

564 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD 1 OF 2 CARDS

MAP	LOT	ROAD	355 Cottage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY				
							TWO FAMILY	SEASONAL					
							APARTMENT	OTHER				NEIGHBORHOOD	
22	2	OWNER							20	LAND	137 900		
RECORD OF OWNERSHIP						DATE	BK	PG	RET ST	20	BLDGS.	89 700	
Rathbun, James A.							2184	164			20	TOTAL	227 600
Rathbun, James A. Living Trust						2/18/20	5988	51			20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											20	TOTAL	
						INTERIOR INSPECTED	YES	NO-EST	DATE	8-30-12	20	LAND	
										5-31-12	20	BLDGS.	
											20	TOTAL	
REMARKS:											20	LAND	
											20	BLDGS.	
											20	TOTAL	
											20	LAND	
											20	BLDGS.	
											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			
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL								XF		NA 2 camps	

LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
183 EF	430 AV	600-	1.21	726-	132858		132858	ROUGH	GRAVEL ROAD		
						W+S	15000	ROLLING	TOWN WATER		
							137858	SWAMPY	DRILLED WELL ✓		
								HIGH	DUG WELL		
								LOW	TOWN SEWER		
									SEPTIC ✓		

LOCATION				AREA TRENDS			
G	F	P		IMPROVING	STATIC	DECLINED	



1 & 2

Good Frontage

CONSTRUCTION									
1 FOUNDATION			6 FLOORS			YEAR COST			
G	F	P	B	1	2	3	G	F	P
CONCRETE									
CONC BLOCK			CONCRETE						
CONC SLAB			EARTH						
BRICK OR STONE			PINE						
PIERS			HARDWOOD						
2 BASEMENT			INLAID Lin						
FULL HR	4'	05	W/W CARPET						
1/4	1/2	3/4	CERAMIC						
FIN BSMT AREA			SINGLE						
BSMT GAR									
FRAMING			ATTIC FLR & STAIRS						
FLR JOISTS			7 INTERIOR FINISH						
X		O/C	B	1	2	3	G	F	P
BEAMS & COL			PLASTER						
STUDS			DRYWALL						
3 WALLS			PANEL						
DOUBLE SIDING	1/2	1/2	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		FLAT	NO HEATING						
HIP		MANSARD	UNIT HTRS						
GAMBREL									
4 LIGHTING			9 PLUMBING						
NO ELEC			BATHROOM						
OUTLETS			TOILET ROOM						
WIRING			WATER CLOSET						
5 FIREPLACES			LAVATORY						
# OF STACKS			STALL SHOWER						
FIREPLACE STACK			KITCHEN SINK						
FIREPLACE			AUTO WATER HEATER						
HEARTH			NO PLUMBING						
NO OF ROOMS									
BSMT	1ST								
2ND	3RD								
INT LAYOUT									

REMODELING DATA		YEAR COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT		AMOUNT	1 2
540	SF	54390	
BSMT AREA		- 1620	
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES		12870	
FLOORS			
ATTIC			
INT FINISH			
HEATING		- 2160	
PLUMBING			
TOTAL		53480	
ADDITIONS & PCHS			
1	270 (1565) SF	+ 10870	
2	232 (1315) SF	+ 9090	
3	50 (20) SF	+ 910	
4	234 (1616) SF	+ 7915	
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		82265	
FACTOR	- 5	95	
FIN BSMT			
REPL VALUE		78151	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
	1 1/2 logs	SK	540
OUT BLDGS.			
1	Garage	15' Fr	20x30 600
2	Boathouse	15' Fr	12x30 1240
3			
4			
5			
6			
7			
8			

SKETCH											
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM	
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED			
MO.	YR.	1	2	3		1	2	3	4	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					
REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE							
78151	30	54705		54705							
7380	40	4428		4428							
1920	40	1152	25	80							
				Camp 282		29700					
TOTAL VALUE BUILDINGS											
89697											

2 of 2

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G	F	P	6 FLOORS				
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				7 INTERIOR FINISH							
X											
BEAMS & COL											
STUDS				PLASTER							
3 WALLS				DRYWALL							
DOUBLE SIDING				PANEL							
SINGLE SIDING				KNOTTY PINE							
SHINGLES				WALLBOARD							
CONC BLOCK				UNFIN							
FACE BRK ON				FINISH ATTIC AREA							
SOLID COM BRK				8 HEATING							
INSULATION				HOT AIR							
ATTIC ONLY				HOT WATER/VAPOR							
ROOFING				STEAM							
ASPH SHINGLES				AIR COND							
WOOD SHINGLES				PIPELESS FURN							
METAL				FLOOR FURN							
ROLL ROOFING				AUTO OIL BURNER							
ROOF TYPE				GAS							
GABLE				ELECTRIC							
HIP				NO HEATING							
GAMBREL				UNIT HTRS							
4 LIGHTING				9 PLUMBING							
NO ELEC				BATHROOM							
OUTLETS				TOILET ROOM							
WIRING				WATER CLOSET							
5 FIREPLACES				LAVATORY							
# OF STACKS				STALL SHOWER							
FIREPLACE STACK				KITCHEN SINK							
FIREPLACE				AUTO WATER HEATER							
HEARTH				NO PLUMBING							
NO OF ROOMS				BSMT							
1ST											
2ND											
3RD											
INT LAYOUT											

STRUCTURAL		YEAR	COST
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT		AMOUNT	1.2
468	SF	48615	
BSMT AREA		-2340	
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING		-1872	
PLUMBING			
TOTAL		44403	
ADDITIONS & PCHS			
1	234(OP) SF	+5087	
2	144(15F) SF	+6360	
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		55792	
FACTOR		82	
FIN BSMT			
REPL VALUE		45749	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
Camp	1/4 SF/P	SK	468
OUT BLDGS.			
1			
2			
3			
4			
5			
6			
7			
8			

DATE		TYPE		SALE PRICE		SOURCE				DATE LISTED	
MO.	YR.	1.	2.	3.	4.	1.	2.	3.	4.	1.	2.
		LAND	L & B			BUYER	SELLER	DECL.	AGENT	LISTED	
		BLDG								MEAS	
										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							
45749	35	29737		29737							

