

Itemized Property Costs					
From Table: MAIN Section 1		Town of East Montpelier		Record # 1019	
Property ID: 10-053000		Span #: 195-062-10517		Last Inspected: 10/21/2008	
				Cost Update: 07/02/2009	
Owner(s): EAST MONTPELIER TOWN OF		Sale Price: 95,000		Book: 144 Validity: No Data	
Address: PO BOX 157		Sale Date: 07/20/2017		Page: 215-216	
City/St/Zip: EAST MONTPELIER VT 05651		Bldg Type: Single		Quality: 2.75 FAIR/AVG	
Location: 2812 US RTE 2		Style: 1 Story		Frame: Studded	
Description: 0.25 ACRES & DWL		Area: 1200		Yr Built: 1900 Eff Age: 124	
Tax Map #: 21-52-49.000		# Rms: 6		# Bedrm: 3 # Ktchns: 1	
		# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Mult Sid / Ht=8	100.00		76.01	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.25	
Heat/cooling #1:	HW BB/ST	100.00		1.63	
Energy Adjustment	Average				
Foundation Adjustment	SF Mod Hil			2.03	
ADJUSTED BASE COST			1,200.00	81.92	98,301
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-1.00	1,045.00	-1,045
Roughins (beyond allowance of 1)				437.50	
Porch #1:	WoodDck/Solid/Roof/Ceil		112.00	49.78	5,575
Porch #2:	WoodDck/Solid/Roof/Ceil		240.00	37.63	9,031
Basement	Conc 8"		1,200.00	16.08	19,296
Finished Basement	Partition		570.00	22.21	12,660
Subtotal					143,818
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					143,818
Condition		Average	Percent		
Physical depreciation			28.00		-40,269
Functional depreciation			8.00		-11,505
Economic depreciation			10.00		-14,382
REPLACEMENT COST NEW LESS DEPRECIATION					77,700
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate
SI Bldg Lot		0.25	0.80	0.90	28,100
Total		0.25			28,100
SITE IMPROVEMENTS		Hsite/Hstd	Quantity	Quality	
Water		y / y	Typical	Average	5,000
Sewer		y / y	Typical	Average	5,000
Landscape		y / y	Typical	Average	5,000
Total					15,000
OUTBUILDINGS		Hsite/Hstd	% Good	Size	Rate. Extras
DGS 1S		y / y	35	792	8.21
Total					6,500
TOTAL PROPERTY VALUE					127,300
NOTES					
				HOUSESITE VALUE :	127,300
				HOMESTEAD VALUE :	127,300

