

CONDO VALUATION - TOWN OF STOWE

Property ID: 47016A00	Span: 621-195-12845	Tax Map #: 12-006.000
Ownership: STARR CV CO INC	C/O GREG ACAMPORA	Last Inspected: 01/18/2023
Description: MT MANSFIELD TH UNIT 16A	Location: 146 MT MANSFIELD DR #16A	
Sale Price: 0	Sale Date: / /	Book: Page: Validity: No Data
Quality: 6 Avg/good	Yr. Built: 1973	Area: 1239
Total Rooms: 5	Bedrooms: 3	Baths: 2 Half Baths: 0

Item	Quantity	Rate	Value	Total
Living area, nbhd 27	1239.00	553.05	685,228.95	
Adj for quality Avg/Good			15,000.00	
Adj for end unit			3,000.00	
Adjusted value			703,228.95	
Full baths	2.00	10,000.00	20,000.00	
Bedrooms	3.00	18,000.00	54,000.00	
Fireplaces	1.00	8,000.00	8,000.00	
Basement area	250.00	60.00	15,000.00	
Fin. bsmt area: Partition	250.00	100.00	25,000.00	
Porch: Covered P	49.00	30.00	1,470.00	
Porch: Open Porch	21.00	25.00	525.00	
BASE VALUE				827,200
Heat adj.	Hot Water	1.01		
Condition	Average	1.00		
Condo Location	Average	1.00		
Func. adequacy	Average	1.00		
ADJUSTED VALUE	827200	1.01	(net adjustment)	835,500
Year/time adj.				
Portion Complete		1.00		835,500
FINAL VALUE				835,500
MARKET ADJ TO VALUE		1.00		835,500
Dev/TLag				835,500

NOTES

HOUSESITE \$ 835,500

HOMESTEAD \$ 835,500

Style 3 condominium. 2012 Association Total SF of 1489 used. 1239 sf + 250 sf of bsmt finish with an open bedroom & no bathroom - not permitted as a 3rd bedroom. 2012- Some new windows. Kitchen upgraded with manufactured cherry cabinets with formica counter tops with a wood edge. Both bathrooms have been partly renovated with newer vanities. Consider as average/good quality and in average/good condition, functional utility as average. Condo is well maintained.

2024: Interior inspection - This unit is rented - no updates - average condition - basement bedroom has a breakout window - considered now as a bedroom.