

PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	2992 Portage Road				RESIDENTIAL		SUMMARY					
			SINGLE FAMILY	TWO FAMILY	APARTMENT	SEASONAL	OTHER	NEIGHBORHOOD	LAND	BLDGS.	TOTAL			
8	30-A	OWNER	Goss, Bonnie A							13	20	67,800	68,000	135,800
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST				22	20	18,600	68,000	86,600
Beaulier, Celia			DEC. 9/1/19	900	240		@. Hwangs NC			22	20	18,600	68,000	86,600
Goss, Bonnie A. P.R.			9/23/20	6070	21		2021			24	20	18,600	57,500	76,100
GOSS, BONNIE A			5/5/21	6160	190		SPLIT 107.25 ACRES FROM M8 L30 SH.			24	20			
Goss, Bonnie A. & Tony Douglas			6/24/21	6186	174					20	20			
										20	20			
										20	20			
										20	20			
										20	20			
										20	20			

INTERIOR INSPECTED	YES	NO-EST	DATE
			10-11-12
			10-12-12
REMARKS: 55-14 NC Permit to Extend Pool & Deck not done.			

LAND VALUATION								LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS	PLUS	
HOUSE LOT	Twp		5000	5000			5000	VACANCY	COMM. INFL.	
BASE	2.75	1.70	8000				13600	SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY		
ACREAGE			20					ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL	2.75						18,600			

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	
								LOW	TOWN SEWER	
									SEPTIC	

LOCATION				AREA TRENDS			
G	F	P		IMPROVING	STATIC	DECLINED	



CONSTRUCTION									
1 FOUNDATION			6 FLOORS						
G	F	P	B	1	2	3	G	F	P
CONCRETE									
CONC BLOCK			CONCRETE						
CONC SLAB			EARTH						
BRICK OR STONE			PINE						
PIERS			HARDWOOD						
2 BASEMENT			INLAID Lin						
FULL HR	6'		W/W CARPET						
1/4	1/2	3/4	CERAMIC						
FIN BSMT AREA			SINGLE						
BSMT GAR									
FRAMING			ATTIC FLR & STAIRS						
FLR JOISTS									
X O/C			7 INTERIOR FINISH						
BEAMS & COL			B 1 2 3 G F P						
STUDS			PLASTER						
3 WALLS			DRYWALL						
DOUBLE SIDING			PANEL						
SINGLE SIDING			KNOTTY PINE						
SHINGLES			WALLBOARD						
CONC BLOCK			UNFIN						
FACE BRK ON			FINISH ATTIC AREA						
SOLID COM BRK									
INSULATION			8 HEATING						
ATTIC ONLY			HOT AIR						
ROOFING			HOT WATER/VAPOR						
ASPH SHINGLES			STEAM						
WOOD SHINGLES			AIR COND						
METAL			PIPELESS FURN						
ROLL ROOFING			FLOOR FURN						
ROOF TYPE			AUTO OIL BURNER						
GABLE			GAS						
HIP			ELECTRIC						
GAMBREL			NO HEATING						
4 LIGHTING			UNIT HTRS						
NO ELEC									
OUTLETS			9 PLUMBING						
WIRING			BATHROOM						
5 FIREPLACES			TOILET ROOM						
# OF STACKS			WATER CLOSET						
FIREPLACE STACK			LAVATORY						
FIREPLACE			STALL SHOWER						
HEARTH			KITCHEN SINK						
NO OF ROOMS			AUTO WATER HEATER						
BSMT			1ST						
2ND			3RD						
INT LAYOUT									

REMODELING DATA			
		YEAR	COST
STRUCTURAL			
KITCHEN		old	
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT		AMOUNT 1.3	
575	SF	61311	
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS		- 575	
ATTIC			
INT FINISH			
HEATING			
PLUMBING		+ 1200	
TOTAL		61936	
ADDITIONS & PCHS			
1	180 (15FI) SF	7170	
2	2400 (EPF) SF	12560	
3	600 (15) SF	750	
4			
5			
6			
7			
8			
9			
TOTAL		82416	
FACTOR		82	
FIN BSMT			
REPL VALUE 67581			
OCCUPANCY	CONSTRUCTION	SIZE	AREA
IF	1 1/2 SF/18	SK	575
OUT BLDGS.			
1 Garage	15FI/13	24X24	576
2 Slab	15FI/dnt	20X40	800
3 Cabin	15 Log/5.115	16X20	320
4 OP	Fr	6X16	96
5			
6			
7			
8			

SKETCH												
SPLIT LEVEL		FRANCH		GARRISON		CAPE		MODULAR		CUSTOM		
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED				
MO. YR.		1. LAND 2. L & B 3. BLDG				1. BUYER 2. SELLER 3. DECL. 4. AGENT		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
IF	1 1/2 SF/18	SK	575	D	1912			67581	30	47306		47306
OUT BLDGS.												
1 Garage	15FI/13	24X24	576	C	2006			8280	5	7866		7866
2 Slab	15FI/dnt	20X40	800	6-				4800	35	3120	25	2340
3 Cabin	15 Log/5.115	16X20	320	50-				16000	15	13600	25	10200
4 OP	Fr	6X16	96	5-				480	15	408	25	306
5												
6												
7												
8												
TOTAL VALUE BUILDINGS 57,512												

See how the wood is with the same finish as the

Price Per 171 compared to 8-1 (500)

30

1

BE

EP(F)

2

MOVED TO L30