

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

From Table: MAIN Section 1

Record # 1560

Parcel ID: 23001	Span #: 621-195-10214	Last Inspected: 09/30/2010	Insp. By: TM
Owner(s): BEATTIE ROBERT & JOSEPHINE	Sale Price: 0	Book: No Data	Validity: No Data
	Sale Date: / /	Page:	
Location: 11 STAGECOACH RD	Bldg Type: Single	Quality: 3.50	
Stowe, Vermont	Style: 2 Story	Year Built: 1850	
Description: 3.2 AC & 8 APTS (2 BLDGS)	Above Grade Living Area: 4032	Fin Bsmt Living A: 0	
Tax Map #: 10-204.000	Total Rooms: 16	Total Bedrooms: 8	Fin Bsmt: No Data
	1/2 Baths: 0	3/4 Baths: 0	Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			4,032.00	71.96	290,143
STYLE ADJUSTMENT	2 Story	96.00			278,537
DESIGN MULTIPLIER	6-10Corner	103.00			286,893
SIDING MULTIPLIER	Half Brick	103.00			295,500
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			4.00	6,000.00	
BATH QUALITY FACTOR		110.00		24,000.00	26,399
Exterior Wall #1:	BrkVenr				
Exterior Wall #2:	WdSidng				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	ForcAir	60.00	4,032.00		
Heat/cooling #2:	Space Htr	40.00	4,032.00		
Energy Adjustment	Average		4,032.00		
ADJUSTED BASE COST					321,899
ADDITIONAL FEATURES					
Porch #1:	Cov-Porch		192.00	30.00	5,760
Porch #2:	Cov-Porch		56.00	30.00	1,680
BASEMENT BASE COST			1,200.00	18.90	22,680
Basement Outside Entrance				1,500.00	1,500
Garage/Shed #1:	A/1S		192.00	22.50	4,320
Subtotal					357,839
Local multiplier		0.90			
REPLACEMENT COST NEW					322,055
Condition	Fair/Avg	Percent			
Physical depreciation		35.00			-112,719
Functional depreciation		5.00			-16,103
Economic depreciation		10.00			-32,206
REPLACEMENT COST NEW LESS DEPRECIATION					161,000
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	0.80	1.10		123,200
SI Woodland	1.20	0.80	0.80		11,500
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	> Typical	Average		15,000
Landscape	y / y	Typical	Below Avg		5,000
OUTBUILDINGS	Hsite/Hstd	% Good	Quantity	Rate.	Extras
Toolshed	y / y	10	160	1.56	200
SUB-TOTAL THIS SECTION					322,900

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Owner(s): BEATTIE ROBERT & JOSEPHINE	Sale Price: 0	Book:	Validity: No Data
	Sale Date: / /	Page:	
Location: 11 STAGECOACH RD	Bldg Type: Single	Quality: 3.50	
Stowe, Vermont	Style: 2 Story	Year Built: 1850	
Description: 3.2 AC & 8 APTS (2 BLDGS)	Above Grade Living Area: 4032	Fin Bsmt Living A: 0	
Tax Map #: 10-204.000	Total Rooms: 16	Total Bedrooms: 8	Fin Bsmt: No Data
	1/2 Baths: 0	3/4 Baths: 0	Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
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NOTES

Old brick farmhouse with wood frame addition converted into 4 apt units (2 bedrooms each), conversion below average - suspended ceilings & paneling - 2 FA furnaces & 2 with gas space heat, deferred maintenance evident, 5% func for size of units. 2009: equity adjustment for commercial properties - deducted 10% of value as misc adjustment.

