

Itemized Property Costs

From Table: MAIN Section 1

Record # 2278

Property ID: 401-0104V	Span #: 696-221-12390	Last Inspected: 03/08/2016	Cost Update: 10/20/2016
Owner(s): CASSIDY DENNIS D & ROSEMARIE	Sale Price: 327,100	Book: 381	Validity: No Data
Address: PO BOX 198	Sale Date: 05/24/2016	Page: 76	
City/St/Zip: WATERBURY VT 05676	Bldg Type: Single	Quality: 4.25	GOOD/VG
Location: 104 TYLER RIDGE	Style: 2 Story	Frame: Studded	
Description: 0.2 AC & DWL	Area: 1440	Yr Built: 2016	Eff Age: 0
Tax Map #: 13-293-050	# Rms: 5	# Bedrm: 2	# Ktchns: 1
	# 1/2 Bath: 1	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		102.08	
ADJUSTMENTS					
Roof #1:	CompShg	100.00		-0.83	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		6.51	
Heat/cooling #1:	HW BB/ST	100.00		1.76	
Energy Adjustment	Good			1.86	
ADJUSTED BASE COST			1,440.00	111.38	160,387
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			1.00	2,062.50	2,063
Roughins (beyond allowance of 1)			1.00	641.25	641
Fireplaces	2 Story / Single		1.00	6,203.50	6,204
Porch #1:	WoodDck/NoWall/Roof/C		90.00	48.37	4,353
Basement	Conc 8"		720.00	26.61	19,159
Basement Outside Entrance				2,128.50	2,129
Garage/Shed #1:	A/1S/WdSidng/No		484.00	34.54	16,717
Subtotal					211,652
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					211,652
Condition	Average	Percent			
Physical depreciation		1.00			-2,117
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					209,500
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.20	1.10	1.00		79,200
Total	0.20				79,200
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	Typical	Average		5,000
Total					22,000
TOTAL PROPERTY VALUE					310,700
NOTES					
	HOUSESITE	VALUE :	.		310,700
	HOMESTEAD	VALUE :	.		310,700
Survey Slide 327-01 Lot 5 0.2 ac. 2015: new dwl 70% finished. Grade land 0.8 & 20% economic to reflect developer owning property.					
2017: Dwl finished.					

SKETCH/AREA TABLE ADDENDUM

Parcel No 401-0104.V

Property Address 104 Tyler ridge

City Waterbury

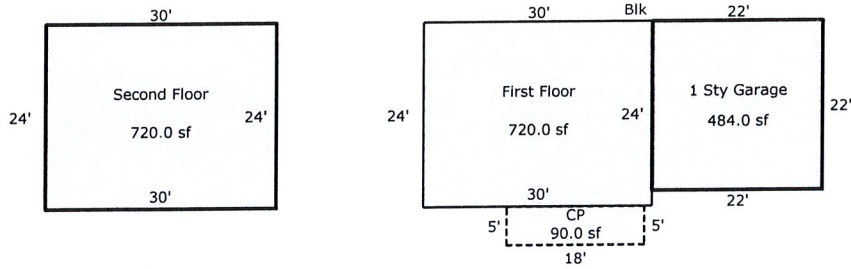
State vt

Zip 05676

Owner

Client

Appraiser Name



Scale: 1" = 25'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	720.00	108.0	720.00
1FL2	Second Floor	1.00	720.00	108.0	720.00
GAR11	1 Sty Garage	1.00	484.00	88.0	484.00
P/P11	CP	1.00	90.00	46.0	90.00

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area (rounded w/ factors)

1440