

474 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP 5	LOT 2 D	ROAD 502 Cottage Road	SINGLE FAMILY	RESIDENTIAL	SUMMARY
		OWNER	TWO FAMILY	SEASONAL	
			APARTMENT	OTHER	
				NEIGHBORHOOD	

RECORD OF OWNERSHIP				DATE	BK	PG	RET ST		13	LAND	12 800
McPherson, Herbert N. & Jean R.				12-8-76	1933	45			20	BLDGS.	70 000
<i>Jean</i>									20	TOTAL	82 800
									17	LAND	12 800
									20	BLDGS.	70 500
									20	TOTAL	83 300

INTERIOR INSPECTED	YES	NO-EST	DATE	10-3-12					20	LAND	
				10-4-12					20	BLDGS.	
REMARKS:									20	TOTAL	
									20	LAND	
									20	BLDGS.	
									20	TOTAL	

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT	<i>Imps</i>		5000				5000	VACANCY		COMM. INFL.	
BASE	0.95	98	8000	7840			7840	SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY			
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL	0.95						12840				

LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
								ROUGH	GRAVEL ROAD		
								ROLLING	TOWN WATER		
								SWAMPY	DRILLED WELL	✓	
								HIGH	DUG WELL		

LOCATION				AREA TRENDS							
G	F	P		IMPROVING	STATIC	DECLINED					



CONSTRUCTION													
1 FOUNDATION			G	F	P	6 FLOORS							
CONCRETE			✓				B	1	2	3	G	F	P
CONC BLOCK						CONCRETE	✓				✓		
CONC SLAB						EARTH							
BRICK OR STONE						PINE							
PIERS						HARDWOOD							
2 BASEMENT						INLAID Vinyl							
FULL HR	CI		✓			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							
2 X 8	16	O/C	✓				B	1	2	3	G	F	P
BEAMS & COL						PLASTER							
STUDS						DRYWALL		✓			✓		
3 WALLS						PANEL		✓			✓		
DOUBLE SIDING	Vinyl		✓			KNOTTY PINE							
SINGLE SIDING						WALLBOARD							
SHINGLES						UNFIN							
CONC BLOCK						FINISH ATTIC AREA							
FACE BRK ON						8 HEATING							
SOLID COM BRK						HOT AIR					M	O	
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							
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						4 LIGHTING							
BSMT	1ST	5+8				4 LIGHTING							
2ND	3RD					4 LIGHTING							
INT LAYOUT						4 LIGHTING							

REMODELING DATA												
YEAR					COST							
STRUCTURAL												
KITCHEN												
ELECTRICAL												
PLUMBING												
HEATING												
COMPUTATIONS												
UNIT					AMOUNT							
960 SF					63788							
BSMT AREA												
BSMT GAR												
WALLS												
INSULATION												
ROOFING												
LIGHTING												
FIREPLACES												
FLOORS												
ATTIC												
INT FINISH												
HEATING												
PLUMBING												
TOTAL					63788							
ADDITIONS & PCHS												
1 128 3- SF					384							
2 SF												
3 SF												
4 SF												
5 SF												
6 SF												
7 SF												
8 SF												
9 SF												
TOTAL					64172							
FACTOR 110					118							
FIN BSMT												
REPL VALUE					75723							
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
	15 Ft/18	24x110	960	CH10				75723	20	60578		60578
OUT BLDGS.												
1 Garage	15 Ft/18	24x132	768	CH5			G	11816	20	9453		9453
2 Carport	8 Ft/18			CH5						50		500
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	1	2	3	4	1	2	3	4	
		1	2	3	1	2	3	4	1	2	3	4	1	2	3	4	
INTERIOR CONDITION COMPARED TO EXTERIOR									+	=	-	REV'D.					
OBSOLESCENCE FACTORS																	
SURPLUS CAPACITY			ENCROACHMENTS			PLUMB & HEAT			UNFINISHED								
STYLE			COMM. LOCATION			ECONOMIC											
TOTAL VALUE BUILDINGS 70531																	