

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
BASE COST					
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				
ADJUSTMENTS					
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
ADDITIONAL FEATURES					
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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Item	Description	Percent	Quantity	Unit Cost	Total
Ponds	y / y Typical	Average			15,000

TOTAL PROPERTY VALUE	594,500
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NOTES	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.

SKETCH/AREA TABLE ADDENDUM

Parcel No 12-057.000

Property Address 317 Lang Farm Road

City Stowe

County Lamoille

State VT

Zip 05672

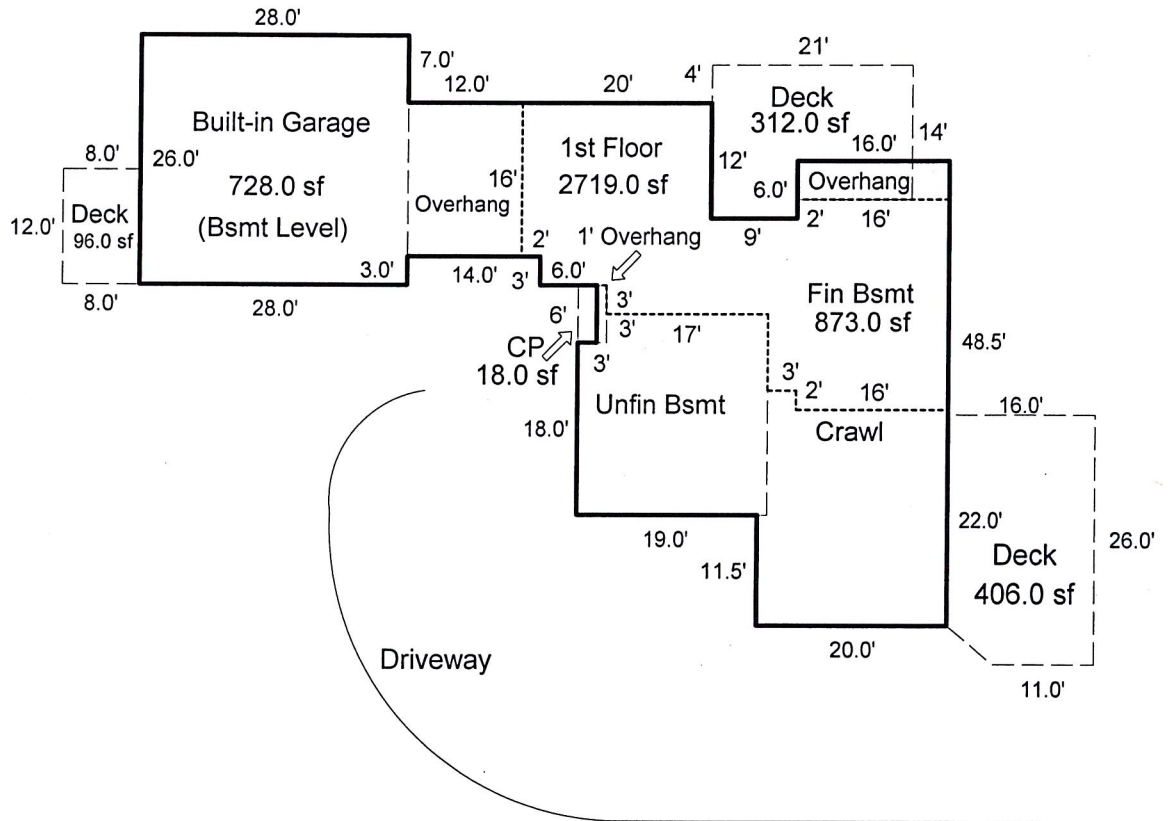
Owner

Client Town of Stowe

Appraiser Name Tax Assessment Use Only

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

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

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area (rounded w/ factors)

2719

AREA CALCULATIONS



12-057.000

317 Lane Farm Rd

12-057-00

Andrus view

317 Lang Farm Rd





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

1 inch = 300 ft.



