478 PROPERTY ASSESSMENT RECORD TOWN OF PORTAGE

CARD OF CARDS

MAP	LOT	ROAD	14 Ranger Street
18	4 & 5	OWNER	

SINGLE FAMILY		RESIDENTIAL	
TWO FAMILY		SEASONAL	
APARTMENT		OTHER	
		NEIGHBORHOOD	

RECORD OF OWNERSHIP	DATE	BK	PG	RET ST
Gagnon, Darey T. & Mary Ann	9/15/2009	4757	28	

INTERIOR INSPECTED	YES	NO-EST	DATE 8-29-12

REMARKS: 5-19 new deck

SUMMARY

13 20	LAND	15400
	BLDGS.	108600
	TOTAL	124000
17 20	LAND	15400
	BLDGS.	111100
	TOTAL	126500
19 20	LAND	15400
	BLDGS.	112200
	TOTAL	127600
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	
20	LAND	
	BLDGS.	
	TOTAL	

LAND VALUATION

CLASSIFICATION	ACRES	%	PRICE	TOTAL	— DEPR	+	VALUE
HOUSE LOT	Imps		5000				5000
BASE	1.5	1.3	8000	10400			10400
FRONT ACRES							
ACREAGE							
TILLABLE							
PASTURE							
WOODLAND							
WASTE							
TOTAL	1.5						15400

LAND FACTORS

MINUS		PLUS	
VACANCY		COMM. INFL.	
SEMI-IMP		OTHER	
TOPOGRAPHY			
ACCESS			
R/W			
SIZE			
SHAPE			
USE			

LOT COMPUTATIONS

FRONTAGE	DEPTH	UNIT PRICE	DEPTH %	FR FT PRICE	TOTAL	DEPR	VALUE

OTHER FACTORS

LEVEL		PAVED ROAD	✓
ROUGH		GRAVEL ROAD	
ROLLING		TOWN WATER	
SWAMPY		DRILLED WELL	✓
HIGH		DUG WELL	
LOW		TOWN SEWER	
		SEPTIC	✓

LOCATION

G F P

AREA TRENDS

IMPROVING	STATIC	DECLINED

TARR ASSESSING SERVICES, INC.

CONSTRUCTION

1 FOUNDATION	G	F	P
CONCRETE			
CONC BLOCK	✓	✓	
CONC SLAB			
BRICK OR STONE			
PIERS			

2 BASEMENT Dirt floors	
FULL HR 7'	
1/4 1/2 3/4 Full	
FIN BSMT AREA	
BSMT GAR	

FRAMING	
FLR JOISTS	
2 X 6 24 O/C	✓
BEAMS & COL 4x4	
STUDS	

3 WALLS 2009	
DOUBLE SIDING Vinyl	
SINGLE SIDING	
SHINGLES	
CONC BLOCK	
FACE BRK ON	
SOLID COM BRK	
INSULATION	
ATTIC ONLY	

ROOFING	
ASPH SHINGLES	✓
WOOD SHINGLES	
METAL	
ROLL ROOFING	

ROOF TYPE		
GABLE	✓	FLAT
HIP		MANSARD
GAMBREL		

4 LIGHTING	
NO ELEC	
OUTLETS Breaker	✓
WIRING	✓

5 FIREPLACES	
# OF STACKS	
FIREPLACE STACK	
FIREPLACE	✓
HEARTH	

NO OF ROOMS		
BSMT	1ST 1/1B	
2ND 3	3RD	
INT LAYOUT		

6 FLOORS	B	1	2	3	G	F	P
CONCRETE	✓						
EARTH							
PINE							
HARDWOOD							
INLAID		—					
W/W CARPET		✓	✓				
CERAMIC							
SINGLE							
ATTIC FLR & STAIRS							

7 INTERIOR FINISH	B	1	2	3	G	F	P
PLASTER							
DRYWALL		✓					
PANEL		✓	✓				
KNOTTY PINE							
WALLBOARD							
UNFIN	✓						
FINISH ATTIC AREA							

8 HEATING	M	O
HOT AIR	✓	
HOT WATER/VAPOR		
STEAM		
AIR COND		
PIPELESS FURN		
FLOOR FURN		
AUTO OIL BURNER	✓	
GAS		
ELECTRIC		
NO HEATIING		
UNIT HTRS		

