

MAP	LOT	ROAD	3121 Portage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY		
8	35 & 36	OWNER					TWO FAMILY	SEASONAL	2	LAND	36,400
							APARTMENT	OTHER	20	BLDGS.	124,200
								NEIGHBORHOOD		TOTAL	160,600

RECORD OF OWNERSHIP			DATE	BK	PG	RET ST					
Raymond, Patrick & Cheryl								@ Hampden	22	LAND	36,500
									20	BLDGS.	124,200
										TOTAL	160,700
									23	LAND	35,800
									20	BLDGS.	124,200
										TOTAL	160,000
									24	LAND	35,600
									20	BLDGS.	124,200
										TOTAL	159,800
									17	LAND	37,900
									20	BLDGS.	124,200
										TOTAL	162,100

2021
 41 - 104 = 4264
 16 - 141 = 2256
 15 - 145 = 2175
 8695

2024
 S 34 @ 102 = 3468
 M 38 @ 152 = 5776
 9244

2020
 S 41 @ 112 = 4592
 M 16 @ 159 = 2544
 H 15 @ 170 = 2550
 9686

2022
 S 34 x 100 = 3400
 M 38 x 144 = 5472
 8872

2023
 S 34 @ 95 = 3230
 M 38 @ 149 = 5662
 8892

INTERIOR INSPECTED	YES	NO-EST	DATE	10-11-12
REMARKS:	TG Accepted for 2012			

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT	Imps		5000	5000			5000	VACANCY		COMM. INFL.	
BASE	3	1.75	8000	14000			14000	SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY			
ACREAGE	16		500	8000			8000	ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND	72		76	9244	.90		8320	SHAPE			
WASTE	4		75	300			300	USE			
TOTAL	96						35,620				

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	



10/11/2012

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						
FULL HR			W/W CARPET						
1/4	1/2	3/4	CERAMIC						
FIN BSMT AREA			SINGLE						
BSMT GAR									
FRAMING			ATTIC FLR & STAIRS						
FLR JOISTS			2 X 8 16/O/C						
BEAMS & COL									
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			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
1320 SF	81988		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL 81988			
ADDITIONS & PCHS			
1	24 COP	SF	+ 370
2	3764	SF	+ 1504
3	120 (EPCF)	SF	+ 4700
4		SF	
5		SF	
6		SF	
7		SF	
8		SF	
9		SF	
TOTAL 88562			
FACTOR -5 132			
FIN BSMT			
REPL VALUE 116901			
OCCUPANCY	CONSTRUCTION	SIZE	AREA
15 Fi/B	SK	1320	B-5
AGE	REMOD	COND	REPL VAL
1980		6	116901
OUT BLDGS.	COND	REPL VAL	PHYS DEP
1 Stable	15 Fi/15.115	12x34	408
2 Garage	15 Fi/CF + 12.5	28x32	896
3 Barn	15 Fi/15.115	28x32	896
4 Pk Barn	15 Fi/5	24x32	768
5 Canopy	open ft	not attached	SV
6			
7			
8			

SKETCH												
SPLIT LEVEL		RANCH		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
15 Fi/B	SK	1320	B-5	1980			6	116901	15	99366		99366
1 Stable	15 Fi/15.115	12x34	408	8-				3264	40	1958	25	1468
2 Garage	15 Fi/CF + 12.5	28x32	896	C+5				14805	20	11844		11844
3 Barn	15 Fi/15.115	28x32	896	10-				8960	30	6272	25	4704
4 Pk Barn	15 Fi/5	24x32	768	12-				9216	5	8755	25	6566
5 Canopy	open ft	not attached		SV						SV		300
6												
7												
8												
TOTAL VALUE BUILDINGS 124248												