

PAYABLE TO:

MAIL TO:

Town of Stowe

Town of Stowe

PO Box 730

Stowe, VT 05672

802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
23001.	09/28/2016	16-17

Description: 3.2 AC & 8 APTS (2 BLDGS)
Location: 11 STAGECOACH RD

OWNER BEATTIE ROBERT & JOSEPHINE
1115 NORTH HOLLOW RD
STOWE VT 05672

SPAN # 621-195-10214 SCL CODE: 195
TOTAL PARCEL ACRES 3.20

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NON RESIDENTIAL			
REAL	430,300		430,300		
TOTAL TAXABLE VALUE		430,300	430,300		
GRAND LIST VALUES		4,303.00	4,303.00		
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners		TAX RATE NAME	TAX RATE x GRAND LIST = TAXES		
		Town	0.4049 x4,303.00= 1742.26		
		Farmers Contracts	0.0048 x4,303.00= 20.65		
		NON RESIDENTIAL EDUCATION 1.5582 x4,303.00= 6704.93			
		Revised Bill			
1st Payment	2nd Payment	3rd Payment	4th Payment	TOTAL TAX	8467.84
08/10/2016	11/10/2016	02/10/2017	05/10/2017	STATE PAYMENTS	
2116.96	2116.96	2116.96	2116.96	NET TAX DUE	8467.84

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 16-17

1ST PAYMENT DUE	
08/10/2016	
OWNER NAME	
BEATTIE ROBERT & JOSEPHINE	
PARCEL ID	
23001-	
AMOUNT DUE	2116.96
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 16-17

2ND PAYMENT DUE	
11/10/2016	
OWNER NAME	
BEATTIE ROBERT &	
PARCEL ID	
23001-	
AMOUNT DUE	2116.96
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 16-17

3RD PAYMENT DUE	
02/10/2017	
OWNER NAME	
BEATTIE ROBERT & JOSEPHINE	
PARCEL ID	
23001-	
AMOUNT DUE	2116.96
AMOUNT PAID	Revised Bill

Town of Stowe
TAX YEAR 16-17

4TH PAYMENT DUE	
05/10/2017	
OWNER NAME	
BEATTIE ROBERT & JOSEPHINE	
PARCEL ID	
23001-	
AMOUNT DUE	2116.96
AMOUNT PAID	Revised Bill

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: 0	Validity: No Data
	Sale Date: / /	Page: 0	
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

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: 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
Location: 11 STAGECOACH RD Stowe, Vermont	Sale Date: / /	Page:	
Description: 3.2 AC & 8 APTS (2 BLDGS)	Bldg Type: Single	Quality: 3.00	
Tax Map #: 10-204.000	Style: 2 Story	Year Built: 1972	
	Above Grade Living Area: 1920	Fin Bsmt Living A: 0	
	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

