

16 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	109 West Road			SINGLE FAMILY	RESIDENTIAL	SUMMARY		
16	23A	OWNER				TWO FAMILY	SEASONAL	12	LAND	11 600
						APARTMENT	OTHER	20	BLDGS.	43 300
							NEIGHBORHOOD	20	TOTAL	54 900

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST	REMARKS	ASSESSMENT YEAR	LAND	BLDGS.	TOTAL
Phillips, Lann H. & Rollins, Novilla H.	7/21/1999	3309	202						
Rollins, Novilla H.	2-28-14	5287	323						
Phair, Craig R. & Lynn M. Tracy	11-6-15	5486	207						
Rossignol, David R. & Joline M.	7-23-18	5800	83						
ROSSIGNOL, MICHAEL J + JONES, BRITANY K	3/8/23	6423	251		2021 - Change Fin #11c to 1/2 story - Add Shed.				
					11-15 Added 0.70 Acres - from lot 23 to this lot. also Home now being lived in Estimated now has water supply know - 15% Depr. given in 2014 also factor as Disrupter not D11c.				

INTERIOR INSPECTED	YES	NO-EST	DATE 9-10-12	
REMARKS:	for sale ABC 227-052 Asking 82,000			
	FY 2017 Deduct -0.70 AC for lot 23. (R)			
	5-19 Slab & Union Change			
	5-17 Downer Added to front of Home. updated Electrical also now have well New Range			

LAND VALUATION							LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS	PLUS	
HOUSE LOT	Imps		3000	3000			3000	VACANCY	COMM. INFL.	
BASE	0.71	84	8000	6040	+10		6040	SEMI-IMP	OTHER	
FRONT ACRES								TOPOGRAPHY	16 - wet on East End	
ACREAGE								ACCESS		
TILLABLE								R/W		
PASTURE								SIZE		
WOODLAND								SHAPE		
WASTE								USE		
TOTAL	0.71						11040			

LOT COMPUTATIONS								OTHER FACTORS			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE	LEVEL	PAVED ROAD		
100								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	



09/10/2012

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			7 INTERIOR FINISH						
FULL HR	7'		INLAID						
1/4	1/2	3/4	W/W CARPET						
FIN BSMT AREA			CERAMIC		✓				
BSMT GAR			SINGLE						
FRAMING			ATTIC FLR & STAIRS						
FLR JOISTS									
2x6 16 O/C									
BEAMS & COL									
STUDS									
3 WALLS			8 HEATING						
DOUBLE SIDING			PLASTER		✓	✓			
SINGLE SIDING			DRYWALL						
SHINGLES			PANEL						
CONC BLOCK			KNOTTY PINE		✓				
FACE BRK ON			WALLBOARD						
SOLID COM BRK			UNFIN						
INSULATION			FINISH ATTIC AREA		1/4				
ATTIC ONLY									
ROOFING									
ASPH SHINGLES									
WOOD SHINGLES									
METAL									
ROLL ROOFING									
ROOF TYPE									
GABLE									
HIP									
GAMBREL									
4 LIGHTING			9 PLUMBING						
NO ELEC									
OUTLETS									
WIRING									
5 FIREPLACES			10 OCCUPANCY						
# OF STACKS									
FIREPLACE STACK									
FIREPLACE									
HEARTH									
NO OF ROOMS									
BSMT	1ST								
2ND	3RD								
INT LAYOUT									

REMODELING DATA			
		YEAR	COST
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
old windows			
COMPUTATIONS			
UNIT	AMOUNT		
960	SF	63788	
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL			
ADDITIONS & PCHS			
1	SF		
2	SF		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		67288	
FACTOR		86	
FIN BSMT			
REPL VALUE			
7983			
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1F	1SF	10	900
OUT BLDGS.			
1 Shed	1SF	12x14	182
2 Shed	1SF	12x24	288
3 Van Pwr	1SF	12x16	192
4 Shed	1SF	12x30	360
5 Shed	1SF		
6			
7			
8			

SKETCH												
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM		
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED				
MO.	YR.	1. LAND	2. BLDG			1. BUYER	2. SELLER	3. DECL.	4. AGENT	LISTED		
	99	1	2, 3	35200		1	2	3	4	MEAS		
11-6-15		1	2, 3	35000		1	2	3	4	PRICED		
11-6-15		1		5000 +		=		-		REV'D.		
INTERIOR CONDITION COMPARED TO EXTERIOR												
7-23-18 99000 Includes Lot 23												
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	1SF	10	900	D+S	2020		F-6	57953	25	43465		43465
1 Shed	1SF	12x14	182	10-			F-	1820	40	1092	25	819
2 Shed	1SF	12x24	288	10-				2880	2	2822	25	2116
3 Van Pwr	1SF	12x16	192	12-	2020			SV		SV		1000
4 Shed	1SF	12x30	360	15-	2020			2304	2	2258	25	1693
5 Shed	1SF							5400	2	5792	10	4763
6												
7												
8												
TOTAL VALUE BUILDINGS											53,856	