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

From Table: MAIN Section 2

Record # 1560

Parcel ID: 23001	Span #: 621-195-10214	Last Inspected: 09/30/2010	Insp. By: TM
Owner(s): BEATTIE ROBERT & JOSEPHINE	Sale Price: 0	Book:	Validity: No Data
	Sale Date: / /	Page:	
Location: 11 STAGECOACH RD	Bldg Type: Single	Quality: 3.00	
Stowe, Vermont	Style: 2 Story	Year Built: 1972	
Description: 3.2 AC & 8 APTS (2 BLDGS)	Above Grade Living Area: 1920	Fin Bsmt Living A: 0	
Tax Map #: 10-204.000	Total Rooms: 12	Total Bedrooms: 4	Fin Bsmt: No Data
	1/2 Baths: 0	3/4 Baths: 0	Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			1,920.00	73.40	140,928
STYLE ADJUSTMENT	2 Story	96.00			135,291
DESIGN MULTIPLIER	Sq./Rectan	100.00			135,291
SIDING MULTIPLIER	Wood Frame				135,291
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			4.00	6,000.00	
BATH QUALITY FACTOR		100.00		24,000.00	24,000
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	Elec BB	100.00	1,920.00		
Energy Adjustment	Good		1,920.00		
Foundation Adjustment	SF w FrWI				
ADJUSTED BASE COST					159,291
ADDITIONAL FEATURES					
Porch #1:	Elv-Deck/R		192.00	13.00	2,496
Porch #2:	Fin-Encl-P		120.00	50.00	6,000
Garage/Shed #1:	A/1S		1,080.00	20.00	21,600
Subtotal					189,386
Local multiplier		0.90			
REPLACEMENT COST NEW					170,447
Condition	Average	Percent			
Physical depreciation		24.00			-40,907
Functional depreciation		3.00			-5,113
Economic depreciation		10.00			-17,045
REPLACEMENT COST NEW LESS DEPRECIATION					107,400
TOTAL PROPERTY VALUE					430,300

NOTES

Bldg #2 contains 4 one bedroom apts with electric heat, below average construction - suspended ceilings & paneling on studs. 3% func for electric heat.

