

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

From Table: MAIN Section 1

Record # 1715

Parcel ID: 25036	Span #: 621-195-13320	Last Inspected: 12/27/2011	Insp. By: TM
Owner(s): WILLIAMS EARLE F & PRISCILLA C	Sale Price: 375,000	Book: 438	Validity: Yes
	Sale Date: 08/30/2001	Page: 25	
Location: 3376 MOUNTAIN RD	Bldg Type: Single	Quality: 6.00	
Stowe, Vermont	Style: 1.5 Fin	Year Built: 1900	
Description: 1.5 AC & DWL/OFFICE	Above Grade Living Area: 3852	Fin Bsmt Living A: 1200	
Tax Map #: 11-150.000	Total Rooms: 12	Total Bedrooms: 3	Fin Bsmt: No Data
	1/2 Baths: 1	3/4 Baths: 2	Full Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			3,852.00	115.27	444,020
STYLE ADJUSTMENT	1.5 Fin	92.00			408,498
DESIGN MULTIPLIER	6-10Corner	103.00			420,753
SIDING MULTIPLIER	Half Brick	103.00			433,376
HALF BATHS			1.00	3,000.00	
3/4 BATHS			2.00	4,000.00	
FULL BATHS			1.00	6,000.00	
BATH QUALITY FACTOR		175.00		17,000.00	29,749
Exterior Wall #1:	WdSiding				
Exterior Wall #2:	BrkVenr				
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00			
Heat/cooling #1:	HW BB/ST	90.00	3,852.00		
Heat/cooling #2:	Space Htr	10.00	3,852.00		
Energy Adjustment	Average		3,852.00		
ADJUSTED BASE COST					463,125
ADDITIONAL FEATURES					
Dormers			74.00	225.00	16,650
Fireplaces	1.5 Fin / Single		2.00	8,500.00	17,000
Porch #1:	Elv-Deck/R		36.00	23.00	828
Porch #2:	Cov-Porch		264.00	45.00	11,880
Porch #3:	Ground-D/P		190.00	12.00	2,280
BASEMENT BASE COST			1,200.00	23.40	28,080
Basement Outside Entrance				2,000.00	2,000
Garage/Shed #1:	A/1S		216.00	36.00	7,776
Subtotal					549,619
Local multiplier		0.90			
REPLACEMENT COST NEW					494,657
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-98,931
Functional depreciation		3.00			-14,840
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					380,900
Business or rental use		27.00			-102,843
ADJUSTED RCNLD					278,057
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	1.50	1.50	1.10		217,800
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000

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Item	Description	Percent	Quantity	Unit Cost	Total
Landscape	y / y > Typical	Average			15,000
OUTBUILDINGS	Hsite/Hstd % Good	Quantity	Rate	Extras	
DGS 1S	y / y 20	392	4.40		1,700
TOTAL PROPERTY VALUE					632,400

NOTES

HOUSESITE VALUE :	529,600
HOMESTEAD VALUE :	529,600

Classic cape. Dwl had fire interior in 1984 & was completely renovated on the interior in the mid 1980's. Property in UMR zoning district & being used as a residence - H & B use as a residence with some commercial potential.

2010: Adjustment for size for quality purposes - 3% func.

2015: Owner claims 27% business per homestead declaration.

