674 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	SINGLE FAMILY		RESIDENTIAL	
		551 Cottage Road	TWO FAMILY		SEASONAL	
24	15	OWNER	APARTMENT		OTHER	
					NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
~~Ward, William & Bonnie~~	~~8/9/2001~~	~~3544~~	~~118~~	
~~Beaulieu Pierre~~	5-28-13	5187	176	
Cote, Michael C + Tardif-Cote, Joanne M.	9/25/20	6071	178	

INTERIOR INSPECTED	YES	NO-EST	DATE 9-4-12

REMARKS: for Sale MLS 551621
Asking 189,500

SUMMARY		
13 20	LAND	34700
	BLDGS.	141200
	TOTAL	175,900
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	

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	10	Woods & Gully	
ACCESS			
R/W			
SIZE			
SHAPE			
USE			

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE
50	297	600-	110	660-	33000	-10	29700
						Wds	+5000
							34700

OTHER FACTORS

LEVEL		PAVED ROAD	
ROUGH		GRAVEL ROAD	
ROLLING		TOWN WATER	
SWAMPY		DRILLED WELL	-
HIGH		DUG WELL	
LOW		TOWN SEWER	
		SEPTIC - Across Road	-

LOCATION

G F P

AREA TRENDS

IMPROVING	STATIC	DECLINED	

TARR ASSESSING SERVICES, INC.

Some Grass Limited

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK			
CONC SLAB 2002		✓	
BRICK OR STONE			
PIERS			
2 BASEMENT			
FULL HR 6.5			
1/4 1/2 3/4			
FIN BSMT AREA			
BSMT GAR			
FRAMING			
FLR JOISTS			
___X___ ___ O/C			
BEAMS & COL			
STUDS 2x4 @ 16			
3 WALLS			
DOUBLE SIDING Vinyl		✓	
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 3/B
2ND 2/B	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							
KNOTTY PINE Garage			✓				
WALLBOARD							
UNFIN							
FINISH ATTIC AREA							

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

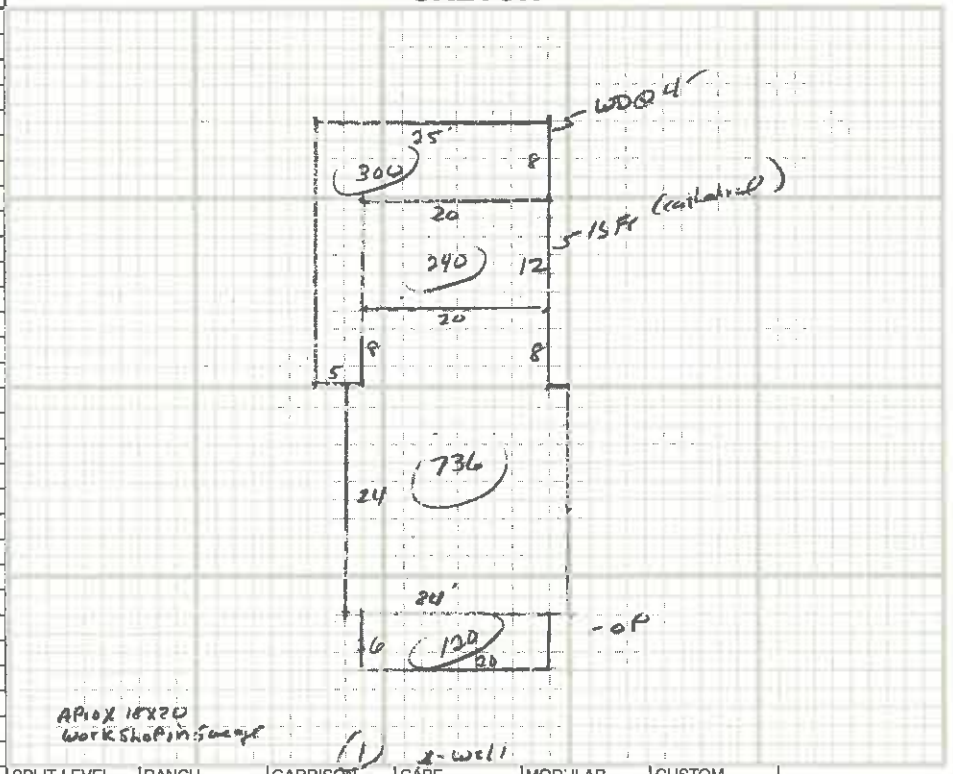
9 PLUMBING	M	O
BATHROOM	2	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	·	
AUTO WATER HEATER Elec	–	
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
736	SF	[illegible]
BSMT AREA		– 27668
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		+ 1800
TOTAL		80967
ADDITIONS & PCHS		
1 300 (24 –	SF	+1200
2 240 (15 Ft	SF	+ 9600
3 120 (OP)	SF	+ 2160
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		94167
FACTOR		145
FIN BSMT		
REPL VALUE		136571

SKETCH



SPLIT LEVEL | RANCH | GARRISON | CAPE | MODULAR | CUSTOM

DATE MO.	DATE YR.	TYPE 1. LAND 2. L & B 3. BLDG	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
5	28-13	1 (2) 3	165,000	1 2 3 4	LISTED
		1 2 3		1 2 3 4	MEAS
				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
	2SFR/CS	SK	736	B			5	136571	5	129742		129742
OUT BLDGS.												
1 Garage	1SFR	20X42	840	C+D	2005			12036	5	11434		11434
2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 141176