

Itemized Property Costs						
From Table: MAIN Section 1				Record # 2330		
Property ID: 500-0780		Span #: 696-221-12440		Last Inspected: / /		Cost Update: 06/20/2019
Owner(s): MAYNARD ROBERT & CYNTHIA		Sale Price: 942,000		Book: 429	Validity: No Data	
		Sale Date: 11/16/2018		Page: 180-182		
Address: 780 KNEELAND FLATS RD		Bldg Type: Single		Quality: 5.50 VG/EXCEL		
City/St/Zip: WATERBURY VT 05676		Style: 1 Story		Frame: Studded		
Location: 780 KNEELAND FLATS		Area: 1816		Yr Built: 2019	Eff Age: 0	
Description: 93.08 AC, DWL & BARN		# Rms: 7	# Bedrm: 2	# Ktchns: 1		
Tax Map #:		# 1/2 Bath: 0	# Baths: 2			
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSidng / Ht=8	100.00		145.01		
ADJUSTMENTS						
Roof #1:	Mtl-Sms	100.00		-0.32		
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		9.12		
Floor Insulation	Good					
Heat/cooling #1:	Ht Pump	100.00		3.04		
Energy Adjustment	Excellent			2.60		
Foundation Adjustment	SF w FrWl			4.32		
ADJUSTED BASE COST			1,816.00	163.77	297,406	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 14)			-5.00	2,850.00	-14,250	
Roughins (beyond allowance of 1)			2.00	757.50	1,515	
Porch #1:	OpenStp/NoWall/Roof/No		32.00	49.22	1,575	
Porch #2:	OpenStp/NoWall/Roof/No		40.00	47.78	1,911	
Basement	Conc 8"		1,816.00	23.12	41,986	
Subtotal					330,143	
Local multiplier		1.00				
Current multiplier		1.00				
Percent complete		90.00				
REPLACEMENT COST NEW					297,129	
Condition		Avg/Good	Percent			
Physical depreciation						
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					297,100	
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot		2.00	1.00	1.20		102,000
AC Other		91.08	1.00	0.80		309,900
Total		93.08				411,900
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	5,000	
Total					22,000	
OUTBUILDINGS		Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 2S	y / y	80		1200	42.27	Fin/CP/C/Bth
Total						63,300
TOTAL PROPERTY VALUE						794,300
NOTES						HOUSESITE VALUE : 484,400

Itemized Property Costs

From Table: MAIN Section 1

Record # 2330

Property ID: 500-0780	Span #: 696-221-12440	Last Inspected: / /	Cost Update: 06/20/2019
Owner(s): MAYNARD ROBERT & CYNTHIA		Sale Price: 942,000	Book: 429 Validity: No Data
Address: 780 KNEELAND FLATS RD		Sale Date: 11/16/2018	Page: 180-182
City/St/Zip: WATERBURY VT 05676		Bldg Type: Single	Quality: 5.50 VG/EXCEL
Location: 780 KNEELAND FLATS		Style: 1 Story	Frame: Studded
Description: 93.08 AC, DWL & BARN		Area: 1816	Yr Built: 2019 Eff Age: 0
Tax Map #:		# Rms: 7	# Bedrm: 2 # Ktchns: 1
		# 1/2 Bath: 0	# Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
			HOMESTEAD	VALUE :	794,300
2019: House at 650 Perry Lea subdivided and transferred Land and barn retained with permit for new SFD / New SFD 90% complete no landscape work as of 4/1/18					

Itemized Property Costs

From Table: MAIN Section 1

Record # 2330

Property ID: 500-0780	Span #: 696-221-12440	Last Inspected: / /	Cost Update: 06/03/2019
Owner(s): MAYNARD ROBERT & CYNTHIA	Sale Price: 942,000	Book: 429	Validity: No Data
Address: 780 KNEELAND FLATS RD	Sale Date: 11/16/2018	Page: 180-182	
City/St/Zip: WATERBURY VT 05676	Bldg Type: Single	Quality: 7.50	Exceptional I
Location: 780 KNEELAND FLATS	Style: 1 Story	Frame: Studded	
Description: 93.08 AC, DWL & BARN	Area: 1816	Yr Built: 2019	Eff Age: 0
Tax Map #:	# Rms: 7	# Bedrm: 2	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=10	100.00		227.83	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		-6.05	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		16.91	
Floor Insulation	Good				
Heat/cooling #1:	Ht Pump	100.00		3.12	
Energy Adjustment	Excellent			3.55	
Foundation Adjustment	SF w FrWl			5.66	
ADJUSTED BASE COST			1,816.00	251.03	455,863
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 21)			-12.00	4,257.00	-51,084
Roughins (beyond allowance of 1)			2.00	1,069.20	2,138
Porch #1:	OpenStp/NoWall/Roof/No		32.00	73.87	2,364
Porch #2:	OpenStp/NoWall/Roof/No		40.00	71.99	2,880
Basement	Conc 8"		1,816.00	29.32	53,238
Subtotal					465,398
Local multiplier		1.00			
Current multiplier		1.00			
Percent complete		90.00			
REPLACEMENT COST NEW					418,858
Condition	Avg/Good	Percent			
Physical depreciation					
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					418,900
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.30		110,500
AC Other	91.08	1.00	0.80		309,900
Total	93.08				420,400
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		5,000
Total					22,000
OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate	Extras
DGS 2S	y / y	80	1200	42.27	Fin/CP/C/Bth
Total					63,300
TOTAL PROPERTY VALUE					924,600
NOTES				HOUSESITE VALUE :	614,700

Itemized Property Costs

From Table: MAIN Section 1

Record # 2330

Property ID: 500-0780	Span #: 696-221-12440	Last Inspected: / /	Cost Update: 06/03/2019
Owner(s): MAYNARD ROBERT & CYNTHIA		Sale Price: 942,000	Book: 429 Validity: No Data
Address: 780 KNEELAND FLATS RD		Sale Date: 11/16/2018	Page: 180-182
City/St/Zip: WATERBURY VT 05676		Bldg Type: Single	Quality: 7.50 Exceptional I
Location: 780 KNEELAND FLATS		Style: 1 Story	Frame: Studded
Description: 93.08 AC, DWL & BARN		Area: 1816	Yr Built: 2019 Eff Age: 0
Tax Map #:		# Rms: 7	# Bedrm: 2 # Ktchns: 1
		# 1/2 Bath: 0	# Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
				HOMESTEAD VALUE :	924,600
2019: House at 650 Perry Lea subdivided and transferred Land and barn retained with permit for new SFD / New SFD 90% complete no landscape work as of 4/1/18					

Green Mountain Garlic