SKETCH/AREA TABLE ADDENDUM

Parcel No 23-001.000

SUBJECT

Property Address 11 STAGECOACH ROAD

City STOWE

County Lamoille

State VT

Zip 05672

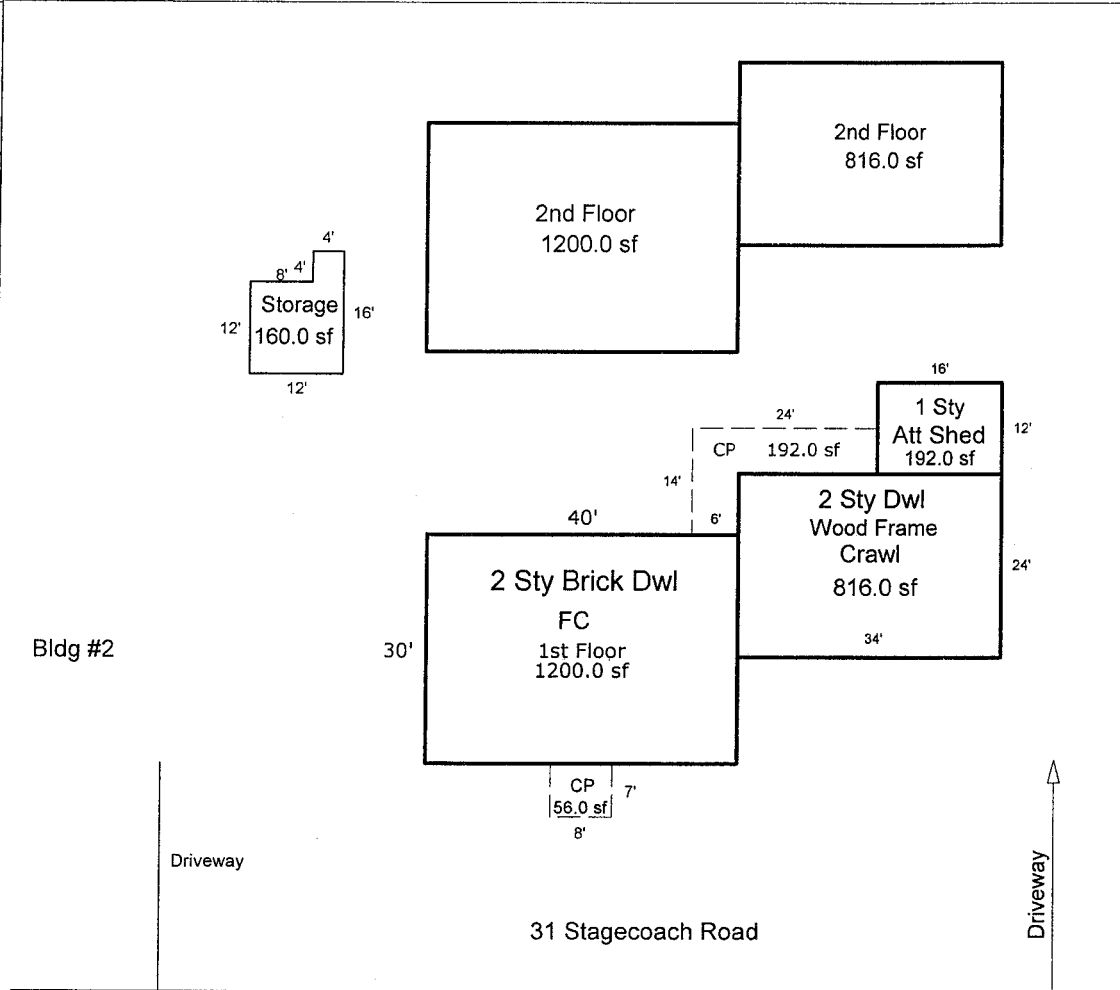
Owner

Client Town of Stowe

Client Address Listers Office

Appraiser Name Town of Stowe

IMPROVEMENTS SKETCH



Scale: 1 = 25

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	816.0	116.0	
	1st Floor	1.00	1200.0	140.0	2016.0
1FL2	2nd Floor	1.00	1200.0	140.0	
	2nd Floor	1.00	816.0	116.0	2016.0
GAR11	Att Shed	1.00	192.0	56.0	192.0
P/P11	CP	1.00	192.0	76.0	192.0
P/P12	CP	1.00	56.0	30.0	56.0
OTH	Storage	1.00	160.0	56.0	160.0

Net BUILDING Area

(rounded w/ factors)

4032

SKETCH/AREA TABLE ADDENDUM

Parcel No 23-001.000

SUBJECT

Property Address 11 STAGECOACH ROAD

City STOWE

County Lamoille

State VT

Zip 05672

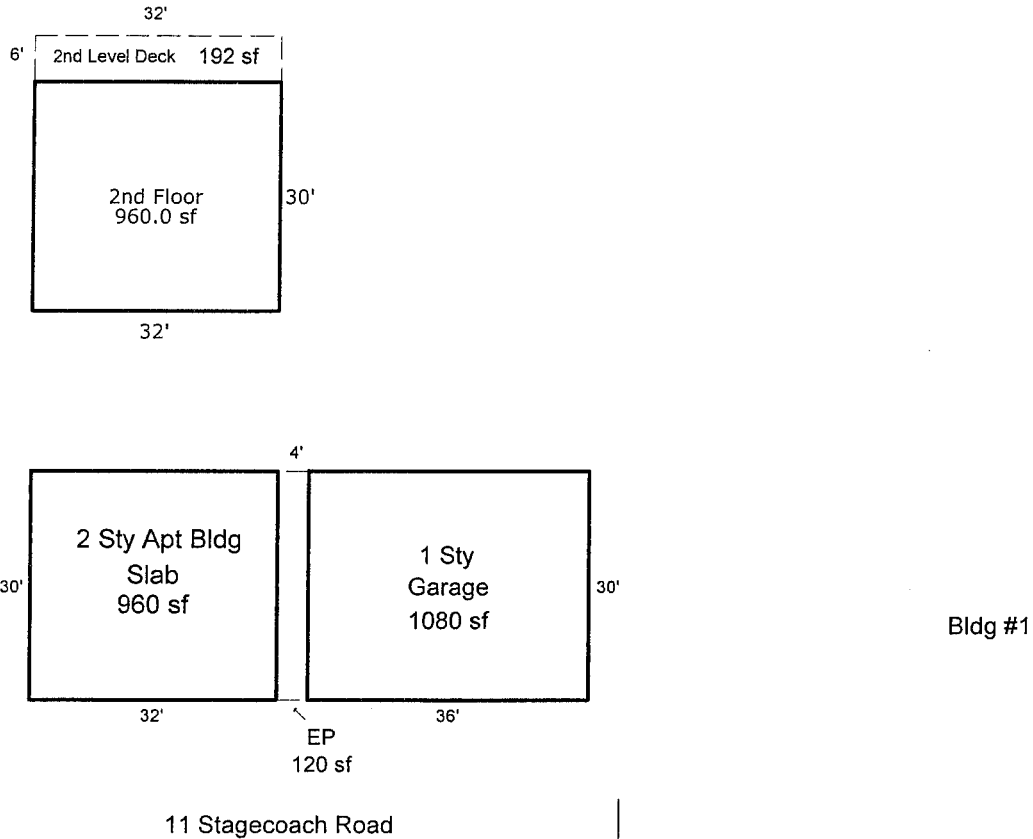
Owner

Client Town of Stowe

Client Address Listers Office

Appraiser Name Town of Stowe

IMPROVEMENTS SKETCH



Scale: 1 = 25

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
2FL1	1st Floor	1.00	960.0	124.0	960.0
2FL2	2nd Floor	1.00	960.0	124.0	960.0
GAR21	Garage	1.00	1080.0	132.0	1080.0
P/P21	Deck	1.00	192.0	76.0	192.0
P/P22	EP	1.00	120.0	68.0	120.0

