

87 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

|                  |                           |                                 |               |  |   |
|------------------|---------------------------|---------------------------------|---------------|--|---|
| MAP<br><b>23</b> | LOT<br><b>23 &amp; 24</b> | ROAD<br><b>440 Cottage Road</b> | SINGLE FAMILY | RESIDENTIAL  | SUMMARY   |
|                  |                           | OWNER                           | TWO FAMILY    | SEASONAL   |   |
|                  |                           |                                 | APARTMENT     | OTHER  |   |
|                  |                           |                                 | NEIGHBORHOOD  | 13<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20<br>20 | LAND<br><b>12400</b><br>BLDGS.<br><b>38600</b><br>TOTAL<br><b>51000</b> |

| RECORD OF OWNERSHIP                            |  |  |  | DATE              | BK          | PG         | RET ST |
|--|--|--|--|-------------------|-------------|------------|--------|
| <b>Beulier, Duane &amp; Kelly Benson</b>       |  |  |  | <b>12/15/2004</b> | <b>4079</b> | <b>285</b> |        |
| <i>Dec: 11-22-16</i>                           |  |  |  |                   |             |            |        |
| <i>11 11 + Darla B. Benson (Personal Rep.)</i> |  |  |  | <i>11-22-16</i>   | <i>5611</i> | <i>4</i>   |        |

|                    |     |        |      |                |
|--------------------|-----|--------|------|----------------|
| INTERIOR INSPECTED | YES | NO-EST | DATE | <i>8-31-12</i> |
|                    |     |        |      | <i>9-3-12</i>  |
| REMARKS:           |     |        |      |                |

| LAND VALUATION |             |           |             |             |        |   |              | LAND FACTORS |  |             |
|----------------|-------------|-----------|-------------|-------------|--------|---|--------------|--------------|--|-------------|
| CLASSIFICATION | ACRES       | %         | PRICE       | TOTAL       | - DEPR | + | VALUE        | MINUS        |  | PLUS        |
| HOUSE LOT      | <i>Imps</i> |           | <i>5000</i> |             |        |   | <i>5000</i>  | VACANCY      |  | COMM. INFL. |
| BASE           | <i>6.84</i> | <i>92</i> | <i>8000</i> | <i>7360</i> |        |   | <i>7360</i>  | SEMI-IMP     |  | OTHER       |
| FRONT ACRES    |             |           |             |             |        |   |              | TOPOGRAPHY   |  |             |
| ACREAGE        |             |           |             |             |        |   |              | ACCESS       |  |             |
| TILLABLE       |             |           |             |             |        |   |              | R/W          |  |             |
| PASTURE        |             |           |             |             |        |   |              | SIZE         |  |             |
| WOODLAND       |             |           |             |             |        |   |              | SHAPE        |  |             |
| WASTE          |             |           |             |             |        |   |              | USE          |  |             |
| TOTAL          | <i>0.84</i> |           |             |             |        |   | <i>12360</i> |              |  |             |

| LOT COMPUTATIONS |            |            |         |             |       |      |       | OTHER FACTORS |  |  |
|------------------|------------|------------|---------|-------------|-------|------|-------|---------------|--|--|
| FRONTAGE         | DEPTH      | UNIT PRICE | DEPTH % | FR FT PRICE | TOTAL | DEPR | VALUE | LEVEL         | PAVED ROAD                                       |  |
| <i>198</i>       | <i>184</i> |            |         |             |       |      |       | ROUGH         | GRAVEL ROAD                                      |  |
|                  |            |            |         |             |       |      |       | ROLLING       | TOWN WATER                                       |  |
|                  |            |            |         |             |       |      |       | SWAMPY        | DRILLED WELL <input checked="" type="checkbox"/> |  |
|                  |            |            |         |             |       |      |       | HIGH          | DUG WELL   |  |
|                  |            |            |         |             |       |      |       | LOW           | TOWN SEWER <input checked="" type="checkbox"/>   |  |
|                  |            |            |         |             |       |      |       |               | SEPTIC   |  |

| LOCATION | AREA TRENDS |        |          |
|----------|-------------|--------|----------|
| G F P    | IMPROVING   | STATIC | DECLINED |



