMT GAR									
FRAMING					8 HEATING				
FLR JOISTS									
X									
BEAMS & COL									
STUDS									
3 WALLS					9 PLUMBING				
DOUBLE SIDING	Bar B								
SINGLE SIDING									
SHINGLES									
CONC BLOCK									
FACE BRK ON									
SOLID COM BRK									
INSULATION									
ATTIC ONLY									
ROOFING									
ASPH SHINGLES									
WOOD SHINGLES									
METAL									
ROLL ROOFING									
ROOF TYPE									
GABLE	FLAT								
HIP	MANSARD								
GAMBREL									
4 LIGHTING					10 FINISH				
NO ELEC									
OUTLETS									
WIRING									
5 FIREPLACES					11 FINISH				
# OF STACKS									
FIREPLACE STACK									
FIREPLACE									
HEARTH									
NO OF ROOMS									
BSMT	1ST								
2ND	3RD								
INT LAYOUT									

REMODELING DATA												
					YEAR COST							
STRUCTURAL												
KITCHEN												
ELECTRICAL												
PLUMBING												
HEATING												
COMPUTATIONS												
UNIT					AMOUNT							
810 SF					57269							
BSMT AREA					- 2430							
BSMT GAR												
WALLS												
INSULATION												
ROOFING												
LIGHTING												
FIREPLACES												
FLOORS												
ATTIC 215' (w)					+ 1417							
INT FINISH												
HEATING												
PLUMBING												
TOTAL					56256							
ADDITIONS & PCHS												
1 330 @ 3.50 SF					+ 1155							
2 60 (OP) SF					+ 1090							
3 2126 SF					+ 1260							
4 SF												
5 SF												
6 SF												
7 SF												
8 SF												
9 SF												
TOTAL					59761							
FACTOR					82							
FIN BSMT												
REPL VALUE 49004												
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL	SOUND VALUE
	15A FIP	27x32	810	D				49004	35	31852		31852
OUT BLDGS.												
1 Shed	15Ft	8x12	128				VP			5V		100
2 Shed	15Ft	12x12	100				UP			5V		100
3												
4 2 min 70	Fr	8x10	128				VP			5V		NV
5												
6												
7												
8												

SKETCH											
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO.	YR.	1. LAND	2. L & B	3. BLDG		1. BUYER	3. DECL.	2. SELLER	4. AGENT	LISTED	
		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					
TOTAL VALUE BUILDINGS 32052											