Net BUILDING Area (rounded w/ factors)

1920

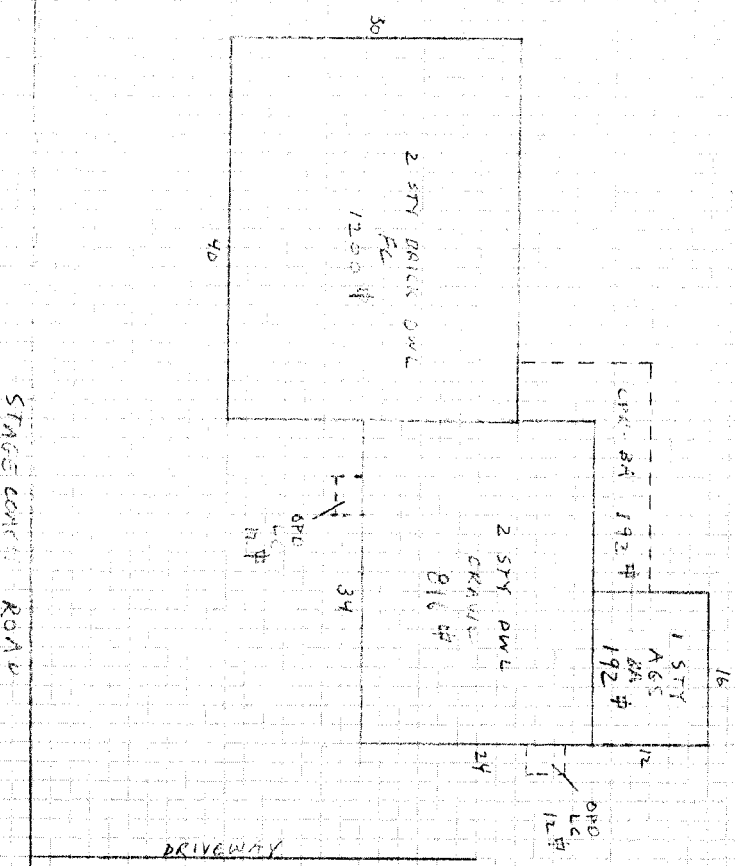
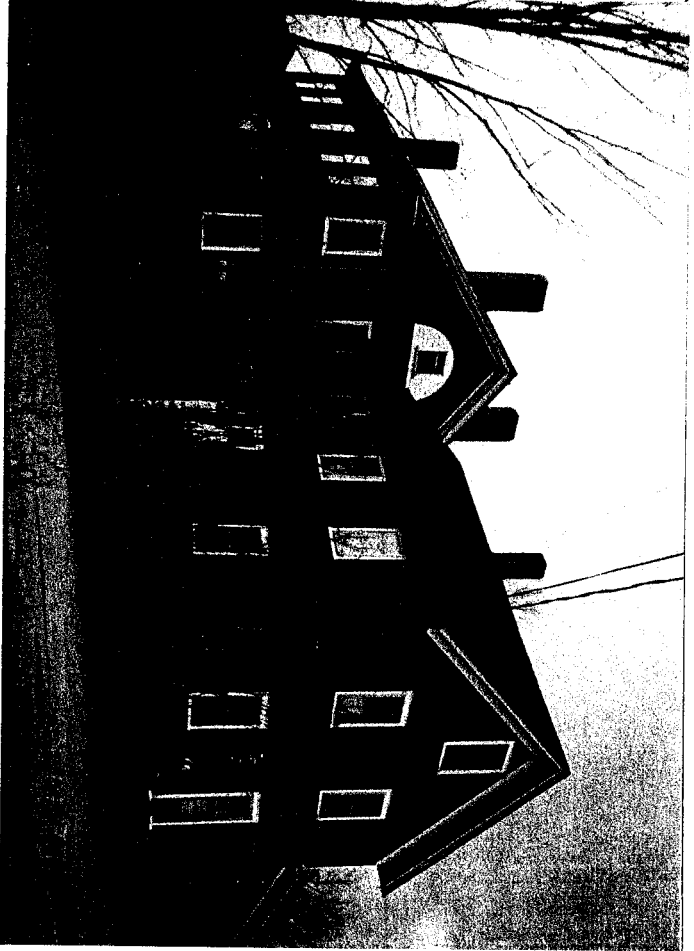
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BEATTIE, ROBERT
BEATTIE, JOSEPHINE
3.2 ACRES & 8 APTS
TAX MAP #: 10-204.000