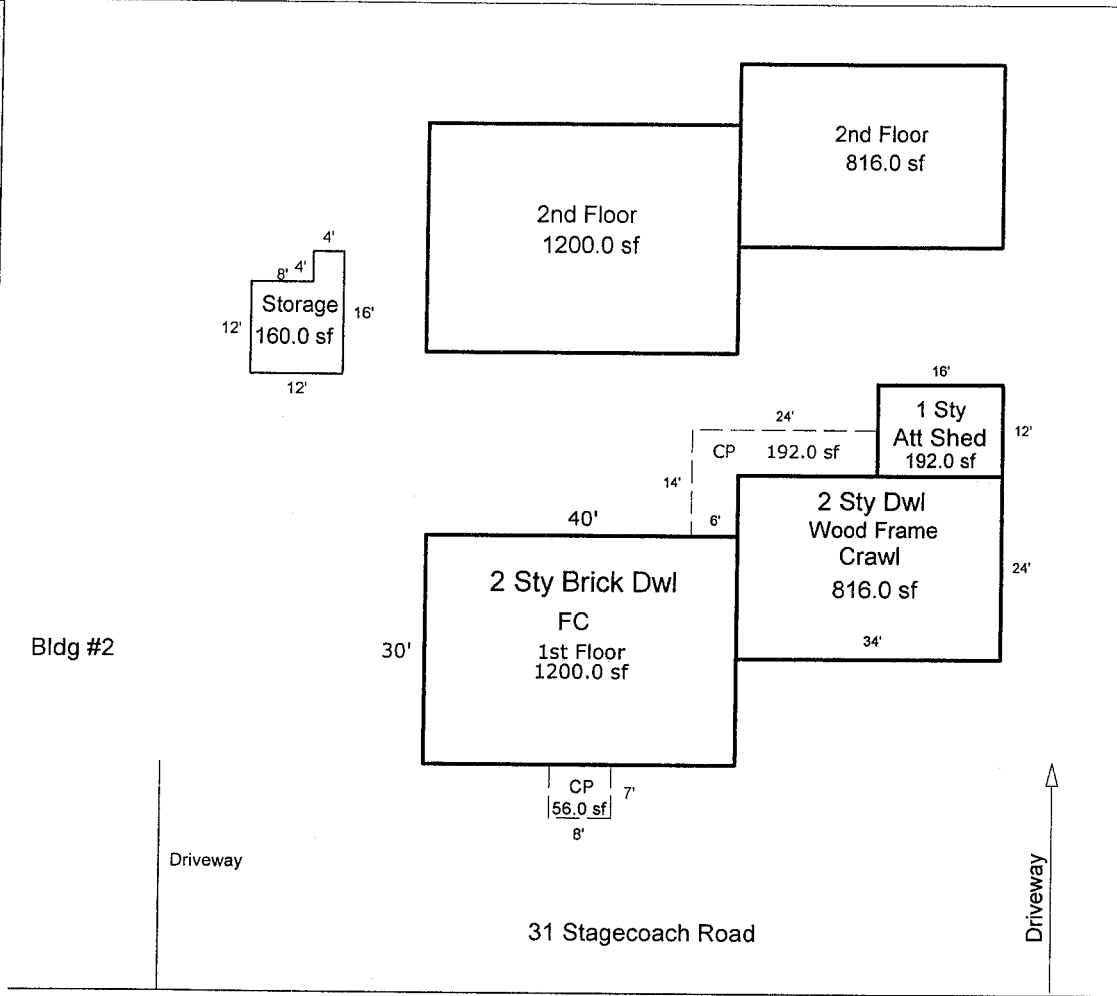
Owner

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	
1FL2	1st Floor	1.00	1200.0	140.0	2016.0
1FL2	2nd Floor	1.00	1200.0	140.0	
1FL2	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

