

Itemized Property Costs

From Table: MAIN Section 1

Record # 1115

Property ID: 650-0962	Span #: 696-221-10122	Last Inspected: 02/21/2008	Cost Update: 02/25/2014
Owner(s): LARSEN MATTHEW T BEATTIE ANN E	Sale Price: 160,000	Book: 226	Validity: Yes
Address: 962 LOOMIS HILL RD	Sale Date: 08/16/2004	Page: 494	
City/St/Zip: WATERBURY CTR VT 05677	Bldg Type: Single	Quality: 3.00	AVERAGE
Location: 962 LOOMIS HILL RD	Style: 1 Story	Frame: Studded	
Description: 0.5 AC & DWL	Area: 1336	Yr Built: 1960	Eff Age: 54
Tax Map #: 10-049.000	# Rms: 5	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		78.38	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	Air-Oil	100.00		0.63	
Energy Adjustment	Average				
Foundation Adjustment	SF Mod Hil			2.34	
ADJUSTED BASE COST			1,336.00	84.83	113,332
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	1,210.00	-3,630
Roughins (beyond allowance of 1)			1.00	485.00	485
Features #1:	Dwl Unfin Room		228.00	-10.00	-2,280
Porch #1:	WoodDck/NoWall/NoRoo		64.00	24.31	1,556
Basement	Stone		1,336.00	17.66	23,594
Subtotal					133,056
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					133,056
Condition	Average	Percent			
Physical depreciation		30.00			-39,917
Functional depreciation		5.00			-6,653
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					86,500
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.50	1.00	1.10		82,500
Total	0.50				82,500
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	Typical	Below Avg		3,000
Total					20,000
TOTAL PROPERTY VALUE					189,000
NOTES					
HOUSESITE VALUE :					189,000
HOMESTEAD VALUE :					189,000
VIEW BUT VERY CLOSE TO ROAD, RANCH DWL BUILT ON OLD STONE FOUNDATION - HAS WATER PROBLEM IN BSMT. 5% FUNC FOR BSMT & UNFIN AREA.					