

248 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP 20	LOT 30	ROAD	213 Cottage Road			SINGLE FAMILY	RESIDENTIAL	SUMMARY
		OWNER				TWO FAMILY	SEASONAL	
					APARTMENT	OTHER	NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST	LAND	BLDGS.	TOTAL
Simpson, Susan, Carol Miller & Joanne MacDonald	8/19/2011	4971	65				245,900
C/O Raymond E & Theresa	7-16-18	5806	45				
Hodgins, Daniel W. + Sherry L. Brown Hodgins	7-18-18	5806	50				

INTERIOR INSPECTED	YES	NO-EST	DATE	8-28-12
REMARKS:	<i>X Raymond P. P.</i>			

LAND VALUATION								LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS
HOUSE LOT								VACANCY		COMM. INFL.
BASE								SEMI-IMP		OTHER
FRONT ACRES								TOPOGRAPHY		
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	
99	140.25	600-	84	504	49896		49896	ROUGH	GRAVEL ROAD	
						WTS	+ 5000	ROLLING	TOWN WATER	
							54896	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	B	1	2	3	G	F	P
CONCRETE											
CONC BLOCK				CONCRETE							
CONC SLAB				EARTH							
BRICK OR STONE				PINE <i>Flr</i>							
PIERS				HARDWOOD							
2 BASEMENT				INLAID <i>Vinyl</i>							
FULL HR <i>9'</i>				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							
<i>2 x 12 16 O/C</i>											
BEAMS & COL				PLASTER							
STUDS <i>2x6x16</i>				DRYWALL							
3 WALLS				PANEL							
DOUBLE SIDING <i>Vinyl</i>				KNOTTY PINE							
SINGLE SIDING				WALLBOARD							
SHINGLES				UNFIN							
CONC BLOCK				FINISH ATTIC AREA							
FACE BRK ON				8 HEATING							
SOLID COM BRK				HOT AIR							
INSULATION				HOT WATER/VAPOR							
ATTIC ONLY				STEAM							
ROOFING				AIR COND							
ASPH SHINGLES				PIPELESS FURN							
WOOD SHINGLES				FLOOR FURN							
METAL				AUTO OIL BURNER <i>NTF</i>							
ROLL ROOFING				GAS							
ROOF TYPE				ELECTRIC							
GABLE				NO HEATING							
FLAT				UNIT HTRS							
HIP				9 PLUMBING							
MANSARD				BATHROOM							
GAMBREL				TOILET ROOM							
4 LIGHTING				WATER CLOSET							
NO ELEC				LAVATORY							
OUTLETS <i>100 panel</i>				STALL SHOWER							
WIRING				KITCHEN SINK							
5 FIREPLACES				NO OF ROOMS							
# OF STACKS				AUTO WATER HEATER							
FIREPLACE STACK				NO PLUMBING							
FIREPLACE				BSMT <i>1st 7 1st 4 1/2 B</i>							
HEARTH <i>5 1/2 in</i>				2ND <i>2 1/2 B</i>							
NO OF ROOMS				3RD							
BSMT <i>1st 7 1st 4 1/2 B</i>				INT LAYOUT							
2ND <i>2 1/2 B</i>											
3RD											
INT LAYOUT											

REMODELING DATA												
STRUCTURAL					YEAR COST							
KITCHEN												
ELECTRICAL												
PLUMBING												
HEATING												
COMPUTATIONS												
UNIT					AMOUNT <i>1-4</i>							
<i>780</i> SF					<i>78400</i>							
BSMT AREA												
BSMT GAR												
WALLS												
INSULATION												
ROOFING												
LIGHTING												
FIREPLACES <i>4x5</i>					<i>+ 1080</i>							
FLOORS												
ATTIC												
INT FINISH												
HEATING												
PLUMBING					<i>+ 3000</i>							
TOTAL					<i>82480</i>							
ADDITIONS & PCHS												
1 <i>612/45 TRSF</i>					<i>+ 27980</i>							
2 <i>2580/450 SF</i>					<i>+ 1161</i>							
3 <i>200 (15FR) SF</i>					<i>+ 9636</i>							
4 SF												
5 SF												
6 SF												
7 SF												
8 SF												
9 SF												
TOTAL					<i>121257</i>							
FACTOR					<i>155</i>							
FIN BSMT <i>200+-</i>					<i>+ 2980</i>							
<i>@1490</i>												
REPL VALUE												
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
<i>1F</i>	<i>1 3/4 SF/B</i>	<i>5A</i>	<i>780</i>	<i>B+5</i>	<i>1998</i>			<i>190928</i>	<i>5</i>	<i>181381</i>		<i>181381</i>
OUT BLDGS.												
1 ATT <i>Garage</i>	<i>15 FR (E) + 145</i>	<i>14x24</i>	<i>336</i>	<i>B</i>	<i>2008</i>			<i>10133</i>	<i>5</i>	<i>9627</i>		<i>9627</i>
2												
3												
4												
5												
6												
7												
8												

SKETCH												
SPLIT LEVEL		RANCH		GARRISON		CAPE		MODULAR		CUSTOM		
DATE		TYPE		SALE PRICE		SOURCE		DATE LISTED				
MO. YR.		1. LAND 2. L & B 3. BLDG		PRICE		1. BUYER 2. SELLER		3. DECL. 4. AGENT		LISTED		
<i>7-18-18</i>		<i>1 (2) 3</i>		<i>235000</i>		<i>1 2 3 4</i>		<i>1 2 3 4</i>		<i>MEAS</i>		
				<i>also lot 31</i>		<i>1 2 3 4</i>		<i>PRICED</i>				
				+		=		-		<i>REV'D.</i>		
INTERIOR CONDITION COMPARED TO EXTERIOR												
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
<i>1F</i>	<i>1 3/4 SF/B</i>	<i>5A</i>	<i>780</i>	<i>B+5</i>	<i>1998</i>			<i>190928</i>	<i>5</i>	<i>181381</i>		<i>181381</i>
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2												
3												
4												
5												
6												
7												
8												

TOTAL VALUE BUILDINGS *191008*