

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

From Table: MAIN Section 1

Record # 372

Parcel ID: 04069	Span #: 621-195-11170	Last Inspected: 04/12/2012	Insp. By: V&M EX
Owner(s): MALINOWSKI LANCE	Sale Price: 210,000	Book: 661	Validity: Yes
	Sale Date: 10/17/2006	Page: 202	
Location: 99 RICHARDSON LN	Bldg Type: Single	Quality: 3.00	
Stowe, Vermont	Style: 1 Story	Year Built: 1957	
Description: 2.8 AC & DWL	Above Grade Living Area: 1040	Fin Bsmt Living A: 1000	
Tax Map #: 10-215.000	Total Rooms: 4	Total Bedrooms: 2	Fin Bsmt: Partition
	1/2 Baths: 0	3/4 Baths: 0	Full Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			1,040.00	79.60	82,784
STYLE ADJUSTMENT	1 Story	100.00			82,784
DESIGN MULTIPLIER	Sq./Rectan	100.00			82,784
SIDING MULTIPLIER	Wood Frame				82,784
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			1.00	6,000.00	
BATH QUALITY FACTOR		100.00		6,000.00	6,000
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	1,040.00		
Energy Adjustment	Average		1,040.00		
Foundation Adjustment	SF Mod Hil				
ADJUSTED BASE COST					88,784
ADDITIONAL FEATURES					
Porch #1:	Elv-Deck/R		252.00	13.00	3,276
Porch #2:	Cov-Porch		20.00	25.00	500
BASEMENT BASE COST			1,040.00	18.80	19,552
Finished Basement	Partition		1,000.00	24.00	24,000
Subtotal					136,112
Local multiplier		0.90			
REPLACEMENT COST NEW					122,501
Condition	Average	Percent			
Physical depreciation		22.00			-26,950
Functional depreciation					
Economic depreciation		10.00			-12,250
REPLACEMENT COST NEW LESS DEPRECIATION					83,300
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	0.80	1.10		123,200
SI Woodland	0.80	0.80	0.60		5,800
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		10,000
OUTBUILDINGS	Hsite/Hstd	% Good	Quantity	Rate	Extras
DGS 1S	y / y	75	432	18.75	8,100
TOTAL PROPERTY VALUE					247,400
NOTES			HOUSESITE	VALUE :	241,600

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				HOMESTEAD VALUE :	247,400

Parcel is bisected by a RoW to some back lots. Finished bsmt has water damage (floor has been ripped up - mold & mildew) -3% func + apply 5% func to reflect state of bsmt apt. 2012: Exterior inspection only, no response. Dwelling exterior in good condition, newer roof and siding stained recently. Building now appears to be in good/average condition.

SKETCH/AREA TABLE ADDENDUM

Parcel No 04-069.000

SUBJECT

Property Address 99 Richardson Lane

City Stowe

County Lamoille

State VT

Zip 05672

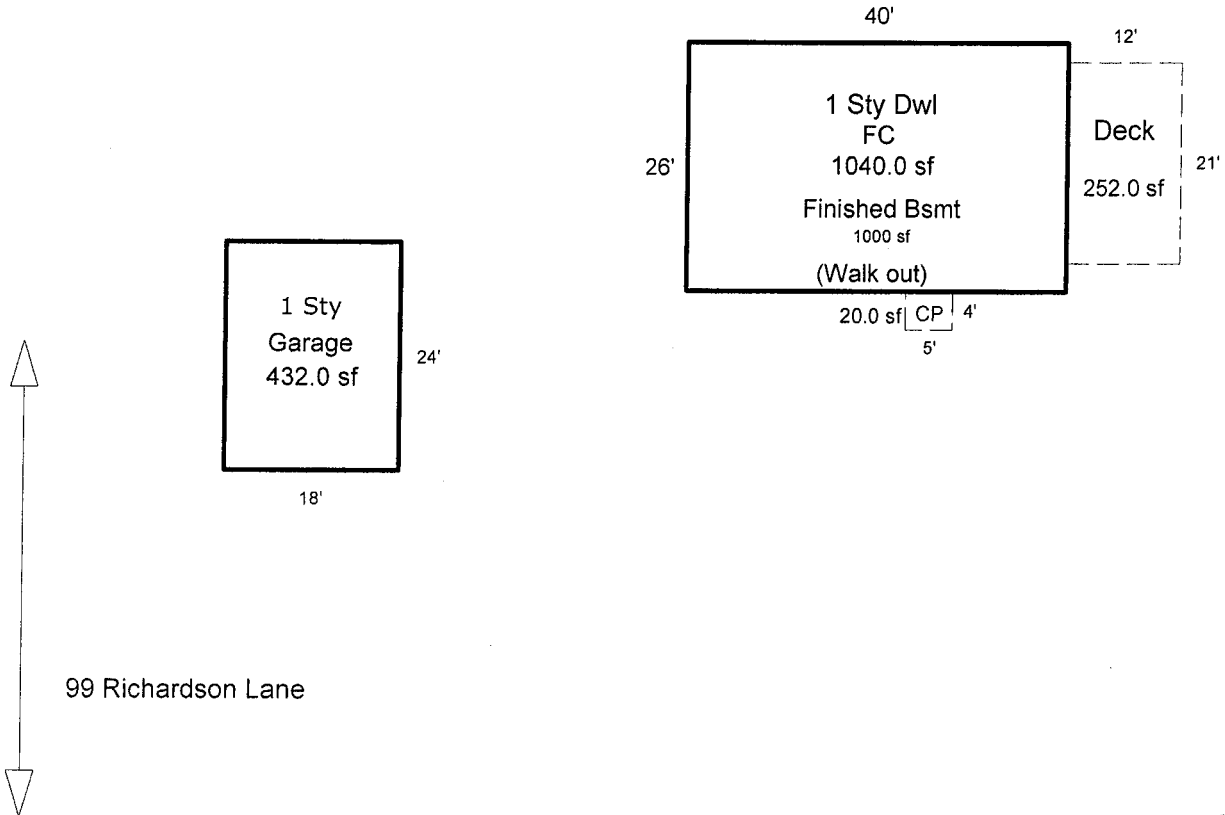
Owner

Client Town of Stowe

Client Address Listers Office

Appraiser Name Tax Assessment Use Only

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1 Sty Dw	1.00	1040.0	132.0	1040.0
P/P11	Deck	1.00	252.0	66.0	252.0
P/P12	CP	1.00	20.0	18.0	20.0
1DG	Garage	1.00	432.0	84.0	432.0

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area (rounded w/ factors)

1040