

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

From Table: MAIN Section 1

Record # 1908

**Parcel ID:** 26083      **Span #:** 621-195-12028      **Last Inspected:** 06/25/2012      **Insp. By:** V

**Owner(s):** CASTLESTONE MANSFIELD INN LLC

**Sale Price:** 2,785,000    **Book:** 643    **Validity:** Yes  
**Sale Date:** 04/18/2006    **Page:** 245

**Location:** 1007 MOUNTAIN RD

**Bldg Type:** No Data    **Quality:** 0.00  
**Style:** No Data    **Year Built:** 1948

**State:** Vermont

**Description:** 16 AC & MT RD MOTEL/DWL

**Above Grade Living Area:** 9319    **Fin Bsmt Living A:** 0  
**Total Rooms:** 0    **Total Bedrooms:** 0    **Fin Bsmt:** No Data  
**1/2 Baths:** 0    **3/4 Baths:** 0    **Full Baths:** 0

**Tax Map #:** 07-116.000

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
AVERAGE BASE VALUE			9,319.00	34.26	319,269
STYLE ADJUSTMENT	No Data				319,269
DESIGN MULTIPLIER	NoData				319,269
SIDING MULTIPLIER	Wood Frame				319,269
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS				6,000.00	
BATH QUALITY FACTOR		60.00			
ADJUSTED BASE COST					319,269
Subtotal					319,268
<b>REPLACEMENT COST NEW</b>					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	2.50	1.20		420,000
AC Other	14.00	2.50	0.90		472,500
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	> Typical	Good		30,000
Pool	y / y				10,000
Tennis Court	y / y				10,000
Outdoor Hot Tub	y / y				3,000
Dwl W / S / L	n / n				19,000
OUTBUILDINGS	Hsite/Hstd	% Good	Quantity	Rate.	Extras
Good Motel Units	n / n	0	24	25,000.00	600,000
Suites w 1 bedroom	n / n	0	6	30,000.00	180,000
Jacuzzi in room	n / n	0	2	3,000.00	6,000
Room Wetbar/Kitchen	n / n	0	19	1,000.00	19,000
Indoor Pool/Whirlpl	n / n	0	1	56,000.00	56,000
Manager's Apt	n / n	0	1	30,000.00	30,000
Owner's Dwl	n / n	0	1408	50.00	70,400
Garages	n / n	0	2	10,000.00	20,000
<b>TOTAL PROPERTY VALUE</b>					1,962,900

**NOTES**

Motel with 30 units - nicely built & designed. 22 spacious rooms, 2 suites, & 6 suites with separate bedroom. 16 of the rooms have fireplaces. 2 rooms have separate jacuzzi tubs. 4 rooms have kitchens, 6 have small kitchenettes & 13 have wetbars. There is a 28 seat dining area, owner's quarters with 3 bedrooms, indoor pool with whirlpool, outdoor pool, Hot Tub and tennis court.

2007: Morris dwl & 9.5 ac added to motel property (Bk 649/186 \$1,050,000 6-9-2006).

2012: Motel undergoing a major renovation with new roof, some exterior siding, and interior refurbishing. Downgrade motel units for 2012 due to deferred maintenance then upgrade in 2013.

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**Stowe, Vermont**

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**Tax Map #:** 07-116.000

Item	Description	Percent	Quantity	Unit Cost	Total
2013: Upgraded the motel rooms to good, many upgrades done to buildings recently.					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 26-083.000

