

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

From Table: MAIN Section 1

Record # 25

Parcel ID: 01019	Span #: 621-195-11054	Last Inspected: 05/12/2011	Insp. By: TM
Owner(s): 109 SOUTH MAIN STREET LLC	Sale Price: 0	Book: 903	Validity: No Data
	Sale Date: 01/02/2015	Page: 24	
Location: 109 SOUTH MAIN ST	Bldg Type: Single	Quality: 3.50	
Stowe, Vermont	Style: 2 Story	Year Built: 1850	
Description: 0.17 AC & 4 APT BLDG/SHOP	Above Grade Living Area: 2887	Fin Bsmt Living A: 0	
Tax Map #: 7A-019.000	Total Rooms: 11	Total Bedrooms: 5	Fin Bsmt: No Data
	1/2 Baths: 1	3/4 Baths: 1	Full Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			2,887.00	75.42	217,738
STYLE ADJUSTMENT	2 Story	96.00			209,028
DESIGN MULTIPLIER	6-10Corner	103.00			215,299
SIDING MULTIPLIER	Wood Frame				215,299
HALF BATHS			1.00	3,000.00	
3/4 BATHS			1.00	4,000.00	
FULL BATHS			3.00	6,000.00	
BATH QUALITY FACTOR		109.99		25,000.00	27,497
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	Space Htr	100.00	2,887.00		
Energy Adjustment	Average		2,887.00		
ADJUSTED BASE COST					242,796
ADDITIONAL FEATURES					
Porch #1:	Elv-Deck/R		354.00	15.50	5,487
Porch #2:	Cov-Porch		24.00	30.00	720
Porch #3:	UnF-Encl-P		130.00	45.00	5,850
Porch #4:	Cov-Porch		130.00	30.00	3,900
BASEMENT BASE COST			1,072.00	19.57	20,979
Basement Outside Entrance				1,500.00	1,500
Subtotal					281,232
Local multiplier		0.90			
REPLACEMENT COST NEW					253,109
Condition	Average	Percent			
Physical depreciation		30.00			-75,933
Functional depreciation		20.00			-50,622
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					126,600
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.17	1.70	1.10		194,500
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		15,000
OUTBUILDINGS					
1 Sty Shop	Hsite/Hstd	% Good	Quantity	Rate	Extras
	n / n	0	544	45.00	24,500
TOTAL PROPERTY VALUE					377,600
NOTES					
	HOUSESITE	VALUE :			353,100
	HOMESTEAD	VALUE :			353,100

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4 apt bldg (one 2 bedroom apt & three 1 bedroom apts) + a comm shop rental (no bath in shop bldg but has use of 1/2 bath in bsmt & below average finish), primary heat for apts and shop are space heating systems. Property has been maintained but the roof is in fair condition. 20% func for setup in a VC10 zone.					

SKETCH/AREA TABLE ADDENDUM

Parcel No 01-019

Property Address 109 South Main Street

City Stowe

County Lamoille

State VT

Zip 05672

Owner

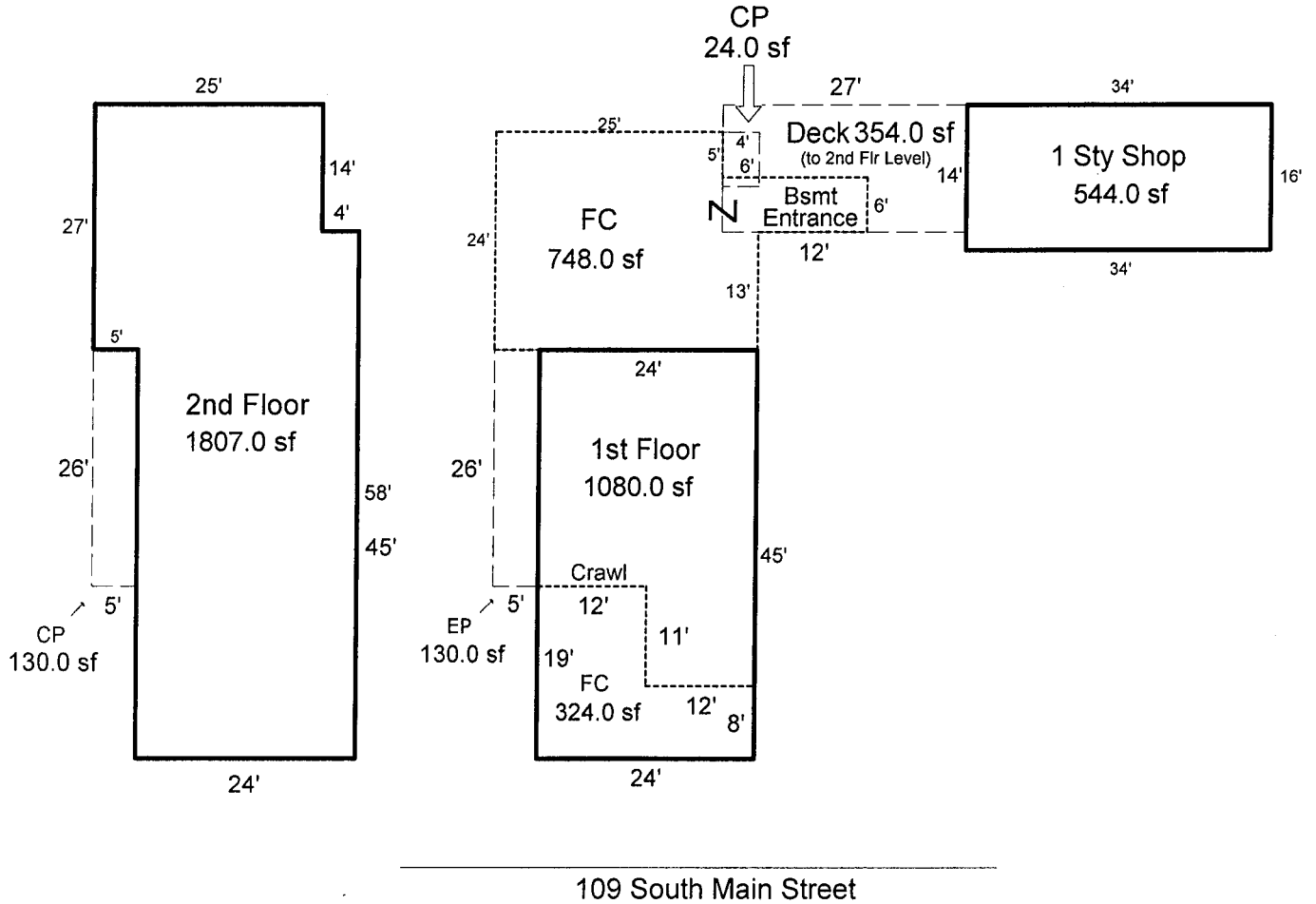
Client Town of Stowe

Client Address Listers Office

Appraiser Name Tax Assessment Use Only

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1 = 20

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	1080.0	138.0	1080.0
1FL2	2nd Floor	1.00	1807.0	202.0	1807.0
1BS	Basement	1.00	748.0	130.0	
	Basement	1.00	324.0	86.0	1072.0
P/P11	Deck	1.00	354.0	90.0	354.0
P/P12	CP	1.00	24.0	20.0	24.0
P/P13	EP	1.00	130.0	62.0	130.0
P/P14	CP	1.00	130.0	62.0	130.0
1DG	1 Sty Shop	1.00	544.0	100.0	544.0

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

2887