

# TAX BILL

Pay to:  
**TOWN OF WATERBURY**  
Mail to:  
28 North Main Street, Suite 1  
Waterbury, VT 05676

## TOWN OF WATERBURY

28 North Main Street, Suite 1  
Waterbury, Vermont 05676  
802.244.5858

www.waterburyvt.com

**THIS IS THE ONLY BILL YOU WILL  
RECEIVE. PLEASE SEND IT TO  
NEW OWNER IF PROPERTY IS SOLD.**

TAXES ARE PAYABLE AND DUE IN HAND ON OR BEFORE EACH DUE  
DATE AT THE TOWN OFFICES, BETWEEN 8 A.M. AND 4:30 P.M.  
MONDAY THROUGH FRIDAY, LEGAL HOLIDAYS EXCEPTED.  
MAXIMUM INTEREST ALLOWABLE BY LAW WILL BE CHARGED  
AFTER EACH DUE DATE. 8% PENALTY WILL BE LEVIED AFTER THE  
FINAL DUE DATE ON ANY UNPAID TAXES.  
POSTMARKS ARE NOT ACCEPTED.

PARCEL ID	BILL DATE	TAX YEAR
514-0531.	07/12/2021	2021

Description: 3.29 AC & DWL  
Location: 531 TWIN PEAKS RD

OWNER **MACLEAN ANDREW W & CHRIS L**  
531 TWIN PEAKS RD  
WATERBURY CTR VT 05677

HOUSESITE TAX INFORMATION	
SPAN # 696-221-11153	SCL CODE: 221
TOTAL PARCEL ACRES	3.29
HOUSESITE VALUE	293,800
HOUSESITE EDUCATION TAX	5,284.29
HOUSESITE MUNICIPAL TAX	1,538.34
HOUSESITE TOTAL TAX	6,822.63

**RETAIN FOR INCOME TAX PURPOSES**

ASSESSED VALUE	HOMESTEAD	NON RESIDENTIAL
REAL 299,000	299,000	
<b>TOTAL TAXABLE VALUE</b> 299,000	299,000	
<b>GRAND LIST VALUES</b> 2,990.00	2,990.00	

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.5200	x2,990.00=	1,554.79	HOMESTEAD EDUCATION	1.7986	x2,990.00=	5,377.81
Local Agr Vet	0.0018	x2,990.00=	5.38	See reverse side for education tax rate calculation information.			
HMCC	0.0018	x2,990.00=	5.38				
<b>TOTAL MUNICIPAL TAX</b> 1,565.55				<b>TOTAL EDUCATION TAX</b> 5,377.81			
<b>MUNICIPAL STATE PAYMENT</b> 0.00				<b>EDUCATION STATE PAYMENT</b> 0.00			
<b>MUNICIPAL NET TAX DUE</b> 1,565.55				<b>EDUCATION NET TAX DUE</b> 5,377.81			
				<b>TAX SUMMARY</b>			
				<b>Municipal + Education</b>			
				<b>TOTAL TAX</b> 6,943.36			
				<b>TOTAL STATE PAYMENT</b> 0.00			
				<b>TOTAL NET TAX DUE</b> 6,943.36			

EASTERN SYSTEMS 800.223.0101

**DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT**

TOWN OF WATERBURY  
TAX YEAR 2021

<b>1ST PAYMENT DUE</b>	
08/13/2021	
OWNER NAME	
MACLEAN ANDREW W & CHRIS L	
PARCEL ID	
514-0531.	
AMOUNT DUE	3471.68
AMOUNT PAID	ACH

PLEASE RETURN  
THIS STUB WITH  
YOUR FIRST  
PAYMENT

Make checks  
payable to and  
mail to:  
**TOWN OF  
WATERBURY**  
28 North Main Street  
Suite 1  
Waterbury, VT 05676

FOR A RECEIPT, PLEASE CHECK  
THIS BOX AND ENCLOSE A SELF-  
ADDRESSED, STAMPED ENVELOPE.