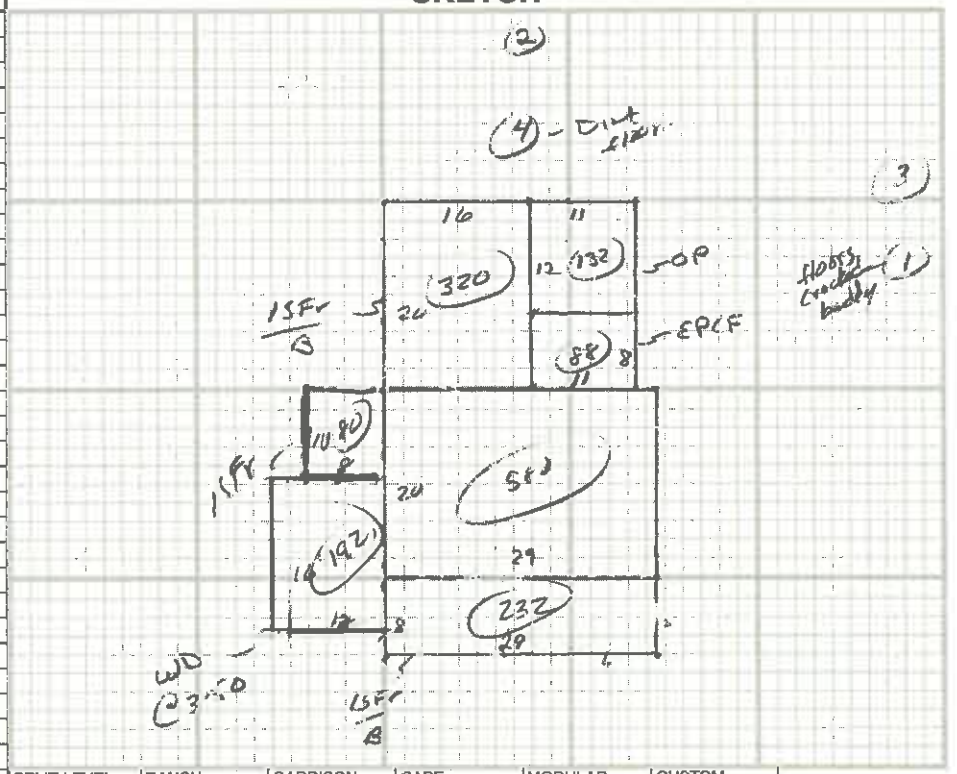
9 PLUMBING	M	O
BATHROOM	1	
TOILET ROOM		
WATER CLOSET		
LAVATORY		
STALL SHOWER		
KITCHEN SINK		
AUTO WATER HEATER Elec	✓	
NO PLUMBING		

REMODELING DATA

	YEAR	COST
STRUCTURAL		
KITCHEN		
ELECTRICAL		
PLUMBING		
HEATING		
Exterior		
Bathroom Remodeled Vinyl Wall Cov		

COMPUTATIONS	UNIT	AMOUNT
580	SF	70744
BSMT AREA		
BSMT GAR		
WALLS		
INSULATION		
ROOFING		
LIGHTING		
FIREPLACES		
FLOORS		
ATTIC		
INT FINISH		
HEATING		
PLUMBING		
TOTAL		70744
ADDITIONS & PCHS		
1 1320 (1SFr/B	SF	+ 14952
2 232 (1SFr/B	SF	+ 10908
3 88 (EPCF)	SF	+ 2112
4 132 (OP	SF	+ 2160
5 80 (1SFr	SF	+ 3550
6 192@3.50	SF	+ 672
7	SF	
8	SF	
9	SF	
TOTAL		106611
FACTOR		108
FIN BSMT		
REPL VALUE		115139

SKETCH



SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM

DATE MO.	DATE YR.	TYPE 1. LAND 2. L & B 3. BLDG	SALE PRICE	SOURCE 1. BUYER 2. SELLER 3. DECL. 4. AGENT	DATE LISTED
	04	1 (2) 3	56000 See also 2+2A	1 2 3 4	LISTED
		1 2 3	Combined	1 2 3 4	MEAS
				1 2 3 4	PRICED

INTERIOR CONDITION COMPARED TO EXTERIOR	+	=	—	REV'D.
	Ext			

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
1F	2SFr/B	58	580	C+5		✓	G	115139	20	92111		92111
OUT BLDGS.	(Tall)											
1 Garage	1SFr/S	30x40	1200	18-				21600	25	16200		16200
2 Canopy	Fr	12x10	120	6-				600	25	450	25	337
3 Att Shed	Fr/dirt	8'x16 16'x20	448	8-				4864	25	3648	25	2736
4 Att Shed	1Sfr/dirt	12x16	192	8-				1536	25	1152	25	864
5												
6												
7												
8												

TOTAL VALUE BUILDINGS 112248