

## Itemized Property Costs: (All Data on this Cost Sheet Is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 1072

|                                                                  |                              |                                                                   |                                                          |
|------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------|----------------------------------------------------------|
| <b>Parcel ID:</b> 16015                                          | <b>Span #:</b> 621-195-10876 | <b>Last Inspected:</b> 10/25/2011                                 | <b>Insp. By:</b> TM EXT                                  |
| <b>Owner(s):</b> FAGAN REVOCABLE TRUST<br>TRUSTEE: JOYCE A FAGAN |                              | <b>Sale Price:</b> 0<br><b>Sale Date:</b> / /                     | <b>Book:</b><br><b>Page:</b><br><b>Validity:</b> No Data |
| <b>Location:</b> 500 AYERS FARM RD<br>Stowe, Vermont             |                              | <b>Bldg Type:</b> Single<br><b>Style:</b> 1 Story                 | <b>Quality:</b> 3.25<br><b>Year Built:</b> 1970          |
| <b>Description:</b> 14.5 AC & DWL                                |                              | <b>Above Grade Living Area:</b> 864 <b>Fin Bsmt Living A:</b> 768 |                                                          |
| <b>Tax Map #:</b> 02-157.000                                     |                              | <b>Total Rooms:</b> 6 <b>Total Bedrooms:</b> 3                    | <b>Fin Bsmt:</b> Partition                               |
|                                                                  |                              | <b>1/2 Baths:</b> 0 <b>3/4 Baths:</b> 1                           | <b>Full Baths:</b> 1                                     |

| Item                                   | Description      | Percent   | Quantity  | Unit Cost  | Total          |
|----------------------------------------|------------------|-----------|-----------|------------|----------------|
| <b>BASE COST</b>                       |                  |           |           |            |                |
| AVERAGE BASE VALUE                     |                  |           | 864.00    | 86.86      | 75,047         |
| STYLE ADJUSTMENT                       | 1 Story          | 100.00    |           |            | 75,047         |
| DESIGN MULTIPLIER                      | Sq./Rectan       | 100.00    |           |            | 75,047         |
| SIDING MULTIPLIER                      | Wood Frame       |           |           |            | 75,047         |
| HALF BATHS                             |                  |           |           | 3,000.00   |                |
| 3/4 BATHS                              |                  |           | 1.00      | 4,000.00   |                |
| FULL BATHS                             |                  |           | 1.00      | 6,000.00   |                |
| BATH QUALITY FACTOR                    |                  | 105.00    |           | 10,000.00  | 10,500         |
| Exterior Wall #1:                      | WdSiding         |           |           |            |                |
| <b>ADJUSTMENTS</b>                     |                  |           |           |            |                |
| Roof #1:                               | CompShg          | 100.00    |           |            |                |
| Heat/cooling #1:                       | HW BB/ST         | 100.00    | 864.00    |            |                |
| Energy Adjustment                      | Average          |           | 864.00    |            |                |
| Foundation Adjustment                  | SF Mod Hil       |           |           |            |                |
| ADJUSTED BASE COST                     |                  |           |           |            | 85,548         |
| <b>ADDITIONAL FEATURES</b>             |                  |           |           |            |                |
| Fireplaces                             | 1 Story / Single |           | 1.00      | 5,250.00   | 5,250          |
| Features #1:                           | Backup Generator |           | 1.00      | 5,000.00   | 5,000          |
| Porch #1:                              | Elv-Deck/R       |           | 416.00    | 14.25      | 5,928          |
| BASEMENT BASE COST                     |                  |           | 864.00    | 20.17      | 17,427         |
| Finished Basement                      | Partition        |           | 768.00    | 24.00      | 18,432         |
| Subtotal                               |                  |           |           |            | 137,584        |
| Local multiplier                       |                  | 0.90      |           |            |                |
| REPLACEMENT COST NEW                   |                  |           |           |            | 123,826        |
| Condition                              | Fair/Avg         | Percent   |           |            |                |
| Physical depreciation                  |                  | 35.00     |           |            | -43,339        |
| Functional depreciation                |                  | 2.00      |           |            | -2,477         |
| Economic depreciation                  |                  |           |           |            |                |
| REPLACEMENT COST NEW LESS DEPRECIATION |                  |           |           |            | 78,000         |
| LAND PRICES                            | Size             | Nbhd Mult | Grade     | Depth/Rate |                |
| SI Bldg Lot                            | 2.00             | 1.00      | 1.10      |            | 154,000        |
| AC Other                               | 12.50            | 1.00      | 0.90      |            | 168,800        |
| SITE IMPROVEMENTS                      | Hsite/Hstd       | Quantity  | Quality   |            |                |
| Water                                  | y / y            | Typical   | Average   |            | 7,000          |
| Sewer                                  | y / y            | Typical   | Average   |            | 10,000         |
| Landscape                              | y / y            | Typical   | Below Avg |            | 5,000          |
| OUTBUILDINGS                           | Hsite/Hstd       | % Good    | Quantity  | Rate.      | Extras         |
| Toolshed                               | y / y            | 15        | 96        | 2.34       | 200            |
| <b>TOTAL PROPERTY VALUE</b>            |                  |           |           |            | <b>423,000</b> |