| CONSTRUCTION    |            |         |   |   |                    |        |   |   |   |      |      |   |  |  |
|-----------------|------------|---------|---|---|--------------------|--------|---|---|---|------|------|---|--|--|
| 1               | FOUNDATION | G       | F | P | 6                  | FLOORS |   |   |   | YEAR | COST |   |  |  |
| CONCRETE        |            |         |   |   |                    | B      | 1 | 2 | 3 | G    | F    | P |  |  |
| CONC BLOCK      |            |         |   |   | CONCRETE           |        |   |   |   |      |      |   |  |  |
| CONC SLAB       |            |         |   |   | EARTH              |        |   |   |   |      |      |   |  |  |
| BRICK OR STONE  |            |         |   |   | PINE               |        |   |   |   |      |      |   |  |  |
| PIERS           | 5.115      |         |   | ✓ | HARDWOOD           |        |   |   |   |      |      |   |  |  |
| 2 BASEMENT      |            |         |   |   | INLAID L.M         |        |   |   |   |      |      |   |  |  |
| 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 O/C           |            |         |   |   | B                  | 1      | 2 | 3 | G | F    | P    |   |  |  |
| BEAMS & COL     |            |         |   |   | PLASTER            |        |   |   |   |      |      |   |  |  |
| STUDS           |            |         |   |   | DRYWALL            |        |   |   |   |      |      |   |  |  |
| 3 WALLS         |            |         |   |   | PANEL              |        |   |   |   |      |      |   |  |  |
| DOUBLE SIDING   | ✓          |         |   |   | KNOTTY PINE        |        |   |   |   |      |      |   |  |  |
| SINGLE SIDING   |            |         |   |   | WALLBOARD          |        |   |   |   |      |      |   |  |  |
| SHINGLES        |            |         |   |   | UNFIN              |        |   |   |   |      |      |   |  |  |
| CONC BLOCK      |            |         |   |   | FINISH ATTIC AREA  |        |   |   |   |      |      |   |  |  |
| FACE BRK ON     |            |         |   |   | 8 HEATING          |        |   |   |   | M    | O    |   |  |  |
| 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         |            |         |   |   | 9 PLUMBING         |        |   |   |   | M    | O    |   |  |  |
| 4 LIGHTING      |            |         |   |   | BATHROOM           |        |   |   |   |      |      |   |  |  |
| NO ELEC         |            |         |   |   | TOILET ROOM        |        |   |   |   |      |      |   |  |  |
| OUTLETS         |            |         |   |   | WATER CLOSET       |        |   |   |   |      |      |   |  |  |
| WIRING          |            |         |   |   | LAVATORY           |        |   |   |   |      |      |   |  |  |
| 5 FIREPLACES    |            |         |   |   | STALL SHOWER       |        |   |   |   |      |      |   |  |  |
| # OF STACKS     |            |         |   |   | KITCHEN SINK       |        |   |   |   |      |      |   |  |  |
| FIREPLACE STACK |            |         |   |   | AUTO WATER HEATER  |        |   |   |   |      |      |   |  |  |
| FIREPLACE       |            |         |   |   | NO PLUMBING        |        |   |   |   |      |      |   |  |  |
| HEARTH          |            |         |   |   | NO OF ROOMS        |        |   |   |   |      |      |   |  |  |
| BSMT            |            |         |   |   | 1ST                |        |   |   |   |      |      |   |  |  |
| 2ND             |            |         |   |   | 3RD                |        |   |   |   |      |      |   |  |  |
| INT LAYOUT      |            |         |   |   |                    |        |   |   |   |      |      |   |  |  |

