

CONDO VALUATION - TOWN OF STOWE

Property ID: 47016B00	Span: 621-195-12846	Tax Map #: 12-006.000
Ownership: STARR CV CO INC	C/O GREG ACAMPORA	Last Inspected: 01/18/2023
Description: MT MANSFIELD TH UNIT 16B	Location: 146	MT MANSFIELD DR #16B
Sale Price: 0	Sale Date: / /	Book: Page: Validity: No Data
Quality: 6 Avg/good	Yr. Built: 1973	Area: 1262
Total Rooms: 5	Bedrooms: 3	Baths: 2 Half Baths: 0

Item	Quantity	Rate	Value	Total
Living area, nbhd 27	1262.00	551.90	696,497.80	
Adj for quality Avg/Good			15,000.00	
Adjusted value			711,497.80	
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	42.00	30.00	1,260.00	
Porch: Open Porch	18.00	25.00	450.00	
BASE VALUE				835,200

Heat adj.	Hot Water	1.01		
Condition	Average	1.00		
Condo Location	Average	1.00		
Func. adequacy	Average	1.00		
ADJUSTED VALUE	835200	1.01	(net adjustment)	843,600

Year/time adj.				
Portion Complete		1.00		843,600
FINAL VALUE				843,600
MARKET ADJ TO VALUE		1.00		843,600
Dev/TLag				843,600

NOTES

HOUSESITE \$ 843,600
HOMESTEAD \$ 843,600

Style 3 condominium. 2012 Association Total SF of 1512 used. 1262 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 since 2005. Both bathrooms have been partly renovated with newer vanities since 2005. 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.