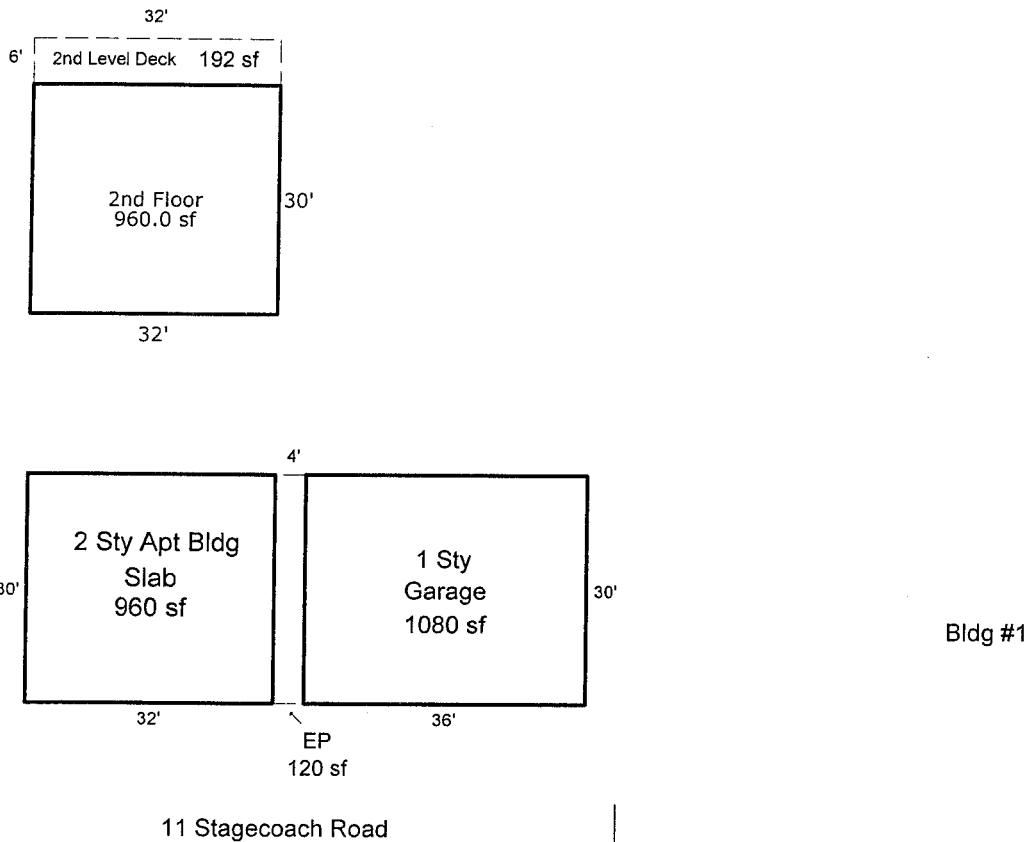
Owner

Client Town of Stowe

Client Address Listers Office

Appraiser Name Town of Stowe

IMPROVEMENTS SKETCH



Scale: 1 = 25

AREA CALCULATIONS

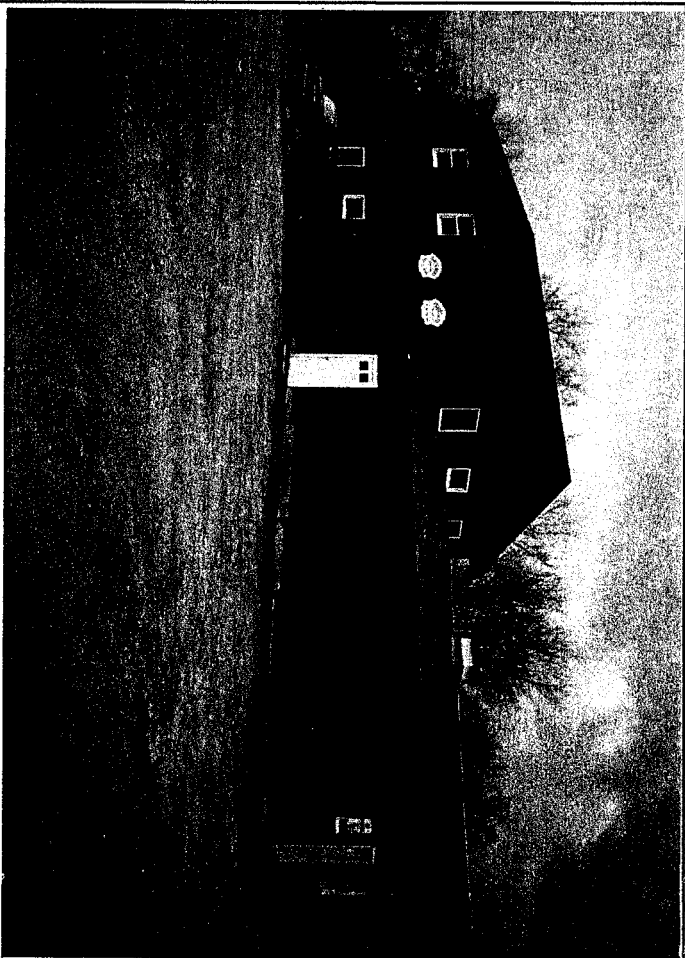
AREA CALCULATIONS SUMMARY

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

FILE #: 08621-----23-001.0000
BEATTIE, ROBERT
