163 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	SINGLE FAMILY		RESIDENTIAL	✓
		520 Cottage Road	TWO FAMILY		SEASONAL	
5	2 G	OWNER	APARTMENT		OTHER	
					NEIGHBORHOOD	

SUMMARY		
2013	LAND	12800
	BLDGS.	83000
	TOTAL	95,800
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	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
~~Gagnon, Mary Ann~~	~~6/7/2007~~	~~3678~~	~~345~~	
~~Gagnon, Mary Ann, & Darey T. Gagnon,~~	6-18-12	5067	177	
MacLean, Aaron	10/1/20	6074	172	

5-17 ac

INTERIOR INSPECTED	YES	NO-EST	DATE 10-3-12

REMARKS:

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE
HOUSE LOT	Imps		5000				5000
BASE	95	98	8000				7840
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	0.95						12840

LAND FACTORS

MINUS		PLUS	
VACANCY		COMM. INFL.	
SEMI-IMP		OTHER	
TOPOGRAPHY			
ACCESS			
R/W			
SIZE			
SHAPE			
USE			

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE
160	366						

OTHER FACTORS

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

LOCATION

G F P

AREA TRENDS

IMPROVING	STATIC	DECLINED	

TARR ASSESSING SERVICES, INC.

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE	✓		
CONC BLOCK			
CONC SLAB			
BRICK OR STONE			
PIERS			
2 BASEMENT			
FULL HR 8'	✓		
1/4 1/2 3/4			
FIN BSMT AREA 1/4	✓		
BSMT GAR			
FRAMING			
FLR JOISTS	✓		
2x10 16 O/C			
BEAMS & COL			
STUDS			
3 WALLS			
DOUBLE SIDING Mod	✓	✓	
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 100 Amp	✓		
WIRING			
5 FIREPLACES			
# OF STACKS			
FIREPLACE STACK			
FIREPLACE	✓		
HEARTH			
NO OF ROOMS			
BSMT	1ST 5 K B		
2ND	3RD		
INT LAYOUT			

6 FLOORS	B	1	2	3	G	F	P
CONCRETE	✓						
EARTH							
PINE Laminated		✓			✓		
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							
WALLBOARD							
UNFIN							
FINISH ATTIC AREA							

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

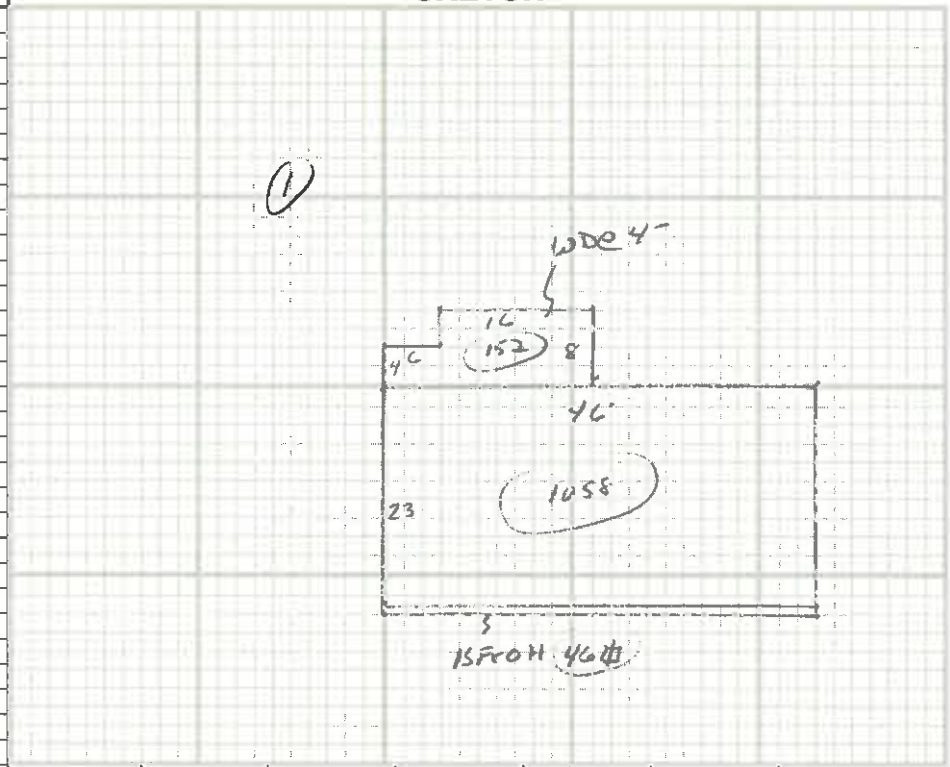
9 PLUMBING	M	O
BATHROOM	✓	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK	✓	
AUTO WATER HEATER		
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		

COMPUTATIONS	UNIT	AMOUNT
1056	SF	69388
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		69388
ADDITIONS & PCHS		
1 46@50 -	SF	+2300
2 152@4-	SF	+608
3	SF	
4	SF	
5	SF	
6	SF	
7	SF	
8	SF	
9	SF	
TOTAL		72296
FACTOR .6		152
FIN BSMT 100		+ 1440
@10-		
REPL VALUE		96872

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

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

OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
1F	15Fr/B	5K	1058	B-5	1976			96872	15	82337		82337
OUT BLDGS.												
1 Shed	15Fr	12x12	144	8-	1977			1152	20	921	25	691
2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 83030