TOWN OF WATERBURY  
TAX YEAR 2021

<b>2ND PAYMENT DUE</b>	
11/05/2021	
OWNER NAME	
MACLEAN ANDREW W & CHRIS L	
PARCEL ID	
514-0531.	
AMOUNT DUE	3471.68
AMOUNT PAID	ACH

PLEASE RETURN  
THIS STUB WITH  
YOUR SECOND  
PAYMENT

Make checks  
payable to and  
mail to:  
**TOWN OF  
WATERBURY**  
28 North Main Street  
Suite 1  
Waterbury, VT 05676

FOR A RECEIPT, PLEASE CHECK  
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## Itemized Property Costs

From Table: MAIN Section 1

Record # 818

Property ID: 514-0531 Span #: 696-221-11153 Last Inspected: 01/05/2008 Cost Update: 02/13/2014

Owner(s): MACLEAN ANDREW W &amp; CHRIS L

Sale Price: 141,000

Book: 123

Validity: No Data

Sale Date: 11/01/1991

Page: 227

Address: 531 TWIN PEAKS RD

Bldg Type: Single

Quality: 3.50 AVG/GOOD

City/St/Zip: WATERBURY CTR VT 05677

Style: 1.5 Fin

Frame: Studded

Location: 531 TWIN PEAKS RD

Area: 2176

Yr Built: 1980 Eff Age: 34

Description: 3.29 AC &amp; DWL

# Rms: 7

# Bedrm: 3 # Ktchns: 1

Tax Map #: 13-213.000

# 1/2 Bath: 0

# Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		75.72	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00			
Subfloor	Slab/Pad			-3.21	
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	HW BB/ST	70.00		1.24	
Heat/cooling #2:	None	30.00		-1.11	
Energy Adjustment	Good			1.70	
Foundation Adjustment	SF w FrWl			3.97	
ADJUSTED BASE COST			2,176.00	81.79	177,972
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 8)			5.00	1,567.50	7,838
Roughins (beyond allowance of 1)			1.00	552.50	553
Dormers	Shed roof		38.00	175.00	6,650
Features #1:	Skylights		12.00	50.00	600
Features #2:	Loft		96.00	20.00	1,920
Features #3:	Hearth		1.00	2,400.00	2,400
Porch #1:	WoodDck/NoWall/NoRoo		336.00	12.44	4,180
Garage/Shed #1:	A/1.5S/WdSidng/No		672.00	36.44	24,489
Subtotal					226,600
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					226,600
Condition	Good	Percent			
Physical depreciation		15.00			-33,990
Functional depreciation		3.00			-6,798
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					185,800
<b>LAND PRICES</b>					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		85,000
AC Other	1.29	1.00	0.80		5,200
Total	3.29				90,200
<b>SITE IMPROVEMENTS</b>					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	> Typical	Average		6,000
Total					23,000
TOTAL PROPERTY VALUE					299,000
NOTES				HOUSESITE VALUE :	293,800
				HOMESTEAD VALUE :	299,000

## Itemized Property Costs

From Table: MAIN Section 1

Record # 818

<b>Property ID:</b> 514-0531	<b>Span #:</b> 696-221-11153	<b>Last Inspected:</b> 01/05/2008	<b>Cost Update:</b> 02/13/2014
<b>Owner(s):</b> MACLEAN ANDREW W & CHRIS L	<b>Sale Price:</b> 141,000	<b>Book:</b> 123	<b>Validity:</b> No Data
	<b>Sale Date:</b> 11/01/1991	<b>Page:</b> 227	
<b>Address:</b> 531 TWIN PEAKS RD	<b>Bldg Type:</b> Single	<b>Quality:</b> 3.50	<b>AVG/GOOD</b>
<b>City/St/Zip:</b> WATERBURY CTR VT 05677	<b>Style:</b> 1.5 Fin	<b>Frame:</b> Studded	
<b>Location:</b> 531 TWIN PEAKS RD	<b>Area:</b> 2176	<b>Yr Built:</b> 1980	<b>Eff Age:</b> 34
<b>Description:</b> 3.29 AC & DWL	<b># Rms:</b> 7	<b># Bedrm:</b> 3	<b># Ktchns:</b> 1
<b>Tax Map #:</b> 13-213.000	<b># 1/2 Bath:</b> 0	<b># Baths:</b> 3	

Item	Description	Percent	Quantity	Unit Cost	Total
16x16 ADDITION & GARAGE 1998, ROOF & BOILER 1998, NO HEAT ON 2ND STY, 20x20 ADDITION ADDED IN 1998. 3% FUNC FOR SETUP AND DESIGN.					

