

Removed from TG for 2018 Tree Growth

497 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE CARD OF CARDS

MAP	LOT	ROAD					SINGLE FAMILY		RESIDENTIAL		SUMMARY	
		2152 Portage Road					TWO FAMILY		SEASONAL		13	LAND
2	15	OWNER					APARTMENT		OTHER		20	BLDGS.
									NEIGHBORHOOD		20	TOTAL

RECORD OF OWNERSHIP				DATE	BK	PG	RET ST	
Nason, Paul & Grace				9-12-72	1111	697		12-31-12 Sold 38.4 AC to Lot 15-B
Law H. Wayne & Rachel N.				4-26-13	5175	73		2014 (Placed into TG)
Clark, William A.				11-23-15	5499	102		did Assessment showed '22 Acres waste at 75-Pe. Acc. T.G. map only has no waste waste. correct for 2014
								2018 Removed 4 1/4 AC. from TG
								5-18 Replaced #2 tick for new BMA 2019

2016
M 32 @ 165 = 5280
H 12 @ 181 = 2172
44 7452

2017 M 32 @ 176 = 5632
H 12 @ 193 = 2316
7948

INTERIOR INSPECTED	YES	NO-EST	DATE	10-2-12
REMARKS: 5-19 NC				
44 AC FMV = 34500				
4 1/4 AC TG = 7948				
26552 x 3070				
Penalty \$ 7965.60				
2016- Land + 10% Bldg + 15%				

LAND VALUATION								LAND FACTORS			
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS	
HOUSE LOT	Imps		5000	5000			5000	VACANCY		COMM. INFL.	
BASE	3	1.75	8000	14000			14000	SEMI-IMP		OTHER	
FRONT ACRES								TOPOGRAPHY			
ACREAGE	26		500	13000			13000	ACCESS			
TILLABLE Water	1		NV				NV	R/W			
PASTURE Road	1		2300				2300	SIZE			
WOODLAND	44		500	22000			22000	SHAPE			
WASTE			75					USE			
TOTAL	75						56320				

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		
								LOW	TOWN SEWER		
LOCATION				AREA TRENDS					SEPTIC		
G F P				IMPROVING							
				STATIC							
				DECLINED							



CONSTRUCTION

1 FOUNDATION				6 FLOORS			
CONCRETE	☒	☐	☐	B	1	2	3
CONC BLOCK	☐	☐	☐	☒	☐	☐	☐
CONC SLAB	☐	☒	☐	☐	☐	☐	☐
BRICK OR STONE	☐	☐	☐	☐	☐	☐	☐
PIERS	☐	☐	☐	☐	☐	☐	☐
2 BASEMENT				7 INTERIOR FINISH			
FULL HR	☒	☐	☐	PLASTER	☒	☒	☐
1/4 1/2 3/4	☐	☐	☐	DRYWALL	☐	☐	☐
FIN BSMT AREA	☐	☐	☐	PANEL	☒	☐	☐
BSMT GAR	☐	☐	☐	KNOTTY PINE	☐	☐	☐
FRAMING				WALLBOARD			
FLR JOISTS	☐	☐	☐	UNFIN	☐	☐	☐
X O/C	☐	☐	☐	FINISH ATTIC AREA			
BEAMS & COL	☐	☐	☐	8 HEATING			
STUDS	☐	☐	☐	HOT AIR	☒	☐	☐
3 WALLS				HOT WATER/VAPOR			
DOUBLE SIDING	☒	☐	☐	STEAM	☐	☐	☐
SINGLE SIDING	☐	☐	☐	AIR COND	☐	☐	☐
SHINGLES	☐	☐	☐	PIPELESS FURN	☐	☐	☐
CONC BLOCK	☐	☐	☐	FLOOR FURN	☐	☐	☐
FACE BRK ON	☐	☐	☐	ROOF TYPE			
SOLID COM BRK	☐	☐	☐	GABLE	☒	☐	☐
INSULATION	☐	☐	☐	FLAT	☐	☐	☐
ATTIC ONLY	☐	☐	☐	HIP	☐	☐	☐
ROOFING				MANSARD			
ASPH SHINGLES	☐	☐	☐	GAMBREL	☐	☐	☐
WOOD SHINGLES	☐	☒	☐	NO HEATING			
METAL	☐	☐	☐	UNIT HTRS			
ROLL ROOFING	☐	☐	☐	9 PLUMBING			
ROOF TYPE				BATHROOM			
GABLE	☒	☐	☐	TOILET ROOM	☐	☐	☐
HIP	☐	☐	☐	WATER CLOSET	☐	☐	☐
GAMBREL	☐	☐	☐	LAVATORY	☐	☐	☐
4 LIGHTING				STALL SHOWER			
NO ELEC	☐	☐	☐	KITCHEN SINK	☐	☐	☐
OUTLETS	☐	☐	☐	AUTO WATER HEATER			
WIRING	☒	☐	☐	NO PLUMBING	☐	☐	☐
5 FIREPLACES				1ST 5+ B.			
# OF STACKS	☐	☐	☐	2ND 4+ B.	☐	☐	☐
FIREPLACE STACK	☐	☐	☐	3RD	☐	☐	☐
FIREPLACE	☐	☐	☐	INT LAYOUT	☐	☐	☐
HEARTH	☐	☐	☐		☐	☐	☐
NO OF ROOMS							
BSMT	☐	☐	☐		☐	☐	☐
2ND	☐	☐	☐		☐	☐	☐
INT LAYOUT	☐	☐	☐		☐	☐	☐

REMODELING DATA

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
Windows			
COMPUTATIONS			
UNIT	AMOUNT 1-3		
780 SF	72800		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL			
74600			
ADDITIONS & PCHS			
1 396 (15F) SF	+ 15240		
2 144 (00) SF	+ 2520		
3 36 (15) SF	+ 540		
4 224 (15F) SF	+ 9090		
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL			
109690			
FACTOR			
FIN BSMT			
2036 + 15% 15,704			
REPL VALUE 120,394			
OCCUPANCY	CONSTRUCTION	SIZE	AREA
IF	1 1/2 SF 1/2 B	SK	780
OUT BLDGS.			
1 Bldg	2 SF 1/2 B	41 X 51	2091
2 Att 1/2 B	1 SF 1/2 B	11 X 51	816
3			
4			
5			
6			
7			
8			

SKETCH

Sketch of building layout with dimensions and area calculations.

Dimensions: 15' x 18' (top right), 22' x 18' (middle left), 26' x 30' (middle right), 8' x 36' (bottom right).

Area Calculations: 396 (15F), 144 (00), 36 (15), 224 (15F), 780, 15240, 2520, 540, 9090, 109690.

Obsolescence Factors: SURPLUS CAPACITY, ENCROACHMENTS, PLUMB & HEAT, UNFINISHED.

DATE: 4-26-13, 12-11-15.

SALE PRICE: 95000, 116500.

REPL VAL: 120,394.

PHYS VAL: 85,276.

OBOL: 50, 25.

SOUND VALUE: 13,801, 5720.

TOTAL VALUE BUILDINGS: 164,797.