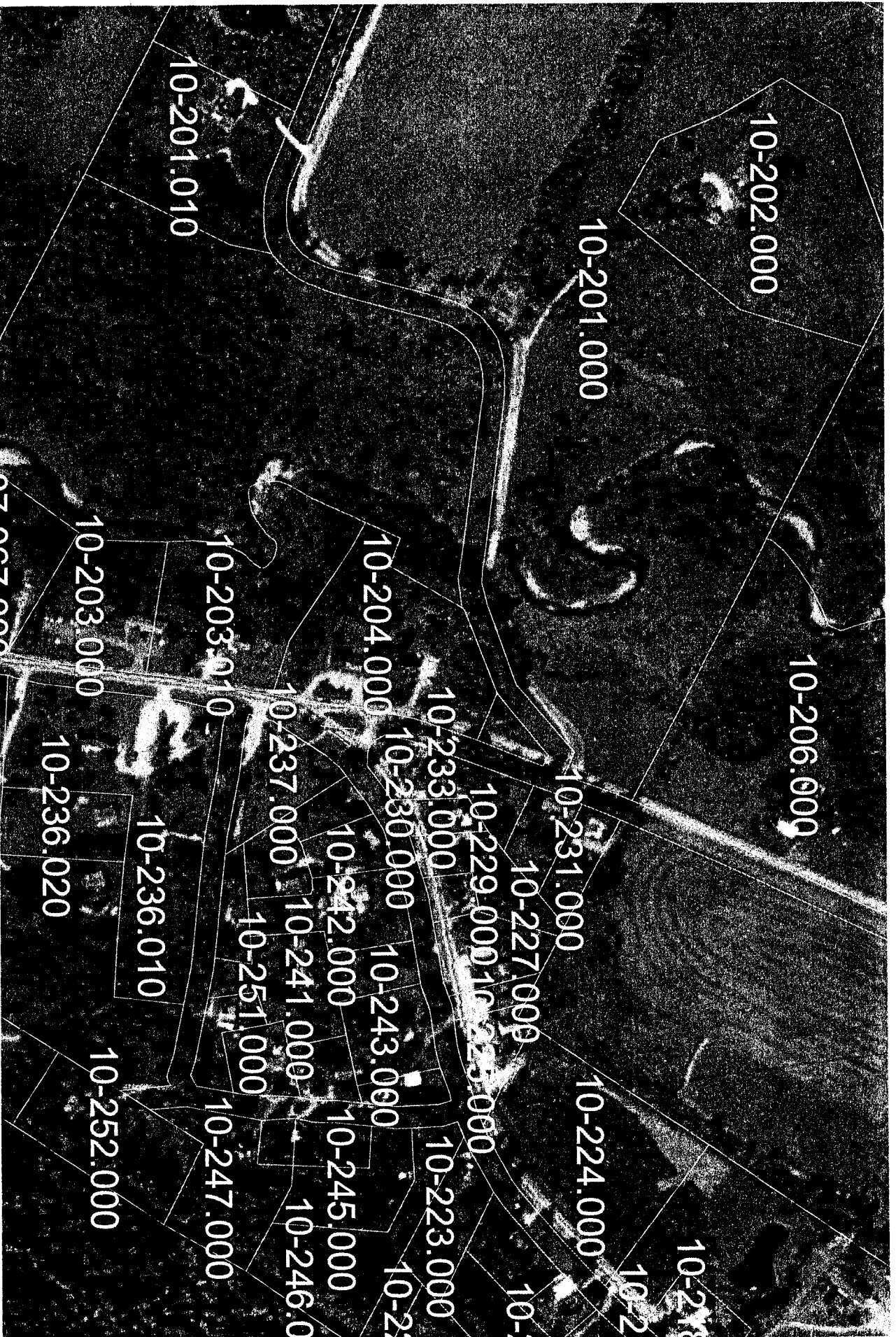
Case 4

TOTAL ROOMS					BED ROOMS					BATH ROOMS				
B	1	2	3	4	B	1	2	3	4	B	1	2	3	4
						4	4					2		

DATE OF MEASUREMENT

2199-EXTERIOR

[illegible]



10-202.000

10-206.000

10-201.000

10-201.010

10-203.000

10-236.020

10-236.010

10-252.000

10-203.010

10-204.000

10-233.000

10-230.000

10-243.000

10-242.000

10-241.000

10-251.000

10-247.000

10-245.000

10-246.0

10-231.000

10-227.000

10-229.000

10-223.000

10-224.000

10-218

10-2

10-2

10-2

Parcel ID 23-001.000 Tax Map # 10-204.000

11 Stagecoach Rd

1 inch = 300 ft.

