

481 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	720 West Road				SINGLE FAMILY	RESIDENTIAL	SUMMARY			
							TWO FAMILY	SEASONAL				
10	17A	OWNER					APARTMENT	OTHER	NEIGHBORHOOD			
RECORD OF OWNERSHIP			DATE	BK	PG	RET ST						
Morin & Morin Inc.			8/19/1971	1080	314		5-17 Added garage (INC) ADJ INC on lot from -45% to -20.					
Lyons Richard A. Jr. + Patricia M.			2-20-14	5257	322		5-18 Home 95% Done 5-19 Garage still Inc Siding ADJ to -5%					
							5-17 ADJ overall INC to 45% break					
			INTERIOR INSPECTED	YES	NO-EST	DATE	8-9-12 4-23-15					
			REMARKS: Lot has old Foundation in Pieces of concrete 10' growth Prob. by Int. Salvable & SV for 2012									
			4-23-15 New Home (INC)									
			5-16 ADJ overall INC to 45% break									
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 ✓			
150	456	600	1.22	732	109800		109800	ROUGH	GRAVEL ROAD			
							500	ROLLING	TOWN WATER			
							114800	SWAMPY	DRILLED WELL ✓			
								HIGH	DUG WELL			
								LOW	TOWN SEWER			
LOCATION				AREA TRENDS								
G	F	P		IMPROVING	STATIC	DECLINED		SEPTIC ✓				



1452
124

Good Fantasy

CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION			G	F	P	6 FLOORS			YEAR	COST		
CONCRETE	Lox Blocks	✓				B	1	2	3	G	F	P
CONC BLOCK						CONCRETE						
CONC SLAB						EARTH						
BRICK OR STONE						PINE Lam		✓				
PIERS						HARDWOOD		✓				
2 BASEMENT						INLAID						
FULL HR	8'					W/W CARPET						
1/4	1/2	3/4				CERAMIC		✓				
FIN BSMT AREA						SINGLE						
BSMT GAR												
FRAMING						ATTIC FLR & STAIRS						
FLR JOISTS	Truss	✓				7 INTERIOR FINISH						
X	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			M	O		
SOLID COM BRK						HOT AIR						
INSULATION						HOT WATER/VAPOR	BB					
ATTIC ONLY						STEAM						
ROOFING						AIR COND						
ASPH SHINGLES		✓				PIPELESS FURN						
WOOD SHINGLES						FLOOR FURN						
METAL						AUTO OIL BURNER						
ROLL ROOFING						GAS						
ROOF TYPE						ELECTRIC						
GABLE	✓	FLAT				NO HEATING						
HIP		MANSARD				UNIT HTRS						
GAMBREL						9 PLUMBING			M	O		
4 LIGHTING						BATHROOM						
NO ELEC						TOILET ROOM						
OUTLETS						WATER CLOSET						
WIRING	700 AMP	✓				LAVATORY						
5 FIREPLACES						STALL SHOWER						
# OF STACKS						KITCHEN SINK						
FIREPLACE STACK		✓				AUTO WATER HEATER						
FIREPLACE						NO PLUMBING						
HEARTH						NO OF ROOMS						
NO OF ROOMS						BSMT	1ST	5+2B				
BSMT						2ND	3+B	3RD				
INT LAYOUT												

STRUCTURAL												
KITCHEN												
ELECTRICAL												
PLUMBING												
HEATING												
COMPUTATIONS												
UNIT	AMOUNT 1.9											
1572 SF	128870											
BSMT AREA												
BSMT GAR												
WALLS												
INSULATION												
ROOFING												
LIGHTING												
FIREPLACES	+ 2870											
FLOORS												
ATTIC												
INT FINISH												
HEATING												
PLUMBING	+ 3000											
TOTAL	134740											
ADDITIONS & PCHS												
1183 C15F10 SF	+ 8604											
2484 C1570 SF	+ 7357											
3330 COP SF	+ 5020											
410804 SF	+ 432											
5 SF												
6 SF												
7 SF												
8 SF												
9 SF												
TOTAL	156153											
FACTOR	3 175											
FIN BSMT												
REPL VALUE	273267											
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE	REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.	SOUND VALUE
11	1945 FIB	30x36	1080	A-5	2017		G	273267	2	267802	5	254418
1	Garage 15x15							16822	2	16485	5	15660

SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM
DATE		TYPE	SALE PRICE	SOURCE	
MO.	YR.	1. LAND 2. L & B 3. BLDG		1. BUYER	3. DECL.
2-20-14		1 2 3	100,000	2. SELLER	4. AGENT
				1 2 3 4	LISTED
				1 2 3 4	MEAS
				1 2 3 4	PRICED
INTERIOR CONDITION COMPARED TO EXTERIOR			+	=	-
					REV'D.
OBSOLESCENCE FACTORS					
SURPLUS CAPACITY		ENCROACHMENTS	PLUMB & HEAT	UNFINISHED	
STYLE		COMM. LOCATION	ECONOMIC	Siding \$ 1.5	

TOTAL VALUE BUILDINGS 261072