Property Address 1007 Mountain Road

City Stowe

County Lamoille

State Vt

Zip 05672

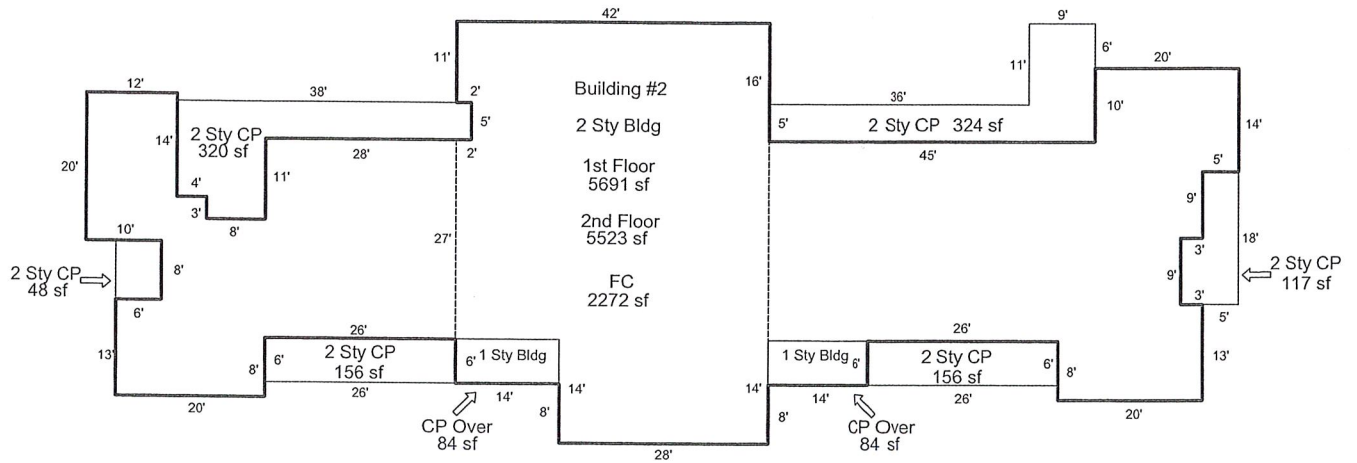
Owner

Client Town of Stowe, Vt.

Appraiser Name Tax assessment use only

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
2FL1	S2 - 1st Floor	1.00	5691.00	536.0	5691.00
2FL2	S2 - 2nd Floor	1.00	5523.00	536.0	5523.00
P/P11	S1 - Porch 4	1.00	117.00	52.0	
	S1 - Porch 5	1.00	156.00	64.0	
	S2 - Porch 6	1.00	84.00	40.0	
	S2 - Porch 7	1.00	156.00	64.0	
	S2 - Porch 8	1.00	84.00	40.0	597.00
P/P21	S2 - Porch 1	1.00	48.00	28.0	48.00
P/P23	S2 - Porch 3	1.00	320.00	112.0	
	S2 - Porch 3	1.00	324.00	122.0	644.00

Net BUILDING Area (rounded w/ factors)

