

## Itemized Property Costs: (All Data on this Cost Sheet Is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 855

Parcel ID: 12057	Span #: 621-195-11752	Last Inspected: 03/23/2011	Insp. By: TM
Owner(s): LICHTENSTEIN STEPHEN F & CAROLE D	Sale Price: 0	Book:	Validity: No Data
	Sale Date: / /	Page:	
Location: 317 LANG FARM RD	Bldg Type: Single	Quality: 5.00	
Stowe, Vermont	Style: 2 Story	Year Built: 1973	
Description: 10.02 AC & DWL	Above Grade Living Area: 2719	Fin Bsmt Living A: 873	
Tax Map #: 02-108.000	Total Rooms: 9	Total Bedrooms: 4	Fin Bsmt: Partition
	1/2 Baths: 0	3/4 Baths: 0	Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
AVERAGE BASE VALUE			2,719.00	100.64	273,640
STYLE ADJUSTMENT	2 Story	96.00			262,695
DESIGN MULTIPLIER	10+Corners	108.00			283,710
SIDING MULTIPLIER	Wood Frame				283,710
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			4.00	6,000.00	
BATH QUALITY FACTOR		144.99		24,000.00	34,798
Exterior Wall #1:	WdSiding				
<b>ADJUSTMENTS</b>					
Roof #1:	Mtl-Pre	100.00			
Heat/cooling #1:	Air-Oil	66.00	2,719.00		
Heat/cooling #2:	Elec BB	34.00	2,719.00		
Energy Adjustment	Good		2,719.00		
Foundation Adjustment	SF Mod Hil				
ADJUSTED BASE COST					318,509
<b>ADDITIONAL FEATURES</b>					
Fireplaces	2 Story / Single		2.00	8,000.00	16,000
Porch #1:	Elv-Deck/R		406.00	21.00	8,526
Porch #2:	Elv-Deck/R		312.00	21.00	6,552
Porch #3:	Cov-Porch		18.00	50.00	900
Porch #4:	Elv-Deck/R		96.00	21.00	2,016
BASEMENT BASE COST			1,284.00	21.35	27,413
Finished Basement	Partition		873.00	36.00	31,428
Garage/Shed #1:	Builtin		728.00	32.00	23,296
Subtotal					434,639
Local multiplier		0.90			
REPLACEMENT COST NEW					391,175
Condition	Avg/Good	Percent			
Physical depreciation		19.00			-74,323
Functional depreciation		5.00			-19,559
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					297,300
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.10		154,000
AC Other	8.02	1.00	0.80		96,200
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		15,000

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<b>Location:</b> 317 LANG FARM RD		<b>Sale Date:</b> / /	<b>Page:</b>
<b>Stowe, Vermont</b>		<b>Bldg Type:</b> Single	<b>Quality:</b> 5.00
<b>Description:</b> 10.02 AC & DWL		<b>Style:</b> 2 Story	<b>Year Built:</b> 1973
<b>Tax Map #:</b> 02-108.000		<b>Above Grade Living Area:</b> 2719	<b>Fin Bsmt Living A:</b> 873
		<b>Total Rooms:</b> 9	<b>Total Bedrooms:</b> 4
		<b>1/2 Baths:</b> 0	<b>3/4 Baths:</b> 0
		<b>Full Baths:</b> 4	

Item	Description	Percent	Quantity	Unit Cost	Total
Ponds	y / y Typical	Average			15,000
<b>TOTAL PROPERTY VALUE</b>					<b>594,500</b>

<b>NOTES</b>	HOUSESITE VALUE :	498,300
	HOMESTEAD VALUE :	594,500

Contemporary style dwl and some electric heat - 5% func. Finished Bsmt has 3 rooms (1 bedroom & 1 bath).  
 Approved 2 lots. 2006: added additions. 2009 E & O: 2nd lot has engineer's report that it would not perk for a  
 septic system (see letter in file) - lowered land bulk land grade from 1.0 to .7. 2012: 2nd lot treated as protection  
 land 0.8 bulk land grade.