| REMODELING DATA  |              |         |       |       |        |       |      |          |          |          |       |             |
|------------------|--------------|---------|-------|-------|--------|-------|------|----------|----------|----------|-------|-------------|
| STRUCTURAL       |              |         |       |       |        |       |      |          |          |          |       |             |
| KITCHEN          |              |         |       |       |        |       |      |          |          |          |       |             |
| ELECTRICAL       |              |         |       |       |        |       |      |          |          |          |       |             |
| PLUMBING         |              |         |       |       |        |       |      |          |          |          |       |             |
| HEATING          |              |         |       |       |        |       |      |          |          |          |       |             |
| COMPUTATIONS     |              |         |       |       |        |       |      |          |          |          |       |             |
| UNIT             |              |         |       |       | AMOUNT |       |      |          |          |          |       |             |
| 1060 SF          |              |         |       |       | 69388  |       |      |          |          |          |       |             |
| BSMT AREA        |              |         |       |       | - 5360 |       |      |          |          |          |       |             |
| BSMT GAR         |              |         |       |       |        |       |      |          |          |          |       |             |
| WALLS            |              |         |       |       |        |       |      |          |          |          |       |             |
| INSULATION       |              |         |       |       |        |       |      |          |          |          |       |             |
| ROOFING          |              |         |       |       |        |       |      |          |          |          |       |             |
| LIGHTING         |              |         |       |       |        |       |      |          |          |          |       |             |
| FIREPLACES       |              |         |       |       |        |       |      |          |          |          |       |             |
| FLOORS           |              |         |       |       |        |       |      |          |          |          |       |             |
| ATTIC            |              |         |       |       |        |       |      |          |          |          |       |             |
| INT FINISH       |              |         |       |       |        |       |      |          |          |          |       |             |
| HEATING          |              |         |       |       |        |       |      |          |          |          |       |             |
| PLUMBING         |              |         |       |       |        |       |      |          |          |          |       |             |
| TOTAL            |              |         |       |       | 64088  |       |      |          |          |          |       |             |
| ADDITIONS & PCHS |              |         |       |       |        |       |      |          |          |          |       |             |
| 1 2400 SF        |              |         |       |       | 840    |       |      |          |          |          |       |             |
| 2 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 3 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 4 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 5 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 6 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 7 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 8 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| 9 SF             |              |         |       |       |        |       |      |          |          |          |       |             |
| TOTAL            |              |         |       |       | 64928  |       |      |          |          |          |       |             |
| FACTOR           |              |         |       |       | 82     |       |      |          |          |          |       |             |
| FIN BSMT         |              |         |       |       |        |       |      |          |          |          |       |             |
| REPL VALUE       |              |         |       |       | 53240  |       |      |          |          |          |       |             |
| OCCUPANCY        | CONSTRUCTION | SIZE    | AREA  | GRADE | AGE    | REMOD | COND | REPL VAL | PHYS DEP | PHYS VAL | OBSOL | SOUND VALUE |
|                  | 15F/1cs      | SK      | 1060  | D     |        |       |      | 53240    | 30       | 37268    |       | 37268       |
| OUT BLDGS.       |              |         |       |       |        |       |      |          |          |          |       |             |
| 1                | Sked         | 15F/dit | 16x20 | 320   | 8-     |       |      | 2560     | 30       | 1792     | 25    | 1344        |
| 2                |              |         |       |       |        |       |      |          |          |          |       |             |
| 3                |              |         |       |       |        |       |      |          |          |          |       |             |
| 4                |              |         |       |       |        |       |      |          |          |          |       |             |
| 5                |              |         |       |       |        |       |      |          |          |          |       |             |
| 6                |              |         |       |       |        |       |      |          |          |          |       |             |
| 7                |              |         |       |       |        |       |      |          |          |          |       |             |
| 8                |              |         |       |       |        |       |      |          |          |          |       |             |

| SKETCH                                  |     |                                |                |            |  |   |  |             |            |        |  |
|---|-----|--------------------------------|----------------|------------|--|---|--|-------------|------------|--------|--|
|   |     |                                |                |            |  |   |  |             |            |        |  |
| SPLIT LEVEL                             |     | RANCH                          |                | GARRISON   |  | CAPE  |  | MODULAR     |            | CUSTOM |  |
| DATE                                    |     | TYPE                           |                | SALE PRICE |  | SOURCE  |  | DATE LISTED |            |        |  |
| MO.                                     | YR. | 1. LAND<br>2. L & B<br>3. BLDG |                | PRICE      |  | 1. BUYER<br>2. SELLER<br>3. DECL.<br>4. AGENT |  | LISTED      |            |        |  |
|   | 94  | 1 (2) 3                        |                | 28750      |  | 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                   |     |                                |                |            |  |   |  |             |            | 38612  |  |