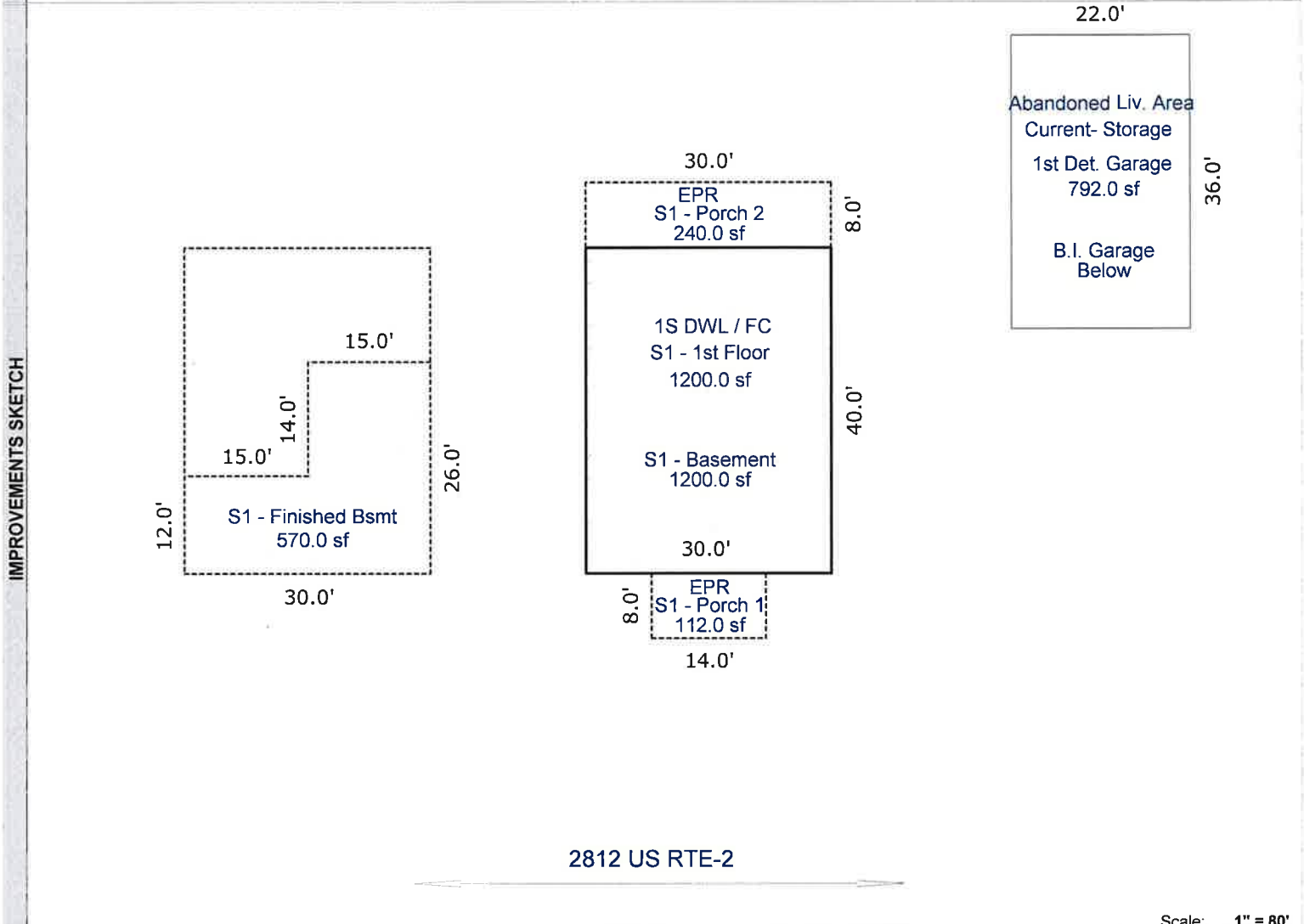
Itemized Property Costs			
From Table: MAIN Section 1	Town of East Montpelier		Record # 1019
Property ID: 10-053000	Span #: 195-062-10517	Last Inspected: 10/21/2008	Cost Update: 07/02/2009
Owner(s): EAST MONTPELIER TOWN OF	Sale Price: 95,000	Book: 144	Validity: No Data
Address: PO BOX 157	Sale Date: 07/20/2017	Page: 215-216	
City/St/Zip: EAST MONTPELIER VT 05651	Bldg Type: Single	Quality: 2.75	FAIR/AVG
Location: 2812 US RTE 2	Style: 1 Story	Frame: Studded	
Description: 0.25 ACRES & DWL	Area: 1200	Yr Built: 1900	Eff Age: 124
Tax Map #: 21-52-49.000	# Rms: 6	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
	2009: WITHIN 25' OF RT 2, GARAGE ABANDONED LIVING SPACE USED FOR STORAGE FUNCT. DEPREC.- 5% PORCHES, 3% BSMT. FINISH ECONOMIC DEPREC.- 10% NBHD				
	1/8/2016: 6/17/2015: Life Estate				
	1/8/2016: 6/17/2015: Life Estate to Judith, Michael, Cathy, and Matthew Hudson and Barbara Dustin and Patricia Spry.				
	9/12/2016: 6/24/2015: Parcel transfered to recipients of Life Estate				
	9/26/2017: 7/24/2017: Judith Hudson and Michael Hudson, et. al. transferred to Town of East Montpelier				

SKETCH/AREA TABLE ADDENDUM

Parcel No 10-053.000

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		



Scale: 1" = 80'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1					
	Code	Description	Factor	Net Size	Perimeter	Net Totals						
	1FL1	S1 - 1st Floor	1.00	1200.00	140.0	1200.00						
	1BS	S1 - Basement	1.00	1200.00	140.0	1200.00						
	1BF	S1 - Finished Bsmt	1.00	570.00	112.0	570.00						
P/P11	S1 - Porch 1	1.00	112.00	44.0	112.00							
P/P12	S1 - Porch 2	1.00	240.00	76.0	240.00							
1DG	1st Det. Garage	1.00	792.00	116.0	792.00							
Net BUILDING Area (rounded w/ factors)						1200	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Comment Table 2</td> <td style="width: 50%; text-align: center;">Comment Table 3</td> </tr> <tr> <td style="height: 100px;"></td> <td style="height: 100px;"></td> </tr> </table>		Comment Table 2	Comment Table 3		
Comment Table 2	Comment Table 3											