

PROPERTY ASSESSMENT RECORD TOWN OF Portage Lake

MAP	LOT	ROAD	778 West Road				RESIDENTIAL	SUMMARY			
			OWNER	APARTMENT	NEIGHBORHOOD	LAND		BLDGS.	TOTAL		
10	5							12	53,300	104,500	157,800

RECORD OF OWNERSHIP			DATE	BK	PG	RET ST	REMARKS	20	LAND	BLDGS.	TOTAL
Azevedo Joseph				2847	83						
<del>STRUCT Clarence + Betty</del>			7-25-13	5211	171		2023 - BP 22-26 Replace Shed.				
VARNEY, STEPHANIE + EARLE			11/15/21	6251	173						

2-108

INTERIOR INSPECTED	YES	NO-EST	DATE	8-3-12
REMARKS: Per Realtor Survey Shows 81' on water + 90' on Road. Must EF to 86' (RV)				

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT								VACANCY		COMM. INFL.	
BASE								SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY	10	Woody Field	
ACREAGE								ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL											

LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
86 EF	232.09	600	1.04	624	53604	-10	48297	ROUGH	GRAVEL ROAD		
						W/S	15000	ROLLING	TOWN WATER		
							53297	SWAMPY	DRILLED WELL		
								HIGH	DUG WELL		
								LOW	TOWN SEWER		
									SEPTIC		

LOCATION				AREA TRENDS			
G	F	P		IMPROVING	STATIC	DECLINED	



16/03/2012

*Frontage Grassy with Vegetation*

CONSTRUCTION							REMODELING DATA												
1 FOUNDATION		G	F	P	6 FLOORS		YEAR COST												
CONCRETE							CONCRETE	B	1	2	3	G	F	P					
CONC BLOCK							EARTH												
CONC SLAB							PINE												
BRICK OR STONE							HARDWOOD												
PIERS																			
2 BASEMENT		INLAID		✓	✓	✓	COMPUTATIONS												
FULL HR	8'						W/W CARPET	✓	✓	✓	✓	UNIT AMOUNT 1/3							
1/4	1/2	3/4					CERAMIC					720	SF	6928					
FIN BSMT AREA							SINGLE					BSMT AREA							
BSMT GAR							BSMT GAR												
FRAMING		ATTIC FLR & STAIRS		✓			WALLS												
FLR JOISTS							INSULATION												
2x8	16 O/C			✓			ROOFING												
7 INTERIOR FINISH							LIGHTING												
BEAMS & COL						B	1	2	3	G	F	P	FIREPLACES						
STUDS							PLASTER						FLOORS						
3 WALLS		DRYWALL		✓	✓	✓	ATTIC												
DOUBLE SIDING	1/2" vinyl						PANEL						INT FINISH						
SINGLE SIDING							KNOTTY PINE						HEATING						
SHINGLES							WALLBOARD						PLUMBING						
CONC BLOCK							UNFIN						TOTAL						
FACE BRK ON							FINISH ATTIC AREA		1				ADDITIONS & PCHS						
SOLID COM BRK							8 HEATING												
INSULATION						M	O	1 160.04 SF											
ATTIC ONLY							HOT AIR												
ROOFING		HOT WATER/VAPOR					2												
ASPH SHINGLES	✓						3												
WOOD SHINGLES							4												
METAL							5												
ROLL ROOFING							6												
ROOF TYPE		AUTO OIL BURNER					7												
GABLE	✓	FLAT					8												
HIP		MANSARD					9												
GAMBREL							TOTAL												
4 LIGHTING		UNIT HTRS					FACTOR												
NO ELEC							FIN BSMT Full												
9 PLUMBING						M	O	C 14.90											
OUTLETS	✓						REPL VALUE												
WIRING							OCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL	SOUND VALUE
5 FIREPLACES		BATHROOM					1F	1/2 SF 1/8	12	22	12	1994			1149.94	10	1034.94		1234.94
# OF STACKS							OUT BLDGS.												
FIREPLACE STACK							1 Sld	1 SF	14x24	336	8	2022			2688	5	2554		2554
FIREPLACE							2												
HEARTH							3												
NO OF ROOMS		KITCHEN SINK					4												
BSMT	3+8	1ST	3+8				5												
2ND	1	3RD					6												
INT LAYOUT							7												
							8												

STRUCTURAL												
KITCHEN												
ELECTRICAL												
PLUMBING												
HEATING												
COMPUTATIONS												
UNIT	AMOUNT 1/3											
720 SF	6928											
BSMT AREA												
BSMT GAR												
WALLS												
INSULATION												
ROOFING												
LIGHTING												
FIREPLACES												
FLOORS												
ATTIC												
INT FINISH												
HEATING												
PLUMBING	+ 1800											
TOTAL	7100											
ADDITIONS & PCHS												
1 160.04 SF	+ 700											
2	SF											
3	SF											
4	SF											
5	SF											
6	SF											
7	SF											
8	SF											
9	SF											
TOTAL	7100											
FACTOR	14.5											
FIN BSMT Full	+ 1228											
C 14.90												
REPL VALUE												
111000												
OCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL	SOUND VALUE
IF	1/2 SF 1/8	12	22	12	1994			1149.94	10	1034.94		1234.94
OUT BLDGS.												
1 Sld	1 SF	14x24	336	8	2022			2688	5	2554		2554
2												
3												
4												
5												
6												
7												
8												

SKETCH

Kitchen area in front. Could be dining or patio?		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			
7-25-13		1 2 3		125,000		1 2 3 4		MEAS			
		1 2 3				1 2 3 4		PRICED			
INTERIOR CONDITION COMPARED TO EXTERIOR		+		=		-		REV'D.			
SURPLUS CAPACITY			ENCROACHMENTS			PLUMB & HEAT			UNFINISHED		
STYLE			COMM. LOCATION			ECONOMIC					
TOTAL VALUE BUILDINGS		106,048									

