508 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	
22	23	419 Cottage Road	
		OWNER	

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
		OTHER	
APARTMENT		NEIGHBORHOOD	

SUMMARY		
13	LAND	43000
	BLDGS.	35200
20	TOTAL	78,200
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Oakpoint Associates % William Footer		2376	53	
Oak Point Associates c/o William Footer + Dayle M. Footer	11-2-17	5719	113	Partnership Certificate

INTERIOR INSPECTED	YES	NO-EST	DATE 8-30-12 8-31-12

REMARKS:

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE
HOUSE LOT							
BASE							
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL							

LAND FACTORS

MINUS		PLUS	
VACANCY		COMM. INFL.	
SEMI-IMP		OTHER	
TOPOGRAPHY			
ACCESS			
R/W			
SIZE			
SHAPE			
USE			

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE
66	208 AV	600	1.01	606-	39996		39996
						Septic	3000
							42996

OTHER FACTORS

LEVEL		PAVED ROAD	
ROUGH		GRAVEL ROAD	
ROLLING		TOWN WATER	
SWAMPY		DRILLED WELL	Lake
HIGH		DUG WELL	
LOW		TOWN SEWER	
		SEPTIC	✓

LOCATION	AREA TRENDS		
G F P	IMPROVING	STATIC	DECLINED

TARR ASSESSING SERVICES, INC.

Good Fuky

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK			
CONC SLAB			
BRICK OR STONE			
PIERS		✓	
2 BASEMENT			
FULL HR _____			
1/4 1/2 3/4			
FIN BSMT AREA		✓	
BSMT GAR			
FRAMING			
FLR JOISTS			
___X___ ___ O/C			
BEAMS & COL			
STUDS			
3 WALLS			
DOUBLE SIDING		✓	
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			
NO ELEC			
OUTLETS	✓	✓	
WIRING	✓	✓	
5 FIREPLACES			
# OF STACKS			
FIREPLACE STACK		✓	
FIREPLACE			
HEARTH			
NO OF ROOMS			
BSMT	1ST 5+0		
2ND	3RD		
INT LAYOUT			

6 FLOORS	B	1	2	3	G	F	P
CONCRETE							
EARTH							
PINE							
HARDWOOD							
INLAID							
W/W CARPET		✓			✓		
CERAMIC							
SINGLE							
ATTIC FLR & STAIRS							
7 INTERIOR FINISH	B	1	2	3	G	F	P
PLASTER							
DRYWALL							
PANEL Chipbd		✓			✓		
KNOTTY PINE		✓			✓		
WALLBOARD							
UNFIN			✓				
FINISH ATTIC AREA 1/2 (u)							

8 HEATING	M	O
HOT AIR		
HOT WATER/VAPOR		
STEAM		
AIR COND		
PIPELESS FURN		
FLOOR FURN		
AUTO OIL BURNER Monitor		
GAS		
ELECTRIC		
NO HEATIING		
UNIT HTRS		

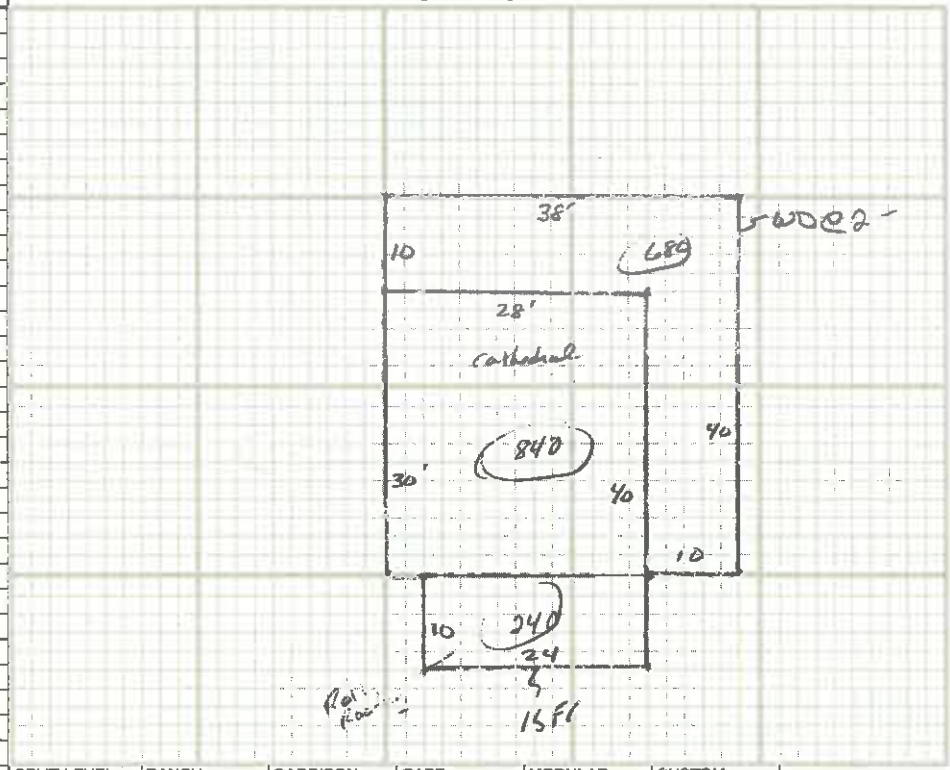
9 PLUMBING	M	O
BATHROOM	✓	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	✓	
AUTO WATER HEATER	✓	
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
840	SF	58625
BSMT AREA		- 4200
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC ½(u)		+ 735
INT FINISH		
HEATING		
PLUMBING		
TOTAL		55160
ADDITIONS & PCHS		
1 CFOR2-	SF	+ 1360
2 240 (15Fl	SF	+ 9475
3	SF	
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		65995
FACTOR		82
FIN BSMT		
REPL VALUE		54115

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO. YR.	TYPE 1. LAND 2. L & B 3. BLDG	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
				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			

OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
	15Fl+N/P	SF	840	D				54115	30	35174		35174
OUT BLDGS.												
1												
2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 35174