BEATTIE, JOSEPHINE
3.2 ACRES & 8 APTS
TAX MAP #: 10-204.000

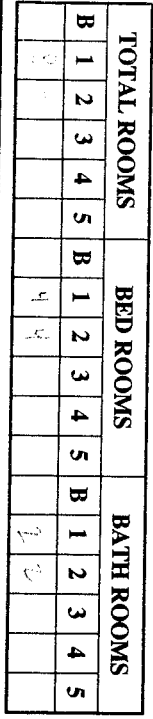
Case #

[illegible]

TOTAL ROOMS						BED ROOMS					BATH ROOMS						
B	1	2	3	4	5	B	1	2	3	4	5	B	1	2	3	4	5

DATE OF MEASUREMENT

12/7/94 - Extension



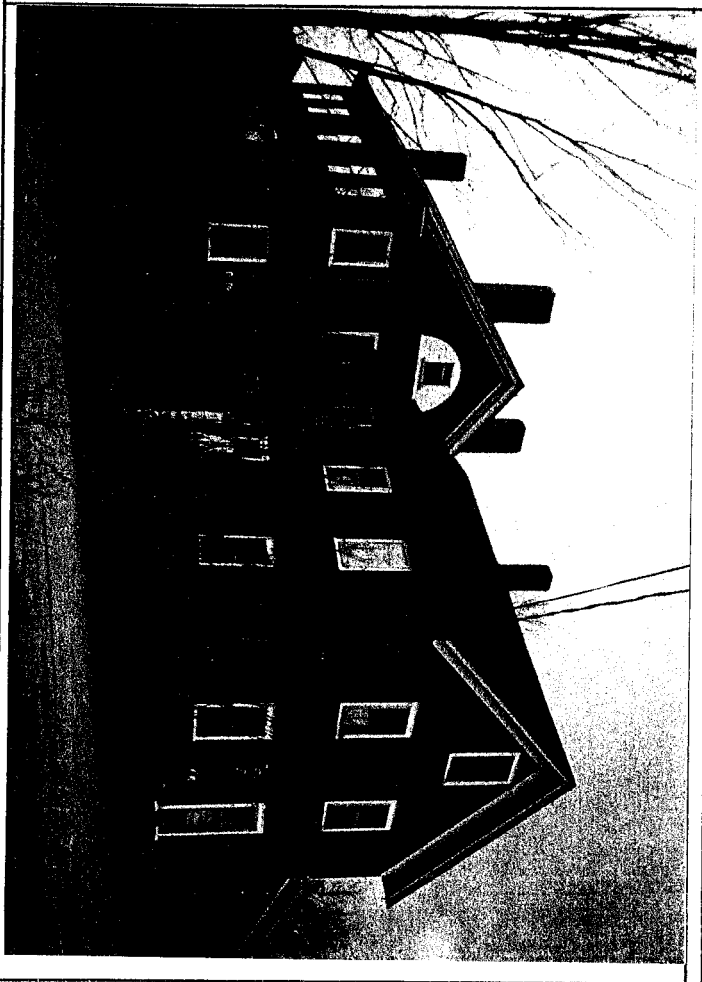
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12/1/99 - Exterior