11214

## Comment Table 1

## Comment Table 2

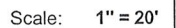
## Comment Table 3

## Parcel No 26-083.000

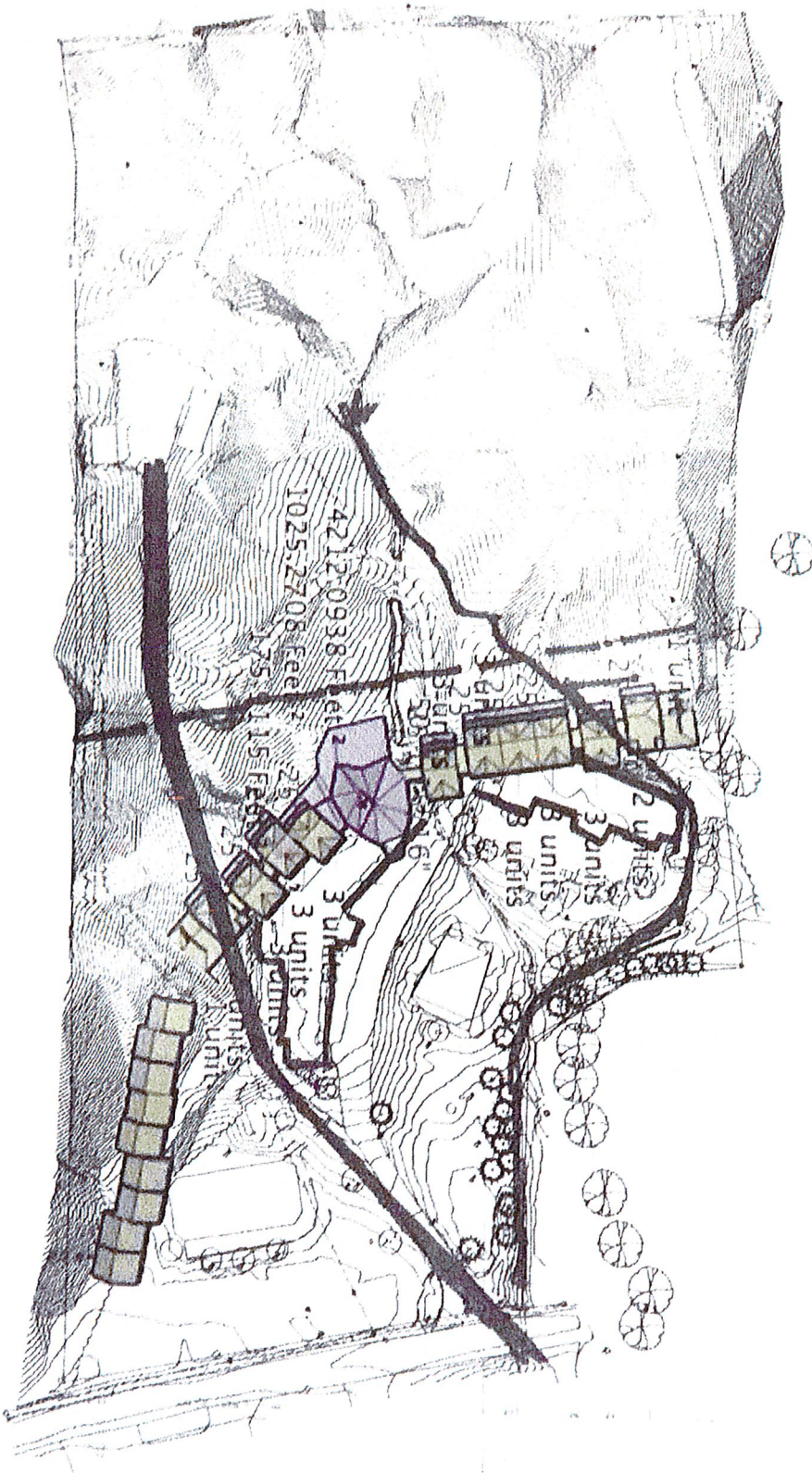
Zip 05672

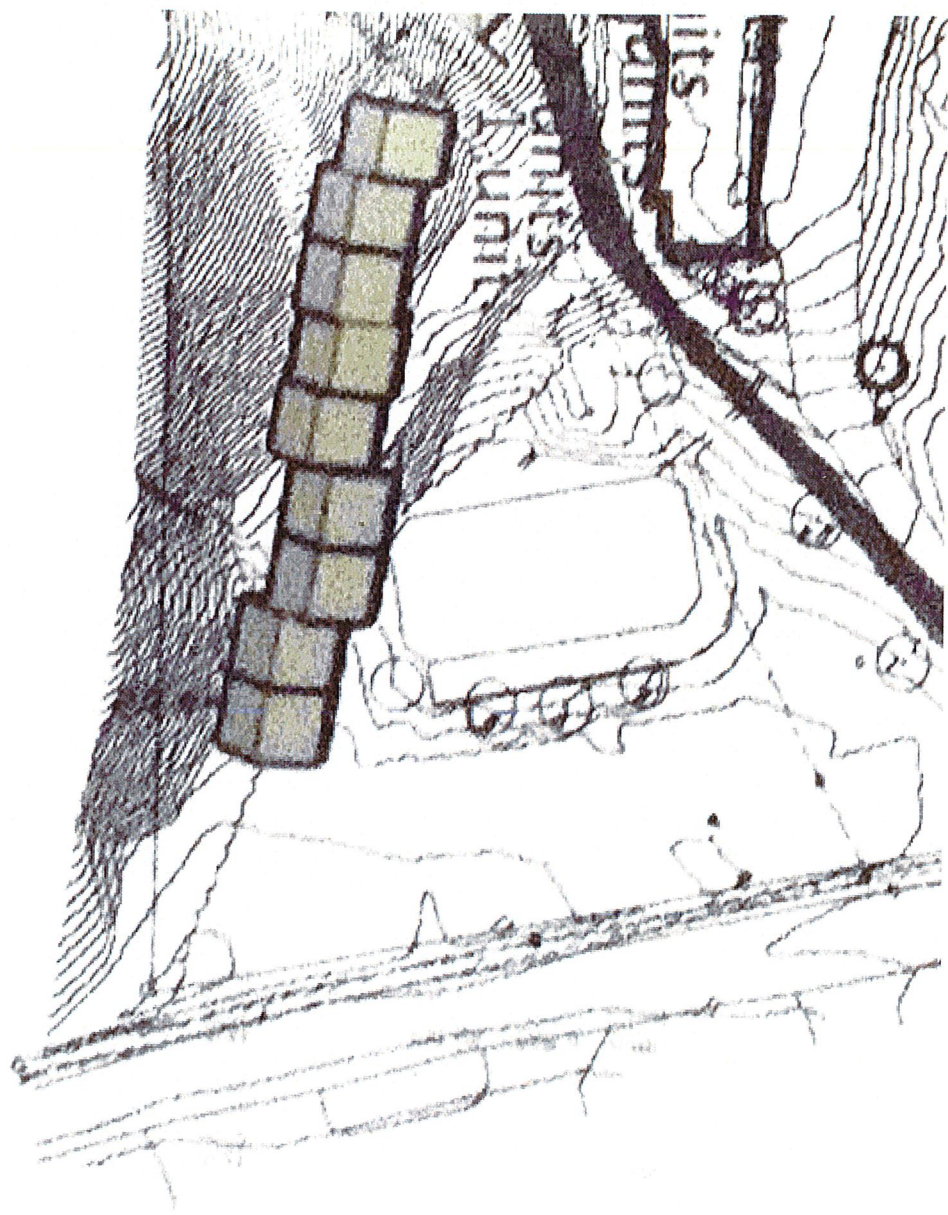
Appraiser Name Tax assessment use only

## IMPROVEMENTS SKETCH



Comment Table 1	
Comment Table 2	Comment Table 3





PAYABLE TO:

