

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

File: MAIN Section 1

Record # 2214

Parcel ID: 30210 Span #: 621-195-12199 Last Inspected: 05/23/2011 Insp. By: TV & T

Owner(s): LIVINGSTON HENRY H III

Sale Price: 1,167,600 Book: 803 Validity: Yes
Sale Date: 04/29/2011 Page: 26

Location: 57 BILLINGS HILL RD

Bldg Type: Single Quality: 7.00
Style: 1.5 Fin Year Built: 1986

Stowe, Vermont

Description: 6.6 AC & DWL/APT

Above Grade Living Area: 6564 Fin Bsmt Living A: 2352

Tax Map #: 15-042.390

Total Rooms: 17 Total Bedrooms: 6 Fin Bsmt: Partition
1/2 Baths: 0 3/4 Baths: 2 Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			6,564.00	127.14	834,547
STYLE ADJUSTMENT	1.5 Fin	92.00			767,783
DESIGN MULTIPLIER	Angles+10C	115.00			882,951
SIDING MULTIPLIER	Wood Frame				882,951
HALF BATHS				3,000.00	
3/4 BATHS			2.00	4,000.00	
FULL BATHS			4.00	6,000.00	
BATH QUALITY FACTOR		209.98		32,000.00	67,192
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	6,564.00		
Energy Adjustment	Good		6,564.00		
Foundation Adjustment	SF Mod Hil				
ADJUSTED BASE COST					950,143
ADDITIONAL FEATURES					
Dormers			48.00	275.00	13,200
Fireplaces	1.5 Fin / Single		6.00	11,000.00	66,000
Features #1:	Hearth		1.00	2,500.00	2,500
Features #2:	Canopy		368.00	5.00	1,840
Porch #1:	Screen-CP		210.00	60.00	12,600
Porch #2:	Cov-Porch		40.00	55.00	2,200
Porch #3:	Cov-Porch		170.00	55.00	9,350
Porch #4:	Elv-Deck/R		545.00	27.00	14,715
Porch #5:	Elv-Deck/R		160.00	27.00	4,320
Porch #6:	Elv-Deck/R		266.00	27.00	7,182
BASEMENT BASE COST			2,732.00	21.82	59,612
Finished Basement	Partition		2,352.00	52.80	124,186
Garage/Shed #1:	Built-in		772.00	44.00	33,968
Subtotal					1,301,815
Local multiplier		0.90			
REPLACEMENT COST NEW					1,171,634
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-234,327
Functional depreciation		25.00			-292,908
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					644,400
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.50	2.00		420,000
AC Other	4.60	1.50	0.80		82,800
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000

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Item	Description	Percent	Quantity	Unit Cost	Total
Sewer	y / y Typical	Average			10,000
Landscape	y / y Typical	Good			20,000
TOTAL PROPERTY VALUE					1,184,200

NOTES	HOUSESITE VALUE : .	1,101,400
	HOMESTEAD VALUE : .	1,184,200

Finished bsmt since 2003 sale. Finished bsmt has 2 rec rooms, spa room, wet bar, laundry room, bedroom and 3/4 bath - walk out. Adjustment for size - 15% func. Guest apartment included in TLA, consisting of 4 rooms, 1 bedroom, 1&3/4 baths and a rec room in the basement. 10% func for setup.