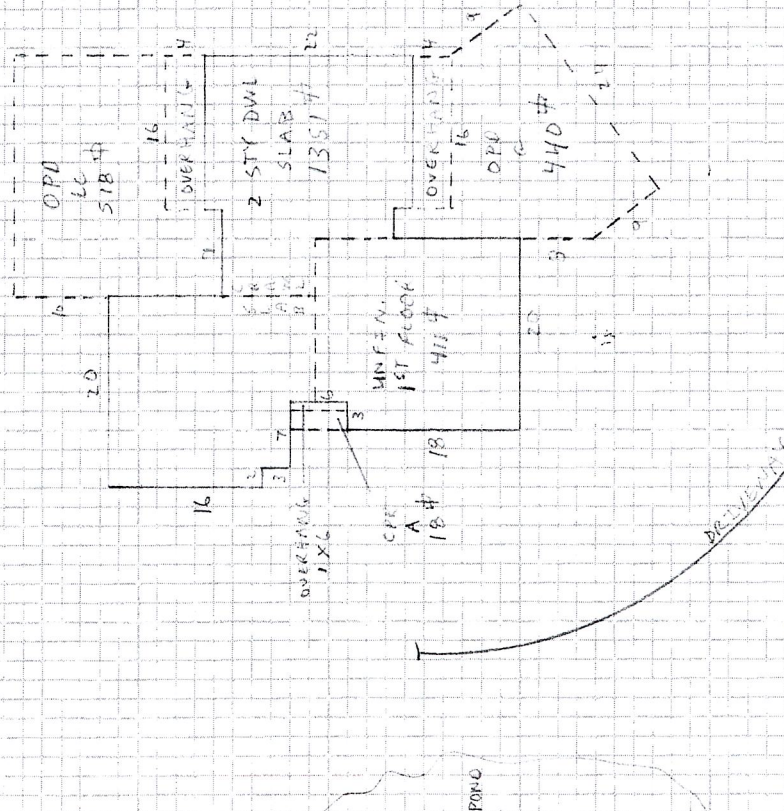
SCALE 1 INCH = 20 FEET

12057-
LICHTENSTEIN STEPHEN F & CAROLE
10.02 AC & DWL
02-108.000
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REMARKS 2000: Added 7,3 Acres

(26075)

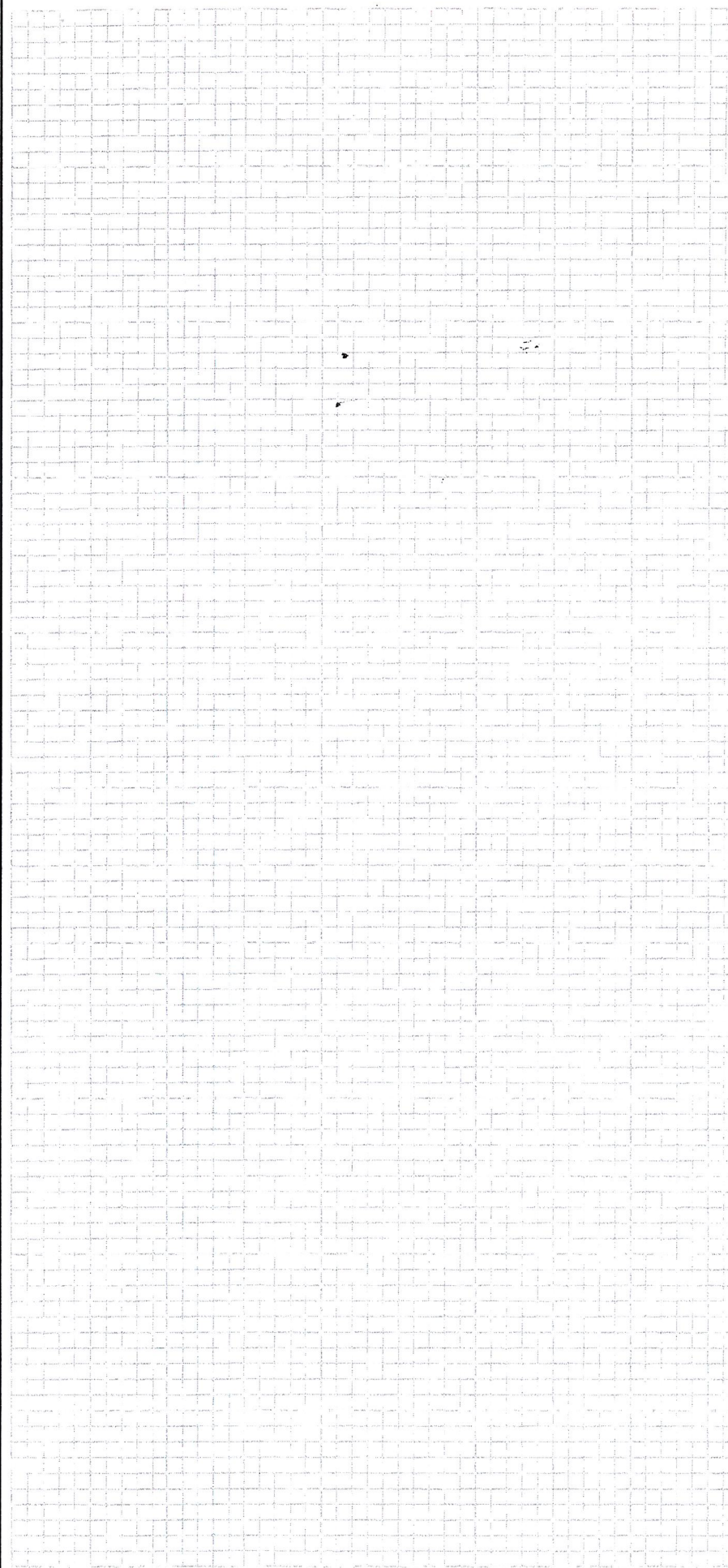
TRANSFER RECORD

[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

$$\begin{array}{r} 8 \\ 30 \\ \hline 56 \\ 5 \end{array}$$

REMARKS

LISTING RECORD

LISTING RECORD

Items	19 71	19 77	19 84	19 90	19 96	19	19	19	19
Land	7250	16000	28200	20200	60700				
Buildings	44150	67000	157500	139000	161400				
Total	51350	83000	161500	160200	221900				