

ITEMIZED CONDO VALUATION - TOWN OF STOWE

Property ID: 47006A00	Location: 51	TOLL HOUSE LN #6A	Tax Map #: 12-006.000
Ownership: STOWEWORKING LLC			Last Inspected: 11/07/2011
Description: MT MANSFIELD TH UNIT 6A			
Sale Price: 0	Sale Date: 06/08/2018	Book: 1020	Page: 1
Quality: 5 Average	Yr. Built: 1973	Area: 1513	Validity: No Data
Total Rooms: 5	Bedrooms: 2	Baths: 3	Half Baths: 0

Item	Quantity	Rate	Value	Total
Living area, nbhd 24	1,513.00	201.74	305,232.62	
Adj for quality Average				
Adj for end unit			2,000.00	
Adjusted value			307,232.62	
Full baths	3.00	5,000.00	15,000.00	
Extra fixtures	1.00	1,500.00	1,500.00	
Bedrooms	2.00	10,000.00	20,000.00	
Fireplaces	1.00	5,000.00	5,000.00	
Basement area	250.00	15.00	3,750.00	
Fin. bsmt area: Partition	250.00	50.00	12,500.00	
Garage area: Att Gar	128.00	20.00	2,560.00	
Porch: Covered P	91.00	15.00	1,365.00	
Porch: Open Porch	260.00	10.00	2,600.00	
BASE VALUE				371,500

Heat adj.	Space Htr	0.98		
Condition	Average	1.00		
Condo Location	Avg/Good	1.03		
Func. adequacy	Avg/Good	1.03		
ADJUSTED VALUE	371500	1.04	(net adjustment)	386,200

Year/time adj.				
Portion Complete		1.00		386,200
FINAL VALUE				386,200
MARKET ADJ TO VALUE		0.90		347,600
Dev/TLag				347,600

NOTES	HOUSESITE \$	347,600
	HOMESTEAD \$	347,600
<p>Style 3 condominium. 2012 Association Total SF of 1763 used. Bsmt finish is partition finish with little natural light. Rooms include a family room and 3/4 bathroom. 2012- Widows mostly replaced since 1973. Since 2005 some of the bathroom fixtures have been replaced. Consider as average quality and in average condition, functional utility as average/good for finished bsmt. 1-extra fixture for jacuzzi. Condo is maintained. Note attached garage is a one story attached shed.</p> <p>2014: Equity adjustment</p> <p>Sold 9-73 for \$60,900 Bk 74/76</p> <p>Sold 1-77 for \$60,000 Bk 83/418</p>		

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Sold on 8-5-16 for \$305,000 Bk 949/114
Conveyed to LLC on 6-8-18, \$0, Bk 1020/1