MAIL TO:

**Town of Stowe**

Town of Stowe

PO Box 730

Stowe, VT 05672

802-253-6133

**TAX BILL**

PARCEL ID	BILL DATE	TAX YEAR
26083.	05/20/2021	20-21

Description: 16 AC &amp; MT RD MOTEL/DWL

Location: 1007 MOUNTAIN RD

OWNER CASTLESTONE MANSFIELD INN LLC  
18751 TURFWAY PARK  
YORBA LINDA CA 92886

SPAN # 621-195-12028

SCL CODE:195

TOTAL PARCEL ACRES

16.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,962,900	1,962,900
TOTAL TAXABLE VALUE	1,962,900	1,962,900
GRAND LIST VALUES	19,629.00	19,629.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.4350	x19,629.00=	8,538.61	NONHOMESTEAD EDUCATION	1.7916	x19,629.00=	35,167.32
Farmers Contracts	0.0052	x19,629.00=	102.07	See reverse side for education tax rate calculation information.			
<div>Revised Bill</div>				Payments		TOTAL EDUCATION TAX	
				1	08/17/2020	EDUCATION STATE PAYMENT	0.00
					10,952.00	EDUCATION NET TAX DUE	35,167.32
				2	11/16/2020	<b>TAX SUMMARY</b> <b>Municipal + Education</b>	
					10,952.00		
TOTAL MUNICIPAL TAX				3	02/15/2021	TOTAL TAX	43,808.00
MUNICIPAL STATE PAYMENT					10,952.00	TOTAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE				4	05/17/2021	TOTAL NET TAX DUE	43,808.00
					10,952.00		

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe  
TAX YEAR 20-21

Town of Stowe  
TAX YEAR 20-21

Town of Stowe  
TAX YEAR 20-21

Town of Stowe  
TAX YEAR 20-21

1ST PAYMENT DUE	
08/17/2020	
OWNER NAME	
CASTLESTONE MANSFIELD INN	
PARCEL ID	
26083-	
AMOUNT DUE	10952.00
AMOUNT PAID	Revised Bill

2ND PAYMENT DUE	
11/16/2020	
OWNER NAME	
CASTLESTONE MANSFIELD INN	
PARCEL ID	
26083-	
AMOUNT DUE	10952.00
AMOUNT PAID	Revised Bill

3RD PAYMENT DUE	
02/15/2021	
OWNER NAME	
CASTLESTONE MANSFIELD INN	
PARCEL ID	
26083-	
AMOUNT DUE	10952.00
AMOUNT PAID	Revised Bill

4TH PAYMENT DUE	
05/17/2021	
OWNER NAME	
CASTLESTONE MANSFIELD INN	
PARCEL ID	
26083-	
AMOUNT DUE	10952.00
AMOUNT PAID	Revised Bill

## Town Of Stowe Cash Receipts

Account 26083 CASTLESTONE MANSFIELD INN LLC

Last payment: 02/14/2019 5,123.51 ACCR: Accounts Rec-All

TA01:1007 MOUNTAIN RD

**Accounts Receivable****Balance due**

Town Of Stowe 0.00

**Tax Administration****Payment 1****Payment 2****Payment 3****Payment 4****Interest****Penalty**

Town Of Stowe

2018-19	0.00	0.00	7,987.88	10,108.44	9,527.53	0.00
2019-20	10,393.06	10,393.06	10,393.06	10,393.06	14,342.34	0.00
2020-21	10,952.00	10,952.00	10,952.00	10,952.00	4,818.88	0.00

**Past due****Current due****Future due****Total due****Assessed****Billed**

Town Of Stowe AR				0.00		
Town Of Stowe Taxes (2018-19)	27,623.85	0.00	0.00	27,623.85	1,962,900.00	40,433.76
Town Of Stowe Taxes (2019-20)	55,914.58	0.00	0.00	55,914.58	1,962,900.00	41,572.24
Town Of Stowe Taxes (2020-21)	48,626.88	0.00	0.00	48,626.88	1,962,900.00	43,808.00

may. 9  
2021

1  
Pat McGrath - Xander, PS.

#1

90 units

- 60 w/ lock off.

12 units back 10 acres

- Dwelling unit - Sleeping units

#2

Full set of plans:

"DAVID Sellers"

"BASS Rude"

} plans

#3.

- OUTLINE OF EXISTING STRUCTURES

- 90 units outlined

- 4 units condo units first build

#4.

Stream relocation (done)

2021.

Pat McGrath

1/

Mt. Road Resort -

1. Site remediation done
2. Engineering study  
1st phase - done  
- still needs drains  
- dry out center of site -  
- should be May or June phase #1
3. Act 250 permit  
\$ 7.5 mil  
16 acres  
house.
4. 6 acres - front  
10 acres - back.
5. Greiner