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| <b>Tax Map #:</b> 02-157.000                                     |                              | <b>Total Rooms:</b> 6 <b>Total Bedrooms:</b> 3 <b>Fin Bsmt:</b> Partition |                                                       |
|                                                                  |                              | <b>1/2 Baths:</b> 0 <b>3/4 Baths:</b> 1 <b>Full Baths:</b> 1              |                                                       |

| Item  | Description | Percent | Quantity | Unit Cost | Total   |
|-------|-------------|---------|----------|-----------|---------|
| NOTES |             |         |          |           |         |
|       | HOUSESITE   | VALUE : | .        |           | 254,200 |
|       | HOMESTEAD   | VALUE : | .        |           | 423,000 |

Parcel consists of 3 lots, a 10.07 acre site and a 2 acre site and a 2.5 acre site. 2 lots (21 & 22) + additional bulk land. Fairly steep access to site but has potential for a real good view (not developed yet). Finished bsmt has office, 2 bedrooms & 3/4 bath - walk out - 2% func. Dwl shows deferred maintenance. 2012: Exterior inspection only, no response.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 16-015.000

SUBJECT

Property Address 500 Ayres Farm Road

City Stowe

County Lamoille

State VT

Zip 05672

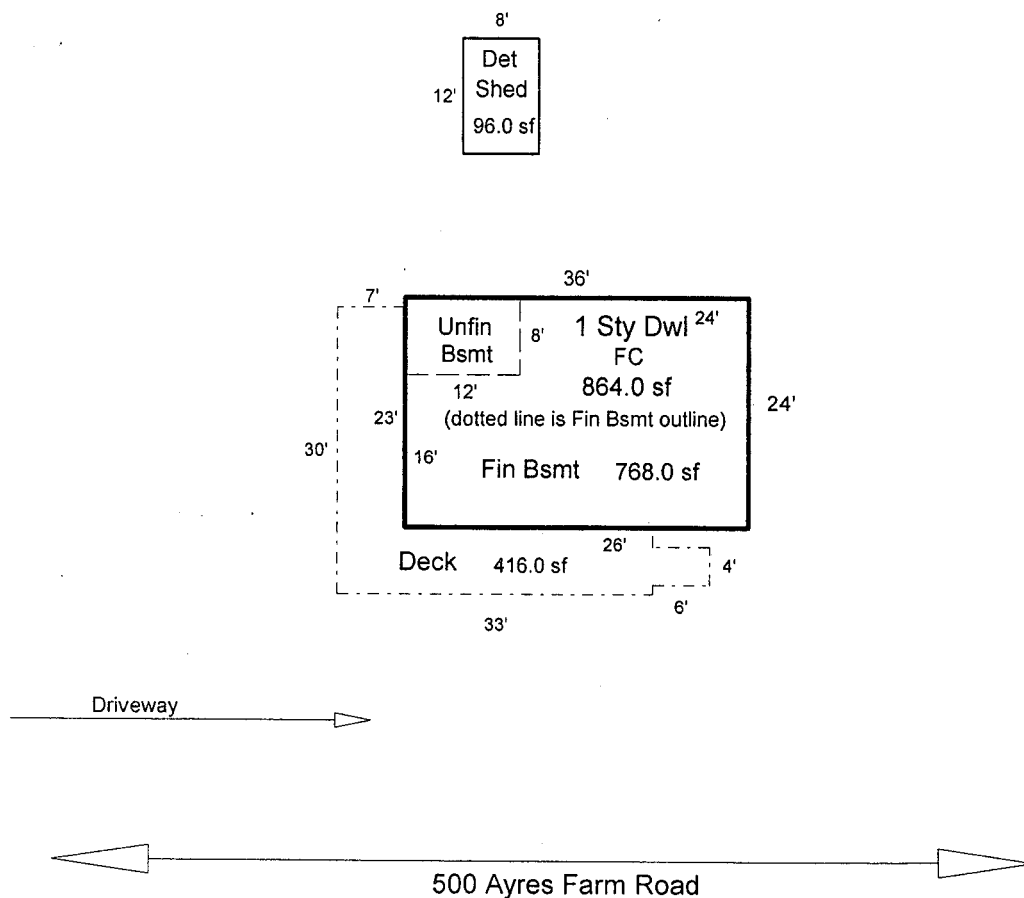
Owner

Client Town of Stowe

Client Address Listers Office

Appraiser Name Tax Assessment Use Only

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

| Code  | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|-------------|--------|----------|-----------|------------|
| 1FL1  | 1 Sty Dwl   | 1.00   | 864.0    | 120.0     | 864.0      |
| 1BF   | Fin Bsmt    | 1.00   | 768.0    | 120.0     | 768.0      |
| P/P11 | Deck        | 1.00   | 416.0    | 138.0     | 416.0      |
| OTH   | Det Shed    | 1.00   | 96.0     | 40.0      | 96.0       |

Net BUILDING Area (rounded w/ factors)

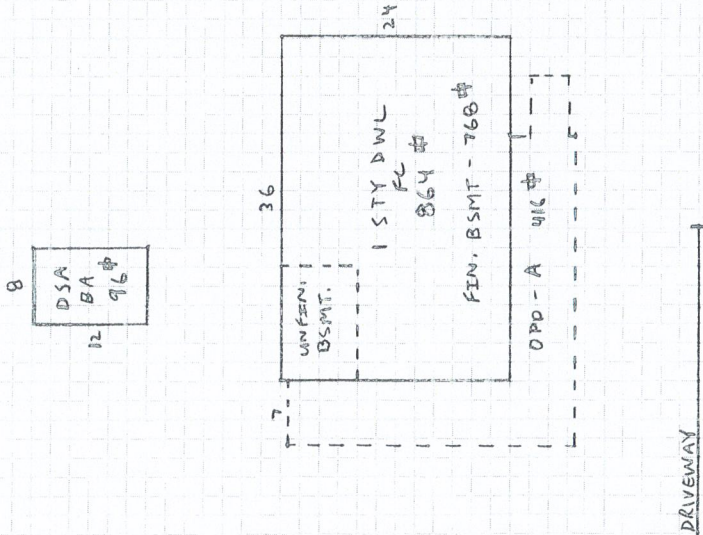
864

## Comment Table 1

## Comment Table 2

## Comment Table 3

SCALE 1 INCH = 20 FEET



| TOTAL ROOMS |   |   |   |   | BED ROOMS |   |   |   |   | BATH ROOMS |   |     |   |   |   |   |   |
|-------------|---|---|---|---|-----------|---|---|---|---|------------|---|-----|---|---|---|---|---|
| B           | 1 | 2 | 3 | 4 | 5         | B | 1 | 2 | 3 | 4          | 5 | B   | 1 | 2 | 3 | 4 | 5 |
| 3           | 3 |   |   |   |           | 2 | 1 |   |   |            |   | 3/4 | 1 |   |   |   |   |

