

SKETCH/AREA TABLE ADDENDUM

Parcel No 465-0650

Property Address 650 Perry Lea Rd

City Waterbury

County Washington

State VT

Zip 05676

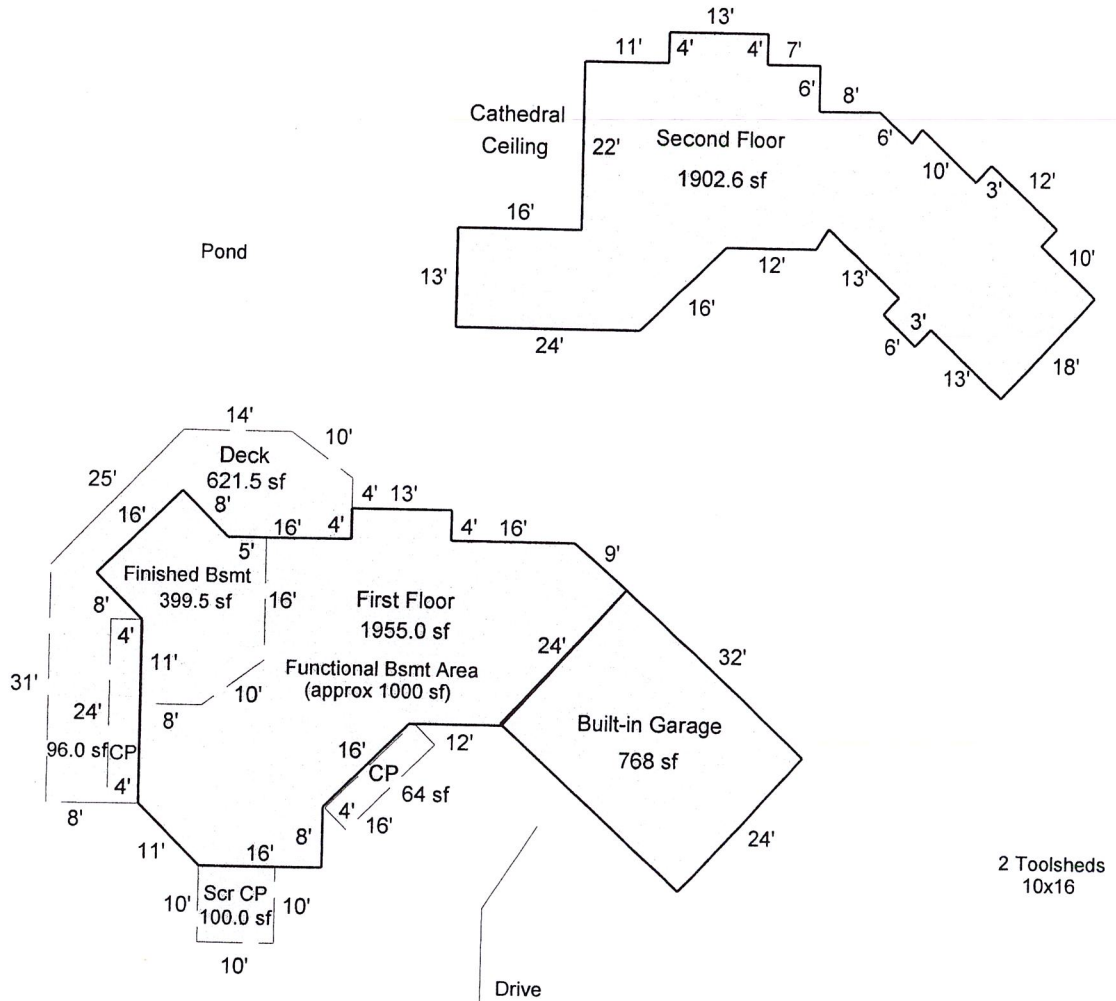
Owner

Client Waterbury Board of Listers

Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes



2 Toolsheds
10x16

Drive

Scale: 1 = 25

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1955.0	205.7	1955.0
1FL2	Second Floor	1.00	1902.6	260.9	1902.6
1BF	Finished Bsmt	1.00	399.5	82.5	399.5
GAR11	Built-in Garage	1.00	768.0	112.0	768.0
P/P11	Scr CP	1.00	100.0	40.0	100.0
P/P12	CP	1.00	96.0	56.0	96.0
P/P13	Deck	1.00	621.5	172.3	621.5
P/P14	CP	1.00	64.0	40.0	64.0

