

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

From Table: MAIN Section 1

Record # 1709

Parcel ID: 25031	Span #: 621-195-11331	Last Inspected: 06/25/2012	Insp. By: TM EXT
Owner(s): COPPER PARTNERS LLC	Sale Price: 270,000	Book: 948	Validity: No Data
	Sale Date: 07/22/2016	Page: 142	
Location: 3148 MOUNTAIN RD	Bldg Type: Single	Quality: 4.50	
Stowe, Vermont	Style: 2 Story	Year Built: 1790	
Description: 2.5 AC & RESTAURANT	Above Grade Living Area: 6632	Fin Bsmt Living A: 1344	
Tax Map #: 11-199.000	Total Rooms: 21	Total Bedrooms: 8	Fin Bsmt: Dirt Floor
	1/2 Baths: 3	3/4 Baths: 0	Full Baths: 6

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			6,632.00	80.11	531,290
STYLE ADJUSTMENT	2 Story	96.00			510,038
DESIGN MULTIPLIER	6-10Corner	103.00			525,339
SIDING MULTIPLIER	Wood Frame				525,339
HALF BATHS			3.00	3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			6.00	6,000.00	
BATH QUALITY FACTOR		132.50		45,000.00	59,625
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	6,632.00		
Energy Adjustment	Average		6,632.00		
ADJUSTED BASE COST					584,964
ADDITIONAL FEATURES					
Fireplaces	2 Story / Single		1.00	7,500.00	7,500
Features #1:	Gas Fireplace		1.00	3,000.00	3,000
Features #2:	Gas Hearth		1.00	2,000.00	2,000
Porch #1:	Elv-Deck/R		68.00	19.50	1,326
Porch #2:	Fin-Encl-P		30.00	62.50	1,875
Porch #3:	Ground-D/P		728.00	9.25	6,734
BASEMENT BASE COST			1,344.00	20.29	27,270
Finished Basement	Dirt Floor		1,344.00	-3.72	-5,000
Garage/Shed #1:	A/1S		200.00	27.50	5,500
Subtotal					635,169
Local multiplier		0.90			
REPLACEMENT COST NEW					571,652
Condition	Salvage	Percent			
Physical depreciation		85.00			-485,904
Functional depreciation		15.00			-85,748
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.50	1.20		252,000
AC Other	0.50	1.50	1.20		13,500
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	< Typical	Average		7,500
OUTBUILDINGS					
	Hsite/Hstd	% Good	Quantity	Rate.	Extras

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

From Table: MAIN Section 1

Record # 1709

Parcel ID: 25031	Span #: 621-195-11331	Last Inspected: 06/25/2012	Insp. By: TM EXT
Owner(s): COPPER PARTNERS LLC		Sale Price: 270,000	Book: 948 Validity: No Data
Location: 3148 MOUNTAIN RD Stowe, Vermont		Sale Date: 07/22/2016	Page: 142
Description: 2.5 AC & RESTAURANT		Bldg Type: Single	Quality: 4.50
Tax Map #: 11-199.000		Style: 2 Story	Year Built: 1790
		Above Grade Living Area: 6632	Fin Bsmt Living A: 1344
		Total Rooms: 21 Total Bedrooms: 8	Fin Bsmt: Dirt Floor
		1/2 Baths: 3	3/4 Baths: 0 Full Baths: 6

Item	Description	Percent	Quantity	Unit Cost	Total
Toolshed	y / y 20	80	3.12		200
Det Canopy	y / y 0	80	3.00		200
Miscellaneous adjustment					-20,000
TOTAL PROPERTY VALUE					270,400

NOTES

Bldg is used as a restaurant but has 8 rental rooms (5 with baths & 3 that share a 3/4 bath). Conference room and 2 offices. Bldg has been vacant for over a year and unable to be sold or rented during this time.

Reinspection 6-2-08 shows deferred maintenance throughout and poor layout.

2012: Exterior inspection only.

2017: Zoning reports indicated building not salvagable due to lack of being unoccupied and neglected for many years. Permits to demolish. In current state building adds no value. Misc adjustment - estimated cost to remove.