

# SKETCH/AREA TABLE ADDENDUM

Parcel No 10-053.000

Property Address

City State Zip

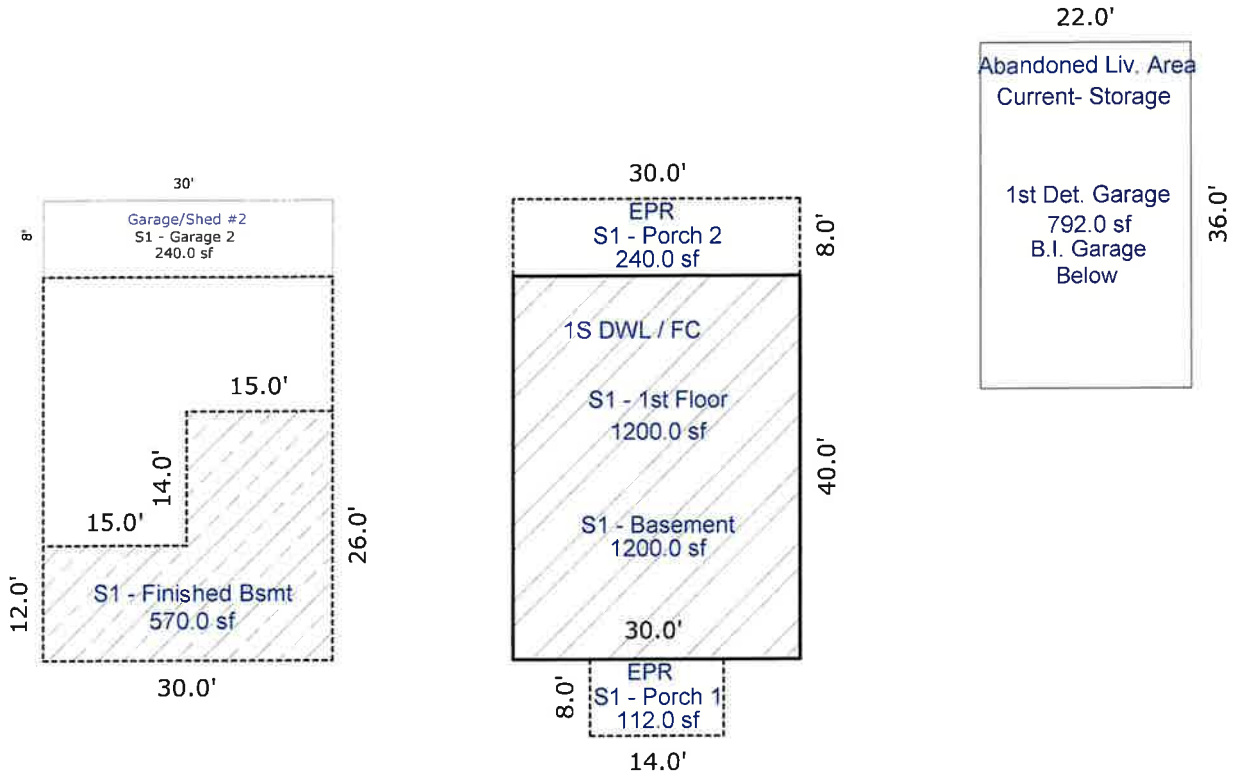
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



2812 US RTE-2

Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

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
GAR12	S1 - Garage 2	1.00	240.00	76.0	240.00
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

