

MAP	LOT	ROAD	3154 Portage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY		
8	37 A	OWNER				TWO FAMILY	SEASONAL	13	LAND	18200	
						APARTMENT	OTHER		BLDGS.	20100	
							NEIGHBORHOOD		TOTAL	38300	

RECORD OF OWNERSHIP			DATE	BK	PG	RET ST	LAND
Turner, Ronald & Nancy K			8-25-03	3858	102		BLDGS.
STOLARCZYK, AMY B + JOHN E, JR			7/5/23	6464	230		TOTAL

INTERIOR INSPECTED	YES	NO-EST	DATE	10-12-12	LAND
				10-25-12	BLDGS.
REMARKS:					TOTAL

LAND VALUATION								LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	-- DEPR	+	VALUE	MINUS	PLUS	
HOUSE LOT	Imps		5000	5000			5000	VACANCY	COMM. INFL.	
BASE	2.5	1.65	8000	13200			13200	SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY		
ACREAGE								ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL	2.5						18200			

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	
LOCATION				AREA TRENDS					SEPTIC ✓	
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							
FULL HR				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					M	O	
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	✓	FLAT		GAS							
HIP		MANSARD		ELECTRIC							
GAMBREL				NO HEATING							
4 LIGHTING				UNIT HTRS							
NO ELEC											
OUTLETS				9 PLUMBING						M	O
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			NO PLUMBING							
2ND	3RD										
INT LAYOUT											

REMODELING DATA		YEAR	COST
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
784 SF	23300		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL	23300		
ADDITIONS & PCHS			
1	SF		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL	23300		
FACTOR			
FIN BSMT			
REPL VALUE			
OCCUPANCY	CONSTRUCTION	SIZE	AREA
MH	Oxford	14x56	784
OUT BLDGS.			
1	Slab	15Ft	8x12
2	Slab	15Ft	12x28
3			
4			
5			
6			
7			
8			

SKETCH												
[Hand-drawn sketch on grid paper showing a rectangular structure with dimensions 14 and 56, and a circled area labeled 784 and 56.]												
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	3. DECL.	2. SELLER	4. AGENT	LISTED		
	03	1	2	3	32000	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
MH	Oxford	14x56	784	Asy	1979	✓	G	23300	25	17475		17475
OUT BLDGS.												
1	Slab	15Ft	8x12	96	10-			960	5	912	25	684
2	Slab	15Ft	12x28	336	8			2688	5	2553	25	1915
3												
4												
5												
6												
7												
8												
TOTAL VALUE BUILDINGS 20074												