

PORTAGE

OF CARDS

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT	<i>Jmps</i>		<i>5000</i>				<i>5000</i>	VACANCY		COMM. INFL.	
BASE	<i>0.63</i>	<i>79%</i>	<i>8000</i>	<i>6320</i>			<i>6320</i>	SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY			
ACREAGE	<i>4.75</i>		<i>500</i>	<i>2375</i>			<i>2375</i>	ACCESS			
TILLABLE								R/W			
PASTURE								SIZE			
WOODLAND								SHAPE			
WASTE								USE			
TOTAL	<i>5.38</i>						<i>13,695</i>				
LOT COMPUTATIONS							<i>2026 + 10%</i>	<i>15,065</i>	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				
G F P			IMPROVING		STATIC	DECLINED					



