

## Itemized Property Costs

From Table: MAIN Section 1

Record # 1508

Property ID: 920-0022V Span #: 696-221-12106 Last Inspected: 03/27/2012 Cost Update: 05/31/2016

<b>Owner(s):</b> DURST WILLIAM G WOLF ASHLEY	<b>Sale Price:</b> 186,000 <b>Sale Date:</b> 06/07/2019	<b>Book:</b> 438 <b>Page:</b> 133-134	<b>Validity:</b> Yes
<b>Address:</b> 22 RANDALL ST	<b>Bldg Type:</b> Single	<b>Quality:</b> 3.00 AVERAGE	
<b>City/St/Zip:</b> WATERBURY VT 05676	<b>Style:</b> 2.5U (SF)	<b>Frame:</b> Studded	
<b>Location:</b> 22 RANDALL ST	<b>Area:</b> 1704	<b>Yr Built:</b> 1890	<b>Eff Age:</b> 129
<b>Description:</b> 0.07 AC & DWL	<b># Rms:</b> 6	<b># Bedrm:</b> 3	<b># Ktchns:</b> 1
<b>Tax Map #:</b> 19-337.000	<b># 1/2 Bath:</b> 1	<b># Baths:</b> 1	

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	Hardbrd / Ht=8	100.00		73.04	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	HW BB/ST	100.00		1.78	
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>			1,704.00	78.30	133,423
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 8)				1,210.00	
Roughins (beyond allowance of 1)			1.00	485.00	485
Dormers	Shed roof		10.00	152.50	1,525
Porch #1:	WoodDck/Screen/Roof/C		66.00	53.22	3,513
Porch #2:	WoodDck/NoWall/Roof/C		119.00	33.98	4,044
Basement	Stone		648.00	22.44	14,541
<b>Subtotal</b>					157,530
Local multiplier		1.00			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					157,530
<b>DEPRECIATION</b>					
Condition	Avg/Good	Percent			
Physical depreciation		25.00			-39,383
Functional depreciation		15.00			-23,630
Economic depreciation		15.00			-23,630
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					70,900
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.07	1.00	0.90		63,000
<b>Total</b>	0.07				63,000
<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	Below Avg		3,000
<b>Total</b>					20,000
<b>OUTBUILDINGS</b>					
	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1.5S	y / y	40	247	18.60	4,600
<b>Total</b>					4,600
<b>TOTAL PROPERTY VALUE</b>					158,500
<b>NOTES</b>					
HOUSESITE VALUE :					158,500
HOMESTEAD VALUE :					158,500
<b>FLOODPLAIN - 5% ECONOMIC. 1/2 OF A DUPLEX 10% FUNC, ASBESTOS SIDING, NEW REPLACEMENT WINDOWS, 1/2 BATH &amp; KITCHEN.</b>					

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2012:	FLOOD DAMAGE HAS NOT BEEN REPAIRED - NO KITCHEN - TRIM WORK TO DO - BSMT STILL A MESS - HEAT NOT DONE - CALL 80% COMPLETE - ADD 15% ECONOMIC - LOWER NC TO 1.1.				
2013:	REPAIRS FINISHED AFTER FLOOD.				
2014:	ADDED 3RD FLOOR - +5% FUNC FOR THIRD FLOOR. 30% ECONOMIC FOR 10 YEAR FLOODPLAIN. OVERALL CONSIDERED IN AVERAGE/GOOD CONDITION WITH THE REPAIRS DONE. LOWERED NC TO 1.0.				
2016:	Reduced economic to 15% from 30% on floodplain properties for equity purposes.				