DATE OF MEASUREMENT  
2/13/95

16015-  
FAGAN REVOCABLE TRUST  
TRUSTEE: JOYCE A FAGAN  
14.5 AC & DWL  
02-157.000

000  
CE

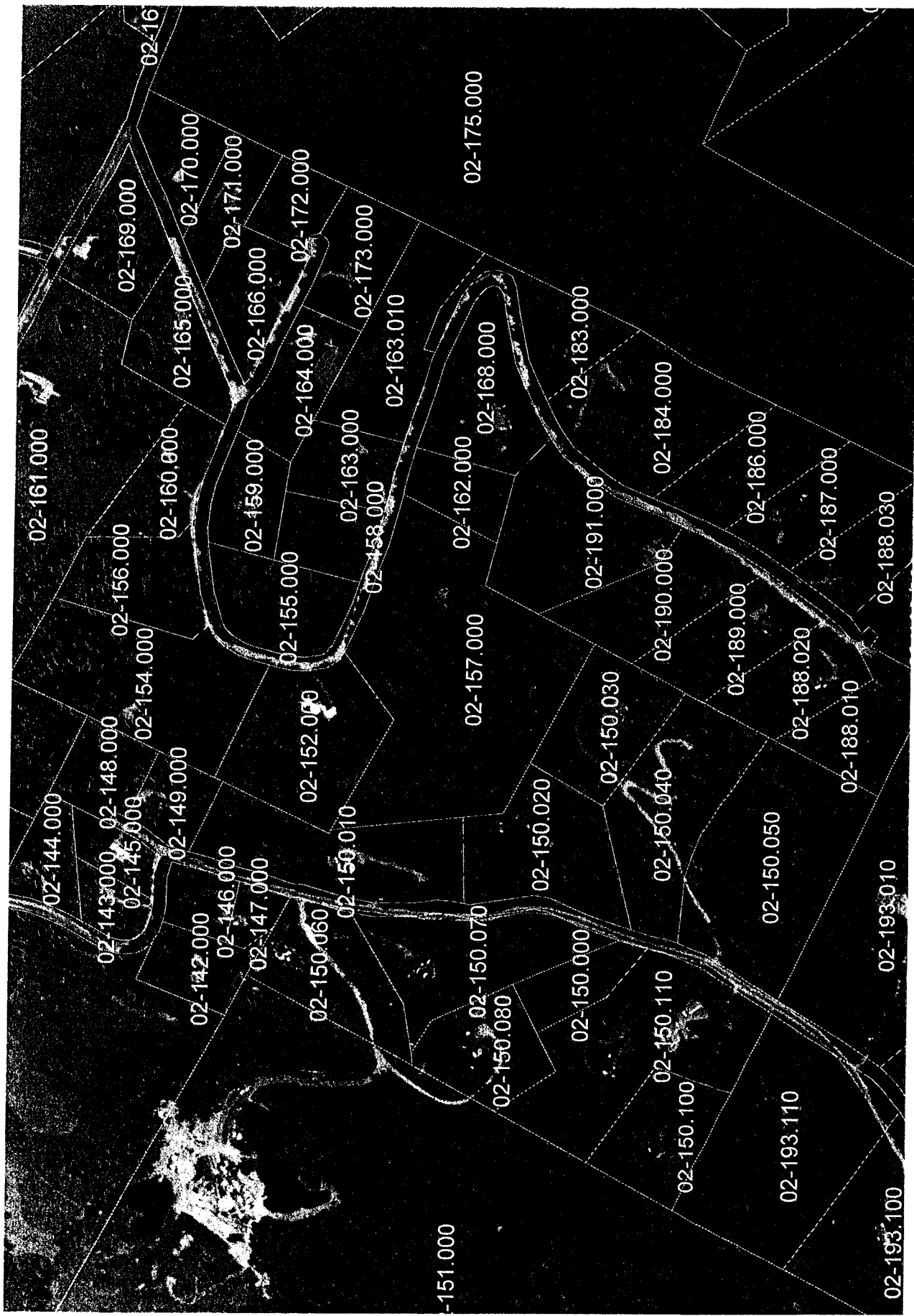
REMARKS

m3 5/92 - ROW GOES THRU LOT 1 on survey

TRANSFER RECORD

| Book | Page | Date    | Grantor             | Grantee               | Sale Price |
|------|------|---------|---------------------|-----------------------|------------|
| 60   | 357  |         |                     | FAGAN (LOT 22 2.5 AC) | -          |
| 62   | 278  |         |                     | FAGAN (LOT 21 2 AC)   | -          |
| 79   | 18   | 8-75    | FAGAN               | FAGAN (LOT 21)        | -          |
| 91   | 123  | 11-78   | WATER SYSTEMS, INC. | FAGAN (10.07 AC)      | 20,140     |
| 141  | 324  | 6-87    | LAND TREE ASS.      | FAGAN ROW             | 5000       |
| 216  | 104  | 2-91    | FAGAN               | FAGAN & POWELL TRUST  | ---        |
| 201  | 84   | 4-11-01 | FAGAN               | FAGAN REVOC TRUST     | ---        |





**Parcel ID 16-015.000 Tax Map # 02-157.000**  
**500 Ayers Farm Rd.**



1 inch = 500 ft.