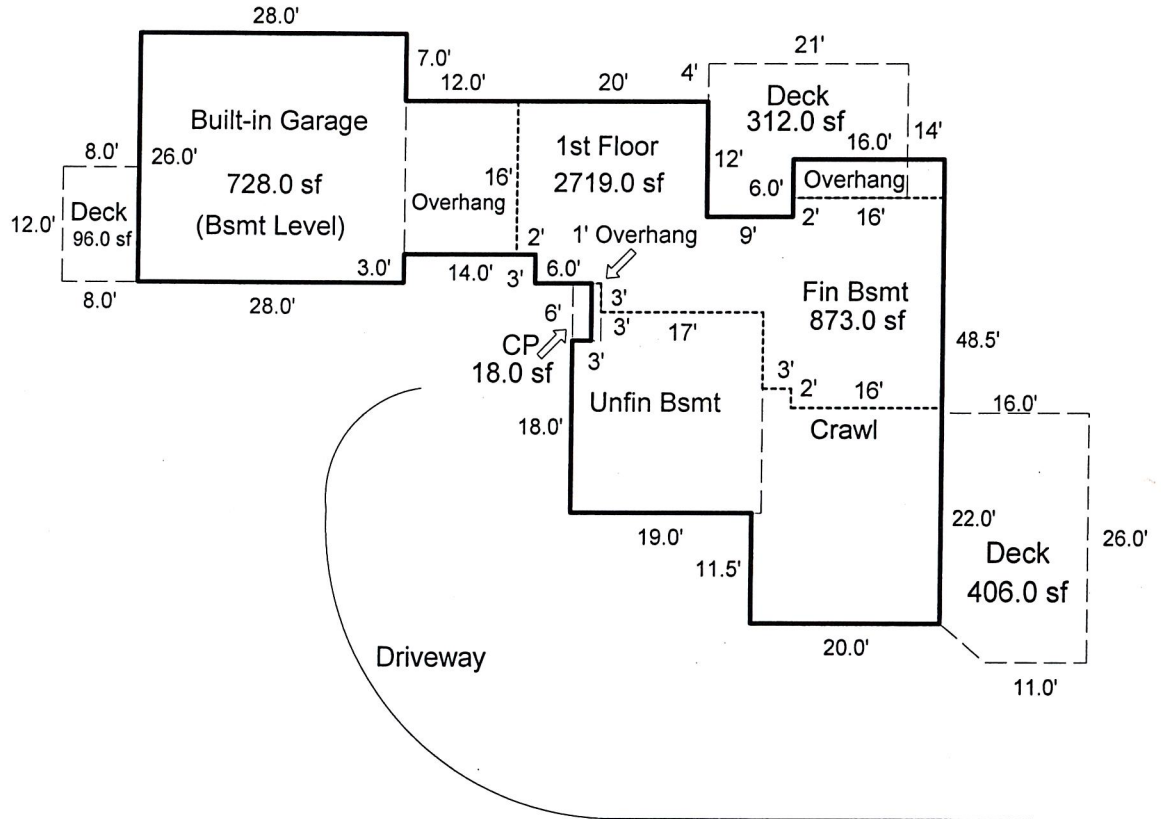
## Parcel No 12-057.000

Zip **05672**

Appraiser Name Tax Assessment Use Only

**SUBJECT**

## IMPROVEMENTS SKETCH



Scale: 1 = 20

## Comment Table 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	2719.0	315.0	2719.0
1BF	Fin Bsmt	1.00	873.0	158.0	873.0
GAR11	Built-in Garage	1.00	728.0	108.0	728.0
P/P11	Deck	1.00	406.0	81.4	406.0
P/P12	Deck	1.00	312.0	74.0	312.0
P/P13	CP	1.00	18.0	18.0	18.0
P/P14	Deck	1.00	96.0	40.0	96.0

Net BUILDING Area (rounded w/ factors)

2719

Comment Table 2

Comment Table 3



17-057.000

317 Lang Farm Rd

12-057-00

Andrus view

317 Lang Farm Rd





July 24, 2009

Steve Lichtenstein  
317 Lang Farm Road  
Stowe, VT 05672

RE: 7.12 acre parcel off Lang Farm Road, Stowe  
McCain Project No. 29002

Dear Steve,

Soils testing with a small excavator was conducted on April 29, 2009 for the purpose of determining if the site could support an on-site septic system for a single-family home. During the testing, I was accompanied by Kate Peyerl, Assistant Regional Engineer with the Barre office of the Vermont Agency of Natural Resources Wastewater Management Division.

