

252 PROPERTY ASSESSMENT RECORD TOWN OF **PORTAGE**

CARD OF CARDS

MAP 23	LOT 13	ROAD 487 East Cottage Road	SINGLE FAMILY	RESIDENTIAL	SUMMARY	
		OWNER	TWO FAMILY	SEASONAL		19 LAND 67700
			APARTMENT	OTHER		20 BLDGS. 32600
				NEIGHBORHOOD	20 TOTAL 100300	

RECORD OF OWNERSHIP				DATE	BK	PG	RET ST	
Frischia, Richard & Barbara				10/10/2011	4986	338		

D-3090

INTERIOR INSPECTED	YES	NO-EST	DATE	8-6-12	
				8-31-12	
REMARKS: 5-18 Slab placed under garage					

LAND VALUATION								LAND FACTORS		
CLASSIFICATION	ACRES	%	PRICE	TOTAL	- DEPR	+	VALUE	MINUS		PLUS
HOUSE LOT								VACANCY		COMM. INFL.
BASE								SEMI-IMP		OTHER
FRONT ACRES								TOPOGRAPHY	-10	Some weeds & grass & brush
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	
100	403	600	1.18	708	70800	-10	63720	ROUGH	GRAVEL ROAD	
					Shed well	Septic	+4000	ROLLING	TOWN WATER	
							67720	SWAMPY	DRILLED WELL	
								HIGH	DUG WELL	
								LOW	TOWN SEWER	

LOCATION				AREA TRENDS				OTHER FACTORS	
G	F	P		IMPROVING	STATIC	DECLINED		SEPTIC	✓



Some words & brush (sketch)

CONSTRUCTION				FLOORS			
1 FOUNDATION	G	F	P	B	1	2	3
CONCRETE							
CONC BLOCK							
CONC SLAB							
BRICK OR STONE							
PIERS + Sills							
2 BASEMENT				7 INTERIOR FINISH			
FULL HR							
1/4 1/2 3/4							
FIN BSMT AREA							
BSMT GAR							
FRAMING				ATTIC FLR & STAIRS			
FLR JOISTS							
X O/C							
BEAMS & COL							
STUDS							
3 WALLS				8 HEATING			
DOUBLE SIDING							
SINGLE SIDING							
SHINGLES							
CONC BLOCK							
FACE BRK ON							
SOLID COM BRK							
INSULATION							
ATTIC ONLY							
ROOFING				9 PLUMBING			
ASPH SHINGLES							
WOOD SHINGLES							
METAL							
ROLL ROOFING							
ROOF TYPE				10 PLUMBING			
GABLE							
HIP							
GAMBREL							
4 LIGHTING				11 PLUMBING			
NO ELEC							
OUTLETS							
WIRING							
5 FIREPLACES				12 PLUMBING			
# OF STACKS							
FIREPLACE STACK							
FIREPLACE							
HEARTH + Stone Est							
NO OF ROOMS				13 PLUMBING			
BSMT							
2ND							
INT LAYOUT							

REMODELING DATA		YEAR	COST
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT		AMOUNT	
556 SF		46388	
BSMT AREA		- 2780	
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING			
FIREPLACES H+S		+ 1080	
FLOORS			
ATTIC		+ 2780	
INT FINISH			
HEATING		- 1668	
PLUMBING			
TOTAL		45700	
ADDITIONS & PCHS			
1 20 (EP) SF		+ 700	
2 129 (OP) SF		+ 2916	
3 SF			
4 SF			
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL		49316	
FACTOR		82	
FIN BSMT			
REPL VALUE		40439	
OCCUPANCY			
CONSTRUCTION			
SIZE			
AREA			
GRADE			
AGE			
REMOD			
COND			
REPL VAL			
PHYS DEP			
PHYS VAL			
OBSOL			
SOUND VALUE			

SKETCH															
SPLIT LEVEL				RANCH				GARRISON				CAPE			
DATE				TYPE				SALE PRICE				SOURCE			
MO.		YR.		1. LAND		2. L & B		3. BLDG		1. BUYER		3. DECL.		DATE LISTED	
10-10-11				1 (2) 3		27000				1 2 3 4		1 2 3 4		LISTED	
INTERIOR CONDITION				+				=				-			
COMPARED TO EXTERIOR															
OBSOLESCENCE FACTORS															
SURPLUS CAPACITY				ENCROACHMENTS				PLUMB & HEAT				UNFINISHED			
STYLE				COMM. LOCATION				ECONOMIC				170 DOWNS 10			
REPL VALUE				CONSTRUCTION				SIZE				AREA			
40439				Camp				15' x 18' x 18' x 18'				SK			
OCCUPANCY				CONSTRUCTION				SIZE				AREA			
Camp				15' x 18' x 18' x 18'				SK				SSO			
OUT BLDGS.				CONSTRUCTION				SIZE				AREA			
				16' x 18'				15' x 18'				20' x 40'			
				2' RH slab				15' x 18'				160			
				3' canopy				18' x 12'				96			
												D-10			
												7-			
												SV			
												2459			
												35			
												4848			
												10			
												4363			
												1120			
												25			
												240			
												25			
												C30			
												SV			
												NV			
TOTAL VALUE BUILDINGS 33300															