Comment Table 1

Comment Table 2 Comment Table 3

Net BUILDING Area (rounded w/ factors)

3858

Itemized Property Costs

From Table: MAIN Section 1

Record # 705

Property ID: 465-0650

Span #: 696-221-11222

Last Inspected: 05/17/2008

Cost Update: 12/03/2018

Owner(s): KEEFE TYLER & MAE LYNN

Sale Price: 880,000 Book: 160 Validity: Yes

Sale Date: 11/06/1998 Page: 406

Bldg Type: Single Quality: 6.00 EXCELLENT

Style: 1.5 Fin Frame: Studded

Area: 3858 Yr Built: 1988 Eff Age: 30

Rms: 12 # Bedrm: 4 # Ktchns: 1

1/2 Bath: 1 # Baths: 3

Address: 650 PERRY LEA RD
City/St/Zip: WATERBURY VT 05676

Location: 650 PERRY LEA RD

Description: 99.34 AC & DWL

Tax Map #: 13-238.000

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=10	100.00		135.32	
ADJUSTMENTS					
Roof #1:	CompShg	100.00		-8.91	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		12.81	
Heat/cooling #1:	HW BB/ST	100.00		1.72	
Energy Adjustment	Excellent			2.36	
Foundation Adjustment	SF Mod Hil			2.08	
ADJUSTED BASE COST				3,858.00	560,885

ADDITIONAL FEATURES					
Fixtures (beyond allowance of 17)			2.00	3,225.00	6,450
Roughins (beyond allowance of 1)			1.00	810.00	810
Dormers	Gable roof		46.00	315.00	14,490
Fireplaces	1.5 Fin / Single		1.00	8,875.00	8,875
Features #1:	Skylight/Op		36.00	50.00	1,800
Porch #1:	WoodDck/Screen/Roof/C		100.00	92.53	9,253
Porch #2:	WoodDck/NoWall/Roof/C		96.00	69.20	6,643
Porch #3:	WoodDck/NoWall/NoRoo		622.00	17.95	11,165
Porch #4:	WoodDck/NoWall/Roof/C		64.00	78.25	5,008
Basement	Conc 8"		1,000.00	28.54	28,540
Finished Basement	Rec Room		400.00	31.35	12,540
Garage/Shed #1:	Builtin/WdSidng/No		768.00	31.84	24,453
Subtotal					690,912
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					690,912

Condition	Good	Percent			
Physical depreciation		10.00			-69,091
Functional depreciation		5.00			-34,546
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					587,300

LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	2.00	1.30	2.00		221,000
Total	9.56	1.30	0.80		48,700
	11.56				269,700

SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Water	y / y	Typical	Average		10,000
Landscape	y / y	> Typical	Good		9,000
Ponds	y / y	Typical	Good		15,000

Itemized Property Costs

From Table: MAIN Section 1

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Item	Description	Percent	Quantity	Unit Cost	Total
Total					41,000
OUTBUILDINGS	Hsite/Hstd % Good	Size	Rate	Extras	
Toolshed	y / y 35	160	3.09		500
Toolshed	y / y 35	160	3.09		500
Total					1,000
TOTAL PROPERTY VALUE					899,000

NOTES

HOUSESITE VALUE : 850,300

HOMESTEAD VALUE : 899,000

PRIVATE SITE WITH VIEWS. WELL BUILT DWL. REC FINISH IN BSMT (LIGHT), KITCHEN W/COMMERCIAL RANGE, MASTER BATH HAS 8 FIXTURES, FINISH OVER GARAGE ADDED 1998. ADJUSTMENT FOR SIZE - 12% FUNC. 2013: LOWERED NC

2019: Purchased House & 11.56 acres; Lot 13 and Parcel 3 (proposed Perry Lea Rd Ext)