365 **PROPERTY ASSESSMENT RECORD** TOWN OF **PORTAGE** CARD OF CARDS

MAP	LOT	ROAD	SINGLE FAMILY		RESIDENTIAL	
		579 Cottage Road	TWO FAMILY		SEASONAL	
24	19	OWNER	APARTMENT		OTHER	
					NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
~~Higgins, Daniel C. Sr.~~	6/16/1990	2256	281	
Smith, Emily G	8/13/20	6050	320	

SUMMARY		
2013	LAND	107800
	BLDGS.	69700
	TOTAL	177500
2020	LAND	
	BLDGS.	
	TOTAL	
2020	LAND	
	BLDGS.	
	TOTAL	
2020	LAND	
	BLDGS.	
	TOTAL	
2020	LAND	
	BLDGS.	
	TOTAL	
2020	LAND	
	BLDGS.	
	TOTAL	
2020	LAND	
	BLDGS.	
	TOTAL	

INTERIOR INSPECTED	YES	NO-EST	DATE 9-4-12 9-5-12

REMARKS: P Hanger Apply more Depr. for Extreme weeks

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	20% wooded		
ACCESS			
R/W			
SIZE			
SHAPE			
USE			
XF	17	175	

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE
200	387	600-	1.17	702-	140400	20 1/7	93225
100	387	600	1.17	702-	70200	20 1/7	14040
300						W+S	+5000
							107265

OTHER FACTORS

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

LOCATION	AREA TRENDS		
G F P	IMPROVING	STATIC	DECLINED

TARR ASSESSING SERVICES, INC.

Lots of weeds & Grass

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~~ Log			
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	3RD		
INT LAYOUT			

6 FLOORS	B	1	2	3	G	F	P
CONCRETE							
EARTH							
PINE							
HARDWOOD							
INLAID Lin			✓				
W/W CARPET			✓				
CERAMIC		✓					
SINGLE							
ATTIC FLR & STAIRS							

7 INTERIOR FINISH	B	1	2	3	G	F	P
PLASTER							
DRYWALL							
PANEL							
KNOTTY PINE		✓	✓				
WALLBOARD							
UNFIN							
FINISH ATTIC AREA 1/2					✓		

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

9 PLUMBING	M	O
BATHROOM	1	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	✓	
AUTO WATER HEATER	✓	
NO PLUMBING		

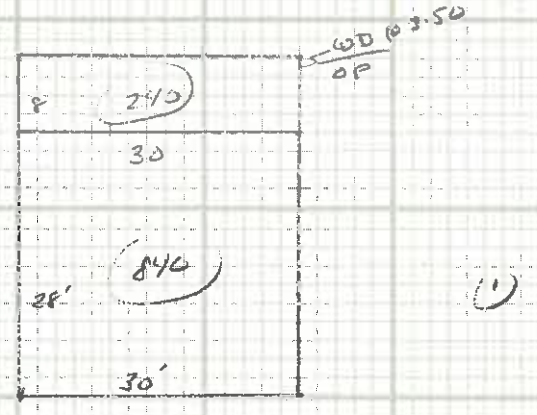
REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT 1.2
840	SF	70350
BSMT AREA		- 2520
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		X 2870
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		70700

ADDITIONS & PCHS		
1 240	SF	+ 1610
2	SF	
3	SF	
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		75310
FACTOR		108
FIN BSMT		
REPL VALUE		81334

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
					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
	1½ Slg/L	8x	240	C+5	1988		G	81334	15	69134		69134
OUT BLDGS.												
1 Sled	1S log	9x9	81	10-				810	15	688	25	516
2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 69650