SKETCH/AREA TABLE ADDENDUM

No 30-210.000

SUBJECT

Property Address 57 Billings Hill Rd

City Stowe

County Lamoille

State Vt

Zip 05672

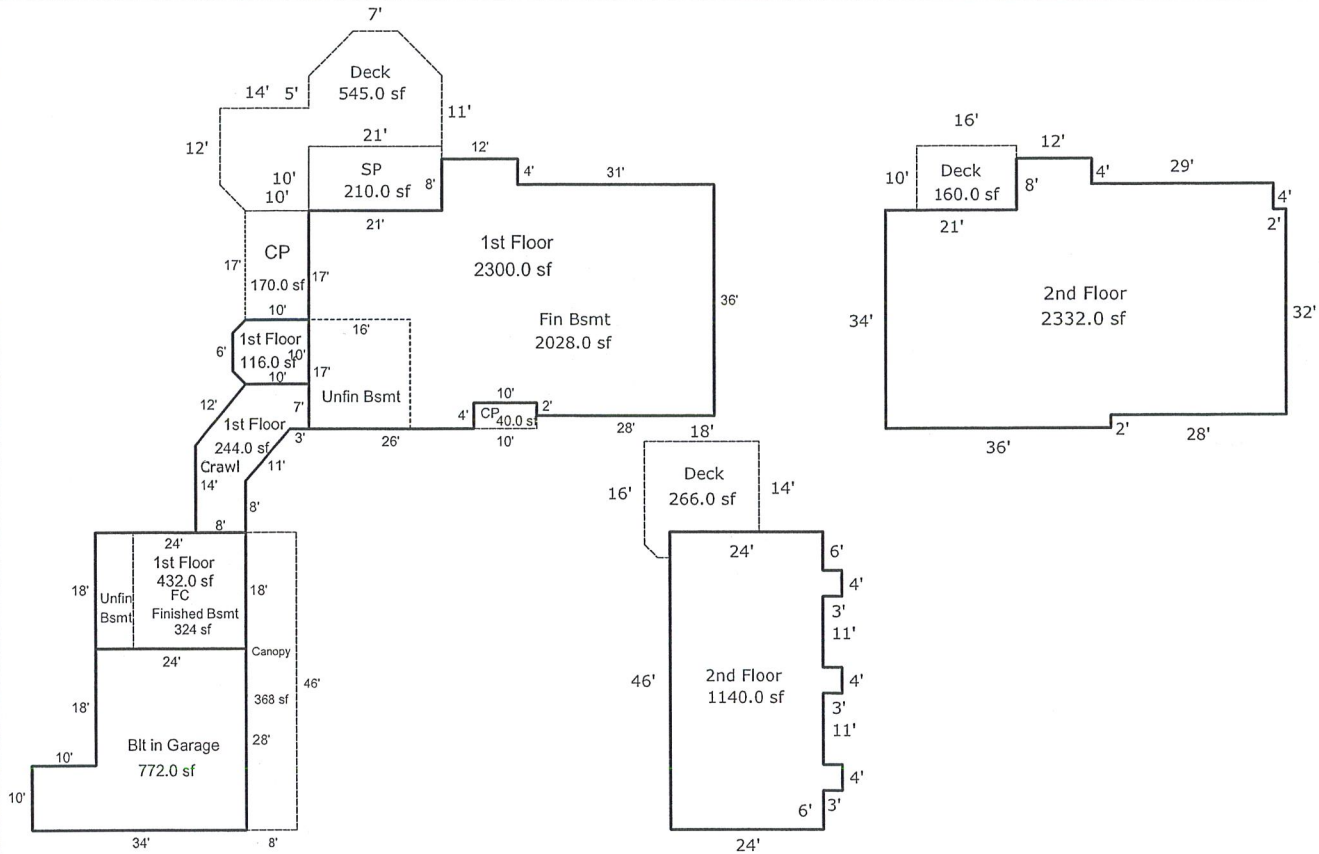
Owner

Client Town of Stowe, Vt.

Client Address Lister's 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	1st Floor	1.00	2300.00	216.0	
	1st Floor	1.00	116.00	41.7	
	1st Floor	1.00	244.00	72.5	
	1st Floor	1.00	432.00	84.0	3092.00
1FL2	2nd Floor	1.00	2332.00	212.0	
	2nd Floor	1.00	1140.00	158.0	3472.00
1BF	Fin Bsmt	1.00	2028.00	216.0	2028.00
GAR11	Blt in Garage	1.00	772.00	124.0	772.00
P/P11	SP	1.00	210.00	62.0	210.00
P/P12	CP	1.00	40.00	28.0	40.00
P/P13	CP	1.00	170.00	54.0	170.00
P/P14	Deck	1.00	545.00	115.5	545.00
P/P15	Deck	1.00	160.00	52.0	160.00
P/P16	Deck	1.00	266.00	70.8	266.00

Net BUILDING Area (rounded w/ factors)

6564

Comment Table 1

Comment Table 2

Comment Table 3