

PORTAGE

CARD OF CARDS

Herland Street					SINGLE FAMILY		RESIDENTIAL		SUMMARY						
					TWO FAMILY		SEASONAL		13	LAND		9100			
					APARTMENT		OTHER			BLDGS.		17900			
							NEIGHBORHOOD		20		TOTAL		87000		
		DATE	BK	PG	RET ST	2026 - land + 10% Bldg + 6% + out bldg				26	LAND		10,000		
		8/30/1999	3314	110						20	BLDGS.		22,100		
		9/10/19	5934	314						20	TOTAL		32,100		
		2/22/22	6291	33						20	LAND				
										20	BLDGS.				
										20	TOTAL				
										20	LAND				
										20	BLDGS.				
										20	TOTAL				
										20	LAND				
						20	BLDGS.								
						20	TOTAL								
INTERIOR INSPECTED		YES	NO-EST	DATE	9-17-12					20	LAND				
					9-18-12					20	BLDGS.				
										20	TOTAL				
REMARKS:										20	LAND				
										20	BLDGS.				
										20	TOTAL				
										20	LAND				
										20	BLDGS.				
										20	TOTAL				
LAND VALUATION								LAND FACTORS							
CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE	MINUS		PLUS					
HOUSE LOT	Imps		5000				5000	VACANCY		COMM. INFL.					
BASE	0.27	51	8000	4080			4080	SEMI-IMP		OTHER					
FRONT ACRES								TOPOGRAPHY							
ACREAGE								ACCESS							
TILLABLE								R/W							
PASTURE								SIZE							
WOODLAND								SHAPE							
WASTE								USE							
TOTAL	0.27						9080								
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					
LOCATION								AREA TRENDS							
G F P				IMPROVING		STATIC		DECLINED							
												SEPTIC old ✓			



CONSTRUCTION

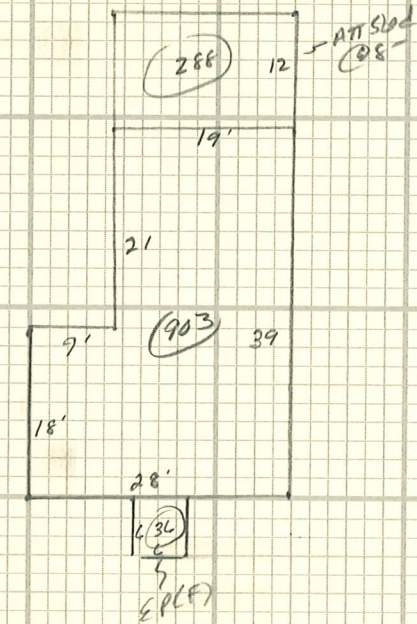
REMODELING DATA

SKETCH

1 FOUNDATION				G F P				6 FLOORS				YEAR				COST			
CONCRETE								B	1	2	3	G	F	P					
CONC BLOCK								CONCRETE											
CONC SLAB								EARTH											
BRICK OR STONE								PINE											
PIERS								HARDWOOD											
2 BASEMENT				INLAID				LIN											
FULL HR								W/W CARPET											
1/4	1/2	3/4						CERAMIC											
FIN BSMT AREA								SINGLE											
BSMT GAR																			
FRAMING				ATTIC FLR & STAIRS															
FLR JOISTS								7 INTERIOR FINISH											
X								B	1	2	3	G	F	P					
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								8 HEATING				M O							
INSULATION								HOT AIR											
ATTIC ONLY								HOT WATER/VAPOR											
ROOFING				STEAM															
ASPH SHINGLES								AIR COND											
WOOD SHINGLES								PIPELESS FURN											
METAL								FLOOR FURN											
ROLL ROOFING								AUTO OIL BURNER											
ROOF TYPE				GAS															
GABLE								ELECTRIC											
HIP								NO HEATING											
GAMBREL								UNIT HTRS											
4 LIGHTING				9 PLUMBING				M O											
NO ELEC								BATHROOM											
OUTLETS								TOILET ROOM											
WIRING								WATER CLOSET											
5 FIREPLACES				LAVATORY															
# OF STACKS								STALL SHOWER											
FIREPLACE STACK								KITCHEN SINK											
FIREPLACE								AUTO WATER HEATER											
HEARTH								NO PLUMBING											
NO OF ROOMS																			
BSMT	1ST																		
2ND	3RD																		
INT LAYOUT																			

COMPUTATIONS												
UNIT	AMOUNT											
903 SF	61250											
BSMT AREA	-2709											
BSMT GAR												
WALLS												
INSULATION												
ROOFING												
LIGHTING												
FIREPLACES												
FLOORS												
ATTIC												
INT FINISH												
HEATING												
PLUMBING												
TOTAL	58541											
ADDITIONS & PCHS												
1 28808 SF	+2304											
2 36 SF	+1840											
3 SF												
4 SF												
5 SF												
6 SF												
7 SF												
8 SF												
9 SF												
TOTAL	62685											
FACTOR	66											
FIN BSMT	44372											
2026 + 6%	+2482											
REPL VALUE	43,854											
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL	SOUND VALUE
	15 FC/CS	SK	903	D-20			F-P	43,854	50	21,927	25	16,445
OUT BLDGS.												
1 Garage	15 FC	18X24	432	D-20			F-P	11,405	50	5702		5702
2 shed	15 FC	12X18	216	SV			P					NV
3												
4												
5												
6												
7												
8												

DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED	
MO.	YR.	1. LAND	2. L & B	3. BLDG		1. BUYER	3. DECL.	2. SELLER	4. AGENT
99		1	2	3	12000	1	2	3	4
		1	2	3		1	2	3	4
INTERIOR CONDITION COMPARED TO EXTERIOR					+	=	-	REV'D.	
OBSOLESCENCE FACTORS									
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED			
STYLE		COMM. LOCATION		ECONOMIC		25			
TOTAL VALUE BUILDINGS									



TOTAL VALUE BUILDINGS 22,147