#### Comment Table 1

#### Comment Table 2

#### Comment Table 3

Net BUILDING Area (rounded w/ factors) 1200



Itemized Property Costs

From Table: MAIN Section 1

Town of East Montpelier

Record # 1019

<b>Property ID:</b> 10-053000	<b>Span #:</b> 195-062-10517	<b>Last Inspected:</b> 10/21/2008	<b>Cost Update:</b> 03/27/2025
<b>Owner(s):</b> EAST MONTPELIER TOWN OF	<b>Sale Price:</b> 95,000	<b>Book:</b> 144	<b>Validity:</b> No Data
<b>Address:</b> PO BOX 157	<b>Sale Date:</b> 07/20/2017	<b>Page:</b> 215-216	
<b>City/St/Zip:</b> EAST MONTPELIER VT 05651	<b>Bldg Type:</b> Single	<b>Quality:</b> 2.75	<b>FAIR/AVG</b>
<b>Location:</b> 2812 US RTE 2	<b>Style:</b> 1 Story	<b>Frame:</b> Studded	
<b>Description:</b> 0.43 ACRES & DWL	<b>Area:</b> 1200	<b>Yr Built:</b> 1900	<b>Eff Age:</b> 125
<b>Tax Map #:</b> 21-52-49.000	<b># Rms:</b> 6	<b># Bedrm:</b> 3	<b># Ktchns:</b> 1
	<b># 1/2 Bath:</b> 0	<b># Baths:</b> 1	

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	Mult Sid / Ht=8	100.00		76.01	
<b>ADJUSTMENTS</b>					
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	
<b>ADJUSTED BASE COST</b>			1,200.00	81.92	98,301
<b>ADDITIONAL FEATURES</b>					
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
Garage/Shed #2:	Carport/WdSidng/No		240.00	7.98	1,915
<b>Subtotal</b>					145,733
Local multiplier		1.00			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					145,733
Condition	Average	Percent			
Physical depreciation		40.00			-58,293
Functional depreciation		8.00			-11,659
Economic depreciation		10.00			-14,573
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					61,200
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.43	0.80	0.90		31,000
<b>Total</b>	0.43				31,000
<b>SITE IMPROVEMENTS</b>					
Water	Hsite/Hstd	Quantity	Quality		
	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Landscape	y / y	Typical	Average		5,000
<b>Total</b>					15,000
<b>OUTBUILDINGS</b>					
DGS 1S	Hsite/Hstd	% Good	Size	Rate.	Extras
	y / y	35	792	8.21	6,500
<b>Total</b>					6,500
<b>TOTAL PROPERTY VALUE</b>					113,700
<b>NOTES</b>					HOUSESITE VALUE : 113,700

**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:** 03/27/2025

<p><b>Owner(s):</b> EAST MONTPELIER TOWN OF</p> <p><b>Address:</b> PO BOX 157</p> <p><b>City/St/Zip:</b> EAST MONTPELIER VT 05651</p> <p><b>Location:</b> 2812 US RTE 2</p> <p><b>Description:</b> 0.43 ACRES &amp; DWL</p> <p><b>Tax Map #:</b> 21-52-49.000</p>	<p><b>Sale Price:</b> 95,000      <b>Book:</b> 144      <b>Validity:</b> No Data</p> <p><b>Sale Date:</b> 07/20/2017      <b>Page:</b> 215-216</p> <p><b>Bldg Type:</b> Single      <b>Quality:</b> 2.75 FAIR/AVG</p> <p><b>Style:</b> 1 Story      <b>Frame:</b> Studded</p> <p><b>Area:</b> 1200      <b>Yr Built:</b> 1900      <b>Eff Age:</b> 125</p> <p><b># Rms:</b> 6      <b># Bedrm:</b> 3      <b># Ktchns:</b> 1</p> <p><b># 1/2 Bath:</b> 0      <b># Baths:</b> 1</p>
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Item	Description	Percent	Quantity	Unit Cost	Total
	HOMESTEAD VALUE :				113,700

**2009: WITHIN 25' OF RTE 2, GARAGE ABANDONNED LIVING SPACE USED FOR STORAGE  
FUNCTIONAL DEPREC. -5% PORCHES, -3% BSMT. FINISH  
ECONOMIC DEPREC. -10% NBHD**

**1/8/2016: 6/17/2015: Gretchen P Hudson Trustee, Life Estate to Judith, Michael, Cathy, and Matthew Hudson and Barbara Dustin and Patricia Spry.**

**9/12/2016: 6/24/2015: Parcel transferred to recipients of Life Estate**

**9/26/2017: 7/24/2017: Judith Hudson and Michael Hudson, et. al. transferred to Town of East Montpelier (Tax Exempt)**

**3/27/2025: Added 0.18 acres as per Boundary Line Adjustment. Added Garage/Shed and increased Depreciation as per Site Inspection.**