

MAP	LOT	ROAD	3100 Portage Road						SINGLE FAMILY		RESIDENTIAL				SUMMARY		
8	37	OWNER	RECORD OF OWNERSHIP Bolstridge, Timothy						TWO FAMILY		SEASONAL				13	LAND	84300
									APARTMENT		OTHER				20	BLDGS.	37300
												NEIGHBORHOOD				20	TOTAL
			DATE	BK	PG	RET ST	P/Henry NC 2026 bond + 10% Blas + 6% + C.S File						20	LAND	92700		
			7/10/1980	1488	310								20	BLDGS.	44100		
			2/28/2005	4089	99								20	TOTAL	136800		
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
			INTERIOR INSPECTED	YES	NO-EST	DATE	10-12-12						20	LAND			
			x Timothy Bolstridge										20	BLDGS.			
			REMARKS:										20	TOTAL			
			* 100 @ 500 = 50,000										20	LAND			
			37 @ 400 = 14800										20	BLDGS.			
			137 64800										20	TOTAL			
													20	LAND			
													20	BLDGS.			
													20	TOTAL			
LAND VALUATION													LAND FACTORS				
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS							
HOUSE LOT	ImpX		5000				5000	VACANCY	COMM. INFL.								
BASE	3	1.75	8000	14000			14000	SEMI-IMP	OTHER								
FRONT ACRES								TOPOGRAPHY									
ACREAGE	137		*	64800			64800	ACCESS									
TILLABLE								R/W									
PASTURE								SIZE									
WOODLAND								SHAPE									
WASTE	6		75	450			450	USE									
TOTAL	146						84250										
LOT COMPUTATIONS 2026 + 10% 92,675													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											