The site is gently sloping and wooded, with multiple obvious wet areas and multiple small water courses, which combine to limit the possible areas where a leachfield could be located. No areas that would satisfy current regulations for on-site septic systems could be found due to the presence of a seasonal high water table at 8"-12" below the ground surface (BGS), which was underlain by firm sub-soils. This, combined with the limited suitable areas, leads me to conclude that the site cannot support any type of septic system, including but not limited to a conventional, at-grade, mound, or any pre-treatment type of system.

Under these circumstances, the next possibility is to consider installing a de-watering ditch to attempt to lower the water table sufficiently to allow for some type of system, and then monitor the area in the spring to determine if the de-watering ditch worked. It is my opinion that this site is not a good candidate for ditching and monitoring due to the limited available area, the firm sub-soils at approximately 12" BGS, and the multiple areas where surface water was observed. In fact, it is reasonable to assume that some portions of the lot would qualify as class 3 wetlands, although no attempt was made to determine if the defining parameters for wetlands areas exists at the site.

To conclude, I am aware of no available options that would allow for a septic system to serve a single-family home to be constructed on the parcel.

Please feel free to call if you have any questions or if I can be of any further assistance.

Sincerely,  
McCain Consulting, Inc.

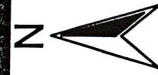


Gunner McCain



**Parcel ID 12-057.000 Tax Map # 02-108.000**  
**317 Lang Farm Rd.**

1 inch = 300 ft.