# SKETCH/AREA TABLE ADDENDUM

Parcel No 514-0531

Property Address 531 Twin Peaks Rd

City Waterbury Ctr

County Washington

State VT

Zip 05677

Owner

Client Waterbury Board of Listers

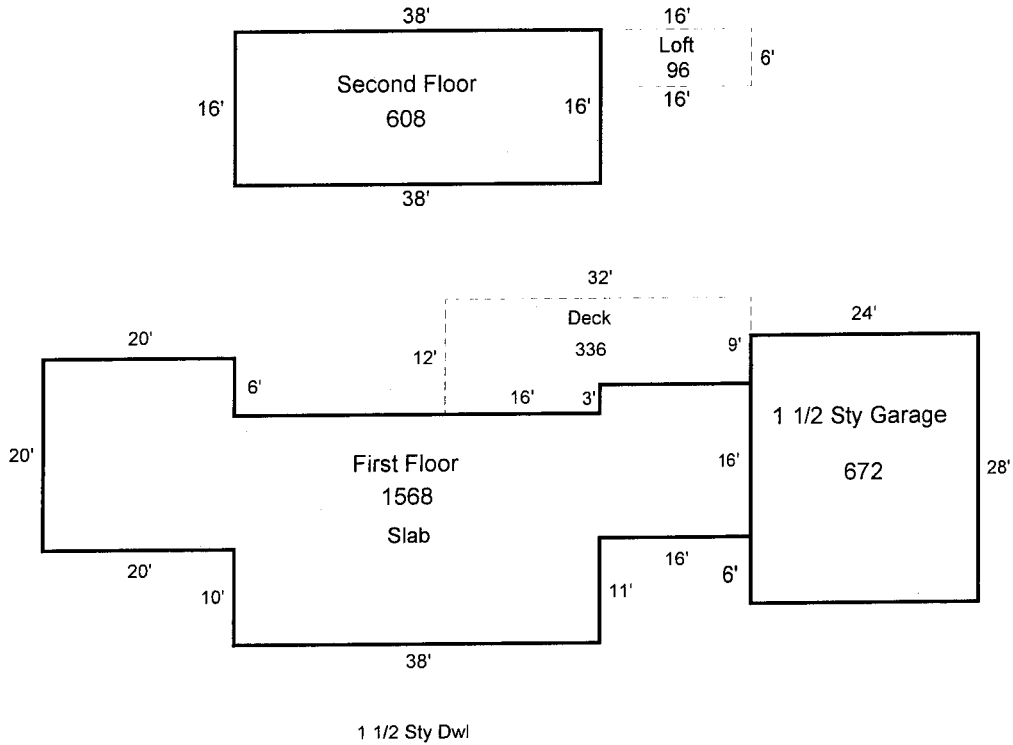
Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

SUBJECT

IMPROVEMENTS SKETCH



531 Twin Peaks Rd

AREA CALCULATIONS

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1568	214	1568
1FL2	Second Floor	1.00	608	108	608
P/P11	Deck	1.00	336	88	336
GAR11	1 1/2 Sty Garage	1.00	672	104	672
OTH	Loft	1.00	96	44	96

Net BUILDING Area

(Rounded w/ Factors)

2176



May 25  
2022

Andy + Chris Maclean

Room	<u>Dimensions</u>	
	15.3 <del>15</del> x 15.4	Family Room
	8.6 x 14.10	Sun porch
	15 x 20	Living Room
	10.6 x 9.6	Dining Area
	8 x 10.3	Kitchen
	13 x 12	Office
	4 x 9	Boiler Room
	18 x 27	Primary B'room
	13 x 19	Bedroom
	18 x 18	Bedroom