

Itemized Property Costs

From Table: MAIN Section 1

Record # 934

Property ID: 13046 Span #: 414-129-10784 Last Inspected: 07/05/2006 Cost Update: / /

Owner(s): WELCH JR PHILIP E & SHERYL E

Address: 826 LOWER ELMORE MTN RD

City/St/Zip: MORRISVILLE VT 05661

Location: 826 LOWER ELMORE MTN RD

Description: AC & DWL

Tax Map #: 13046

Sale Price: 193,000 Book: 241 Validity: Yes

Sale Date: 08/30/2017 Page: 112

Bldg Type: Single Quality: 3.50 AVG/GOOD

Style: 1.5 Fin Frame: Studded

Area: 1915 Yr Built: 1865 Eff Age: 152

Rms: 9 # Bedrm: 3 # Ktchns: 1

1/2 Bath: 0 # Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		57.10	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00		-1.47	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.59	
Heat/cooling #1:	Air-Oil	60.00		0.37	
Heat/cooling #2:	None	40.00		-1.60	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,915.00	56.99	109,135
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			1.00	1,072.50	1,073
Roughins (beyond allowance of 1)			1.00	375.00	375
Porch #1:	WoodDck/NoWall/NoRoo		249.00	12.14	3,023
Basement	Stone		875.00	16.75	14,656
Finished Basement	Dirt Floor		875.00	-1.64	-1,435
Garage/Shed #1:	A/1.5S/WdSidng/No		540.00	29.04	15,679
Subtotal					142,506
Local multiplier		1.35			
Current multiplier		1.00			
REPLACEMENT COST NEW					192,383
Condition	Average	Percent			
Physical depreciation		35.00			-67,334
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					125,000
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	1.60	1.30	1.00		59,800
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		4,000
OUTBUILDINGS	Hsite/Hstd	% Good	Quantity	Rate.	Extras
Equip shed	y / y	50	300	6.05	1,800
TOTAL PROPERTY VALUE					200,600
NOTES					
			HOUSESITE VALUE :		200,600
			HOMESTEAD VALUE :		200,600
SPRING & PRIVATE SEPTIC, EXTERIOR PAINT CHIPPING, FLOORS NEED REFINISHING,					

SKETCH/AREA TABLE ADDENDUM

Parcel No 13046

Property Address

City

State

Zip

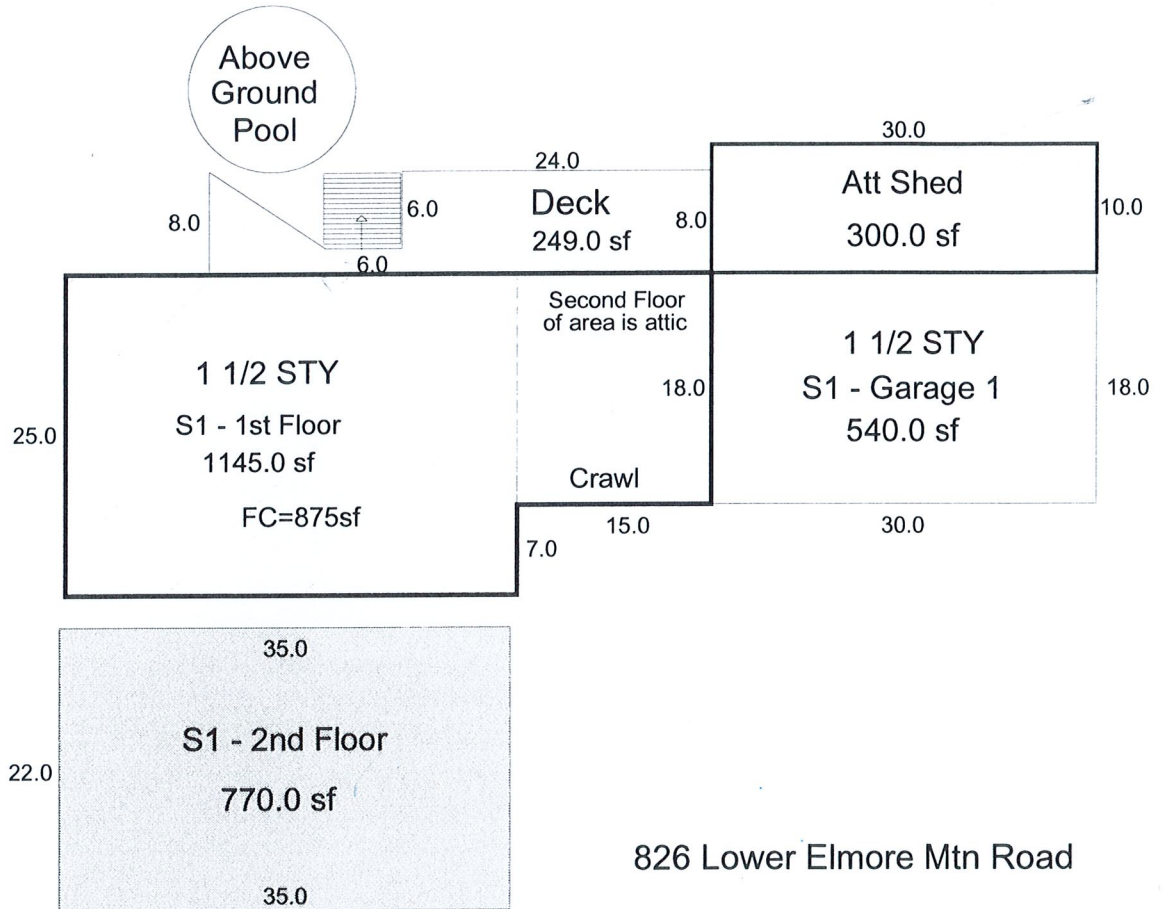
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1145.0	150.0	1145.0
1FL2	S1 - 2nd Floor	1.00	770.0	114.0	770.0
1BS	S1 - Basement	1.00	875.0	120.0	875.0
1BF	S1 - Finished Bsmt	1.00	875.0	120.0	875.0
P/P11	S1 - Porch 1	1.00	249.0	101.8	249.0
GAR11	S1 - Garage 1	1.00	540.0	96.0	540.0
OTH	Storage	1.00	300.0	80.0	300.0

Net BUILDING Area

(Rounded w/ Factors)

1915

AREA CALCULATIONS