

MAP	LOT	ROAD	1961 Portage Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY			
							TWO FAMILY	SEASONAL				
2	7	OWNER					APARTMENT	OTHER	NEIGHBORHOOD	13	LAND	
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST					20 <th>BLDGS.</th>	BLDGS.
Nason, Shirley Heirs			6/30/1972	1106	351		2025 - Split 18.2 Ac to M-2 L-2A				17 <th>TOTAL</th>	TOTAL
Nason, Alan D. + Tamara K.			1-17-17	5626	238		2026 - Land + 10% Bldgs - 6%				20 <th>LAND</th>	LAND
Sold 18.2 Acres			10/29/24	6608	104						25 <th>BLDGS.</th>	BLDGS.
											20 <th>TOTAL</th>	TOTAL
											26 <th>LAND</th>	LAND
											20 <th>BLDGS.</th>	BLDGS.
											20 <th>TOTAL</th>	TOTAL
											20 <th>LAND</th>	LAND
											20 <th>BLDGS.</th>	BLDGS.
											20 <th>TOTAL</th>	TOTAL
											20 <th>LAND</th>	LAND
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											20 <th>TOTAL</th>	TOTAL
											20 <th>LAND</th>	LAND
											20 <th>BL</th>	BL



CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				6 FLOORS						
G	F	P		B	1	2	3	G	F	P
CONCRETE				CONCRETE						
CONC BLOCK				EARTH						
CONC SLAB				PINE						
BRICK OR STONE				HARDWOOD						
PIERS				INLAID						
2 BASEMENT LOW				W/W CARPET						
FULL HR				CERAMIC						
1/4	1/2	3/4		SINGLE						
FIN BSMT AREA										
BSMT GAR										
FRAMING				ATTIC FLR & STAIRS						
FLR JOISTS				7 INTERIOR FINISH						
2x8 16 O/C				B	1	2	3	G	F	P
BEAMS & COL				PLASTER						
STUDS				DRYWALL						
3 WALLS				PANEL						
DOUBLE SIDING				KNOTTY PINE						
SINGLE SIDING				WALLBOARD						
SHINGLES				UNFIN						
CONC BLOCK				FINISH ATTIC AREA						
FACE BRK ON				8 HEATING						
SOLID COM BRK				HOT AIR						
INSULATION										
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						
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	3+1								
2ND	3	3RD								
INT LAYOUT										

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT / 3		
594 SF	62449		
BSMT AREA			
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES			
FLOORS			
ATTIC			
INT FINISH			
HEATING			
PLUMBING			
TOTAL		62449	
ADDITIONS & PCHS			
1 288 (15F) SF	+ 11255		
2 594 (6PLU) SF	+ 14968		
3	SF		
4	SF		
5	SF		
6	SF		
7	SF		
8	SF		
9	SF		
TOTAL		88672	
FACTOR		82	
FIN BSMT			
2036 - 6%		4363	
REPL VALUE		681348	
OCCUPANCY	CONSTRUCTION	SIZE	AREA
1F	1 1/2 SF BR	SK	594
OUT BLDGS.			
1 Garage	15F 1/3	24X36	864
2			
3			
4			
5			
6			
7			
8			

DATE		TYPE		SALE PRICE		SOURCE				DATE LISTED		
MO.	YR.	1. LAND	2. L & B	3. BLDG		1. BUYER	2. SELLER	3. DECL.	4. AGENT	LISTED		
		1	2	3		1	2	3	4	MEAS		
		1	2	3		1	2	3	4	PRICED		
INTERIOR CONDITION COMPARED TO EXTERIOR					+	=	-	REV'D.				
OBsolescence FACTORS												
SURPLUS CAPACITY		ENCROACHMENTS		PLUMB & HEAT		UNFINISHED						
STYLE		COMM. LOCATION		ECONOMIC		2nd Floor Close		25				
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
1F	1 1/2 SF BR	SK	594	D			F-	68,348	45	37,591	25	28,124
1 Garage	15F 1/3	24X36	864	D-20				17,582	50	8,791		8,791
2												
3												
4												
5												
6												
7												
8												
TOTAL VALUE BUILDINGS												

36,915