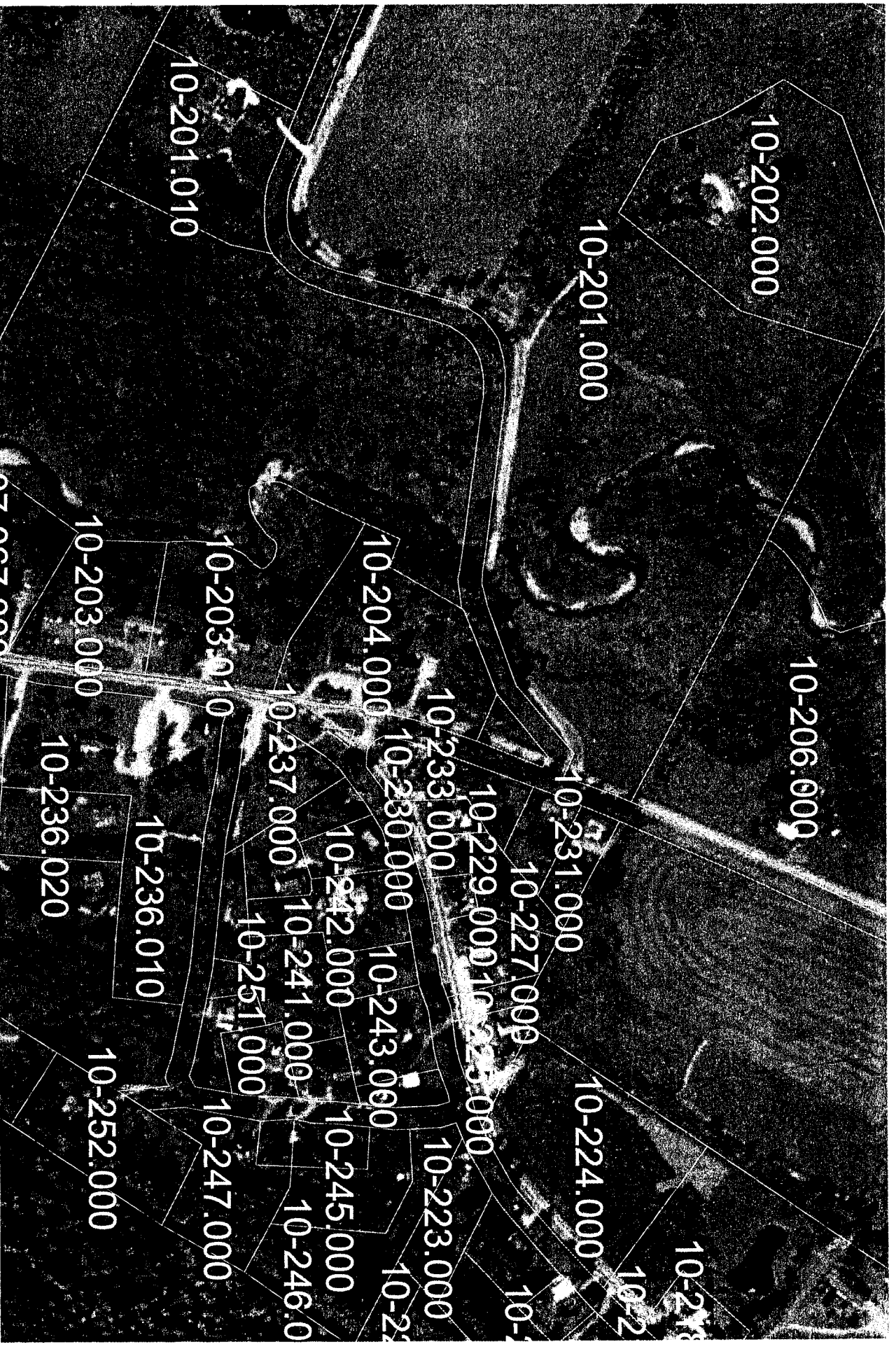
FILE #: 08621-----23-001.000
BEATTIE, ROBERT
BEATTIE, JOSEPHINE
3.2 ACRES & 8 APTS.
TAX MAP #: 10-204.000

REMARKS

June 10/84

TRANSFER RECORD

[illegible]



10-202.000

10-206.000

10-201.000

10-201.010

10-231.000

10-227.000

10-224.000

10-218

10-2

10-229.000

10-233.000

10-230.000

10-243.000

10-223.000

10-2

10-242.000

10-245.000

10-237.000

10-241.000

10-246.0

10-251.000

10-247.000

10-203.010

10-236.010

10-203.000

10-236.020

10-252.000

Parcel ID 23-001.000 Tax Map # 10-204.000

11 Stagecoach Rd

1 inch = 300 ft.