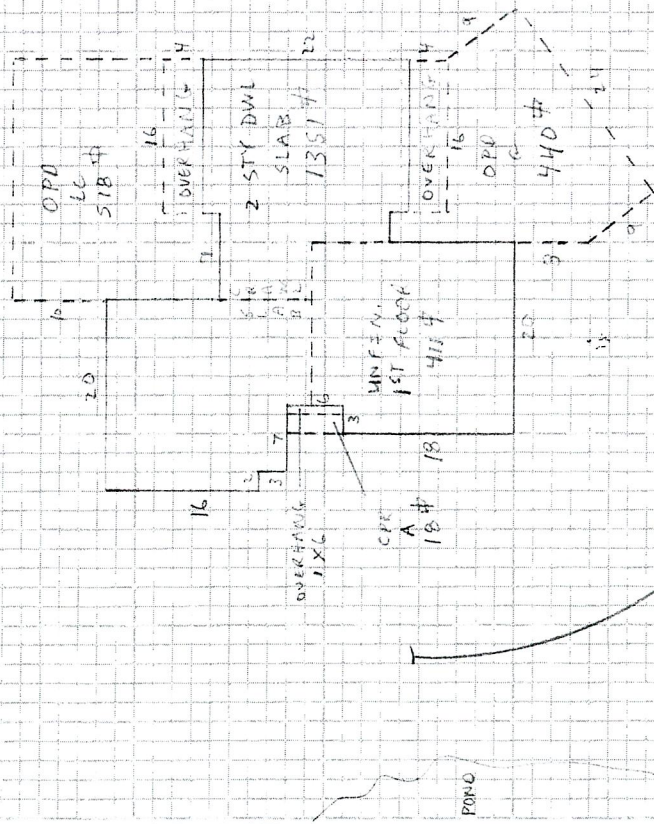
12057-  
0000

LICHTENSTEIN STEPHEN F & CAROLE  
 10.02 AC & DWL  
 02-108.000

REMARKS 2000: ADDED 7,3 ACRES

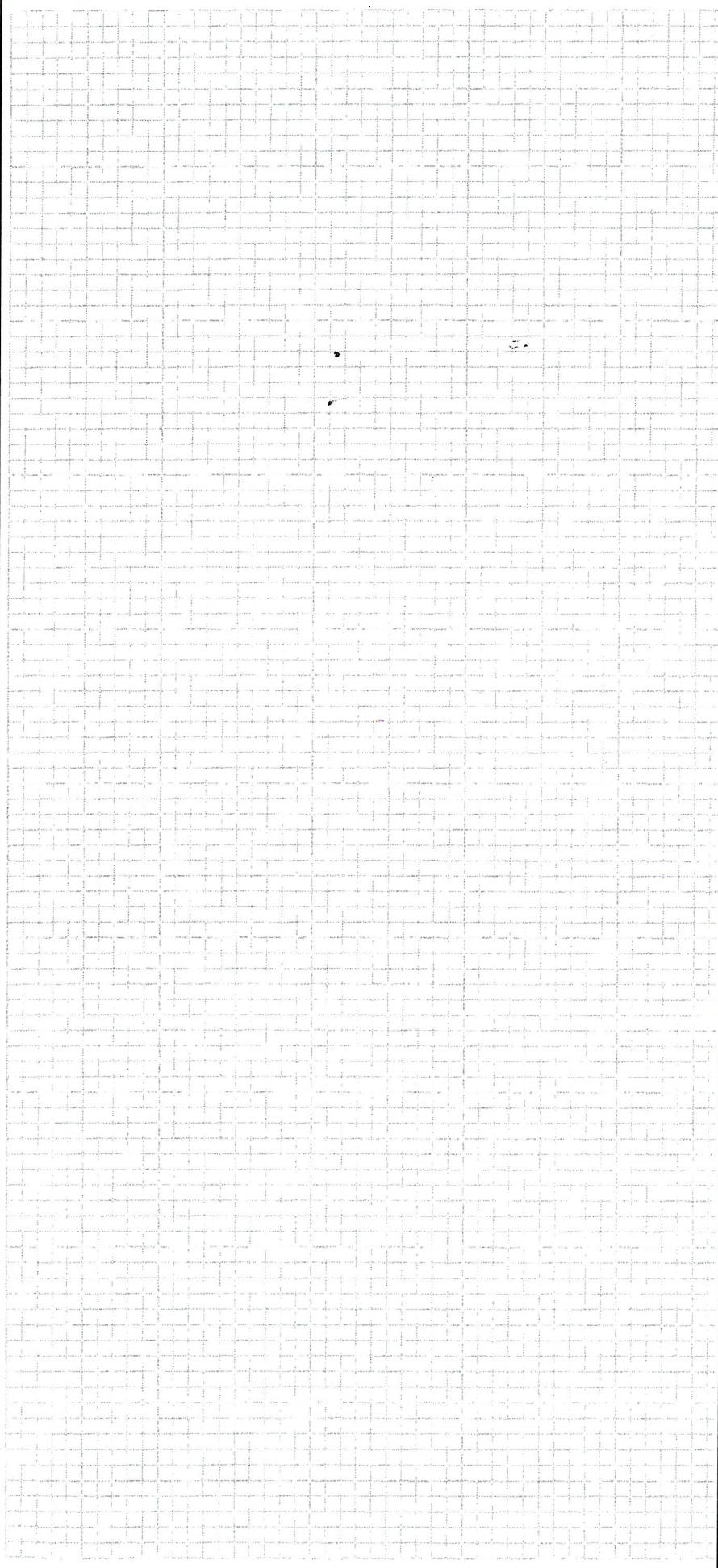
(2 lots)

## TRANSFER RECORD

[illegible]

TOTAL ROOMS						BED ROOMS					BATH ROOMS						
B	1	2	3	4	5	B	1	2	3	4	5	B	1	2	3	4	5
3	4						1	3					1	2			

DATE OF MEASUREMENT 8/30/95



REMARKS

LISTING RECORD									
Items	19 71	19 77	19 84	19 90	19 96	19	19	19	19
Land	7250	14000	28200	39200	60500				
Buildings	44150	61000	172500	178000	161400				
Total	51350	75000	161500	157000	221900				