SKETCH/AREA TABLE ADDENDUM

File No 25036

SUBJECT

Property Address 3376 MOUNTAIN ROAD

City STOWE

State VT

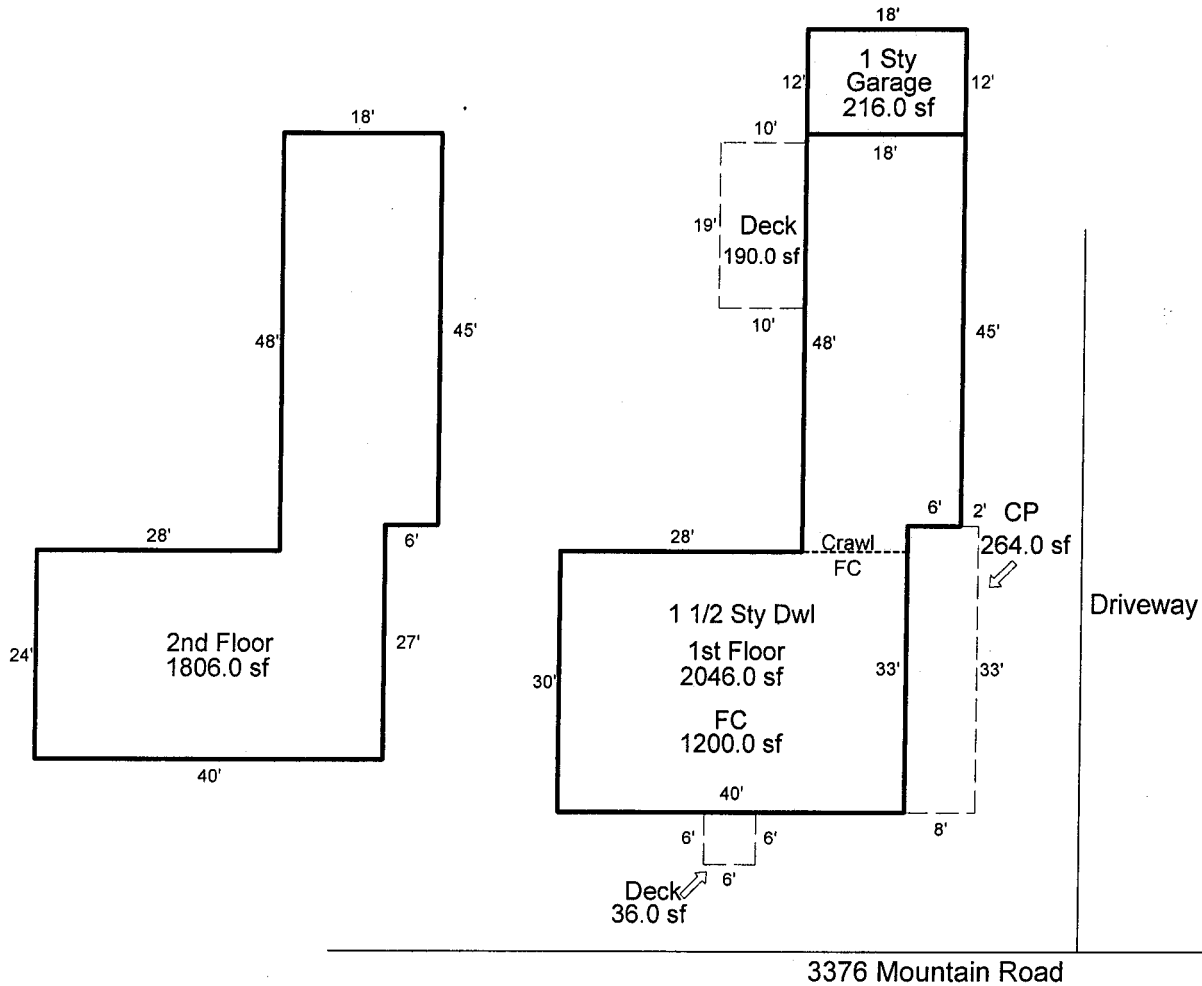
Zip 05672

Owner

Client

Appraiser Name Town of Stowe

IMPROVEMENTS SKETCH



Scale: 1 = 22

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	2046.0	248.0	2046.0
1FL2	2nd Floor	1.00	1806.0	236.0	1806.0
1BF	Basement	1.00	1200.0	140.0	1200.0
GAR11	1 Sty Garage	1.00	216.0	60.0	216.0
P/P11	Deck	1.00	36.0	24.0	36.0
P/P12	CP	1.00	264.0	82.0	264.0
P/P13	Deck	1.00	190.0	58.0	190.0

Net BUILDING Area (rounded w/ factors) 3852

AREA CALCULATIONS