

PAYABLE TO:

MAIL TO:

Town of Cambridge

PO Box 127

Jeffersonville VT 05464

TAX BILL

802 644-2251

SAVE THIS TAX BILL FOR INCOME
TAX PURPOSES

PARCEL ID	BILL DATE	TAX YEAR
J108031-00.000	07/25/2017	2017

TAXES DUE WEDNESDAY NOVEMBER 15, 2017 BY 7:00PM. PAYMENT RECEIVED OR
POSTMARKED AFTER DATE SHALL BE DELINQUENT. INTEREST AND 8% PENALTY
APPLY ON LATE PAYMENT. Mark K. Schilling, Clerk

Description: 0.27 AC & STORE/3APTS

Location: 21 MILL ST

OWNER

GRAY DOUGLAS L JR

GRAY DARLENE L

PO BOX 527

JEFFERSONVILLE VT 05464

SPAN # 123-038-10956

SCL CODE: 038

TOTAL PARCEL ACRES

0.27

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NON RESIDENTIAL	
REAL	315,100		315,100
TOTAL TAXABLE VALUE	315,100		315,100
GRAND LIST VALUES	3,151.00		3,151.00
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
	MUNICIPAL SHARE	0.3869 x3,151.00=	1219.12
	LOCAL AGREEMENT	0.0025 x3,151.00=	7.88
	NON RESIDENTIAL EDUCATION	1.5071 x3,151.00=	4748.87
		TOTAL TAX	5975.87
PAYMENT DUE	11/15/2017	STATE PAYMENTS	
		NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Cambridge

PAYMENT DUE	TAX YEAR
11/15/2017	2017
OWNER NAME	
GRAY DOUGLAS L JR	
PARCEL ID	
J108031-00.000	
AMOUNT DUE	
AMOUNT PAID	

If you wish to
have a receipt
please enclose a
stamped
self-addressed
envelope.

Town Office
Hours:
Monday-Friday
8:00am - 4:00pm



117014911

15
 20
 25
 30
 35
 40
 45
 50
 55
 60
 65
 70
 75
 80
 85
 90
 95
 100

[illegible][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
	9	17					6	8					1 1/2	7			

P-2570
F-12 (Est. 000505)
5th Const. Act. Co.
4th - 2nd 10

DATE OF MEASUREMENT

4-5-05

7527 +
Talent

JMAN -015
HANLEY'S INC
PO BOX 527
JEFFERSONVILLE VT 05464

8881
3542

REMARKS

一、二、三、四

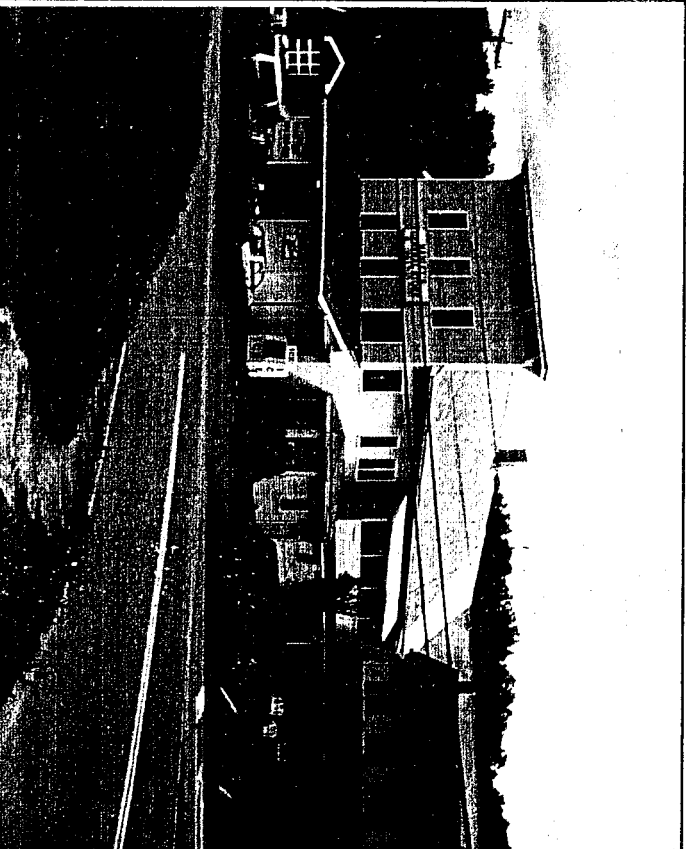
STAS B 1 A² on 15 Dec.

丁巳年

0-2-1-3-4-5-6-7-8-9

2005 - 1st training

TRANSFER RECORD

[illegible]

30 May 56



REMARKS

Survey 11/28/12 and 1/28/13. Change 1, 28 to 35.46

1st and 2nd 1/28/13

2011 Paid - 1/28/13

2013 04/01/13 and 04/01/13. 04/01/13 for 1st and 2nd 1/28/13

2011 Paid - 1/28/13

LISTING RECORD

LISTING RECORD

Items	19 83	19 84	19 91	19 92	19 2001	19 2009	19 2012	19 2013	19	19
Land	700	900	900	9000	41,580	110,530	110,800	104,500		
Buildings	6920	17700	192000	187281	364,006	383,910	393,200	357,000		
				5750	8740					
Total	6560	192700	202000	202000	414300	493,940	503,200	461,500		

SKETCH/AREA TABLE ADDENDUM

Parcel No JMAN-015

Property Address 30 MAIN ST

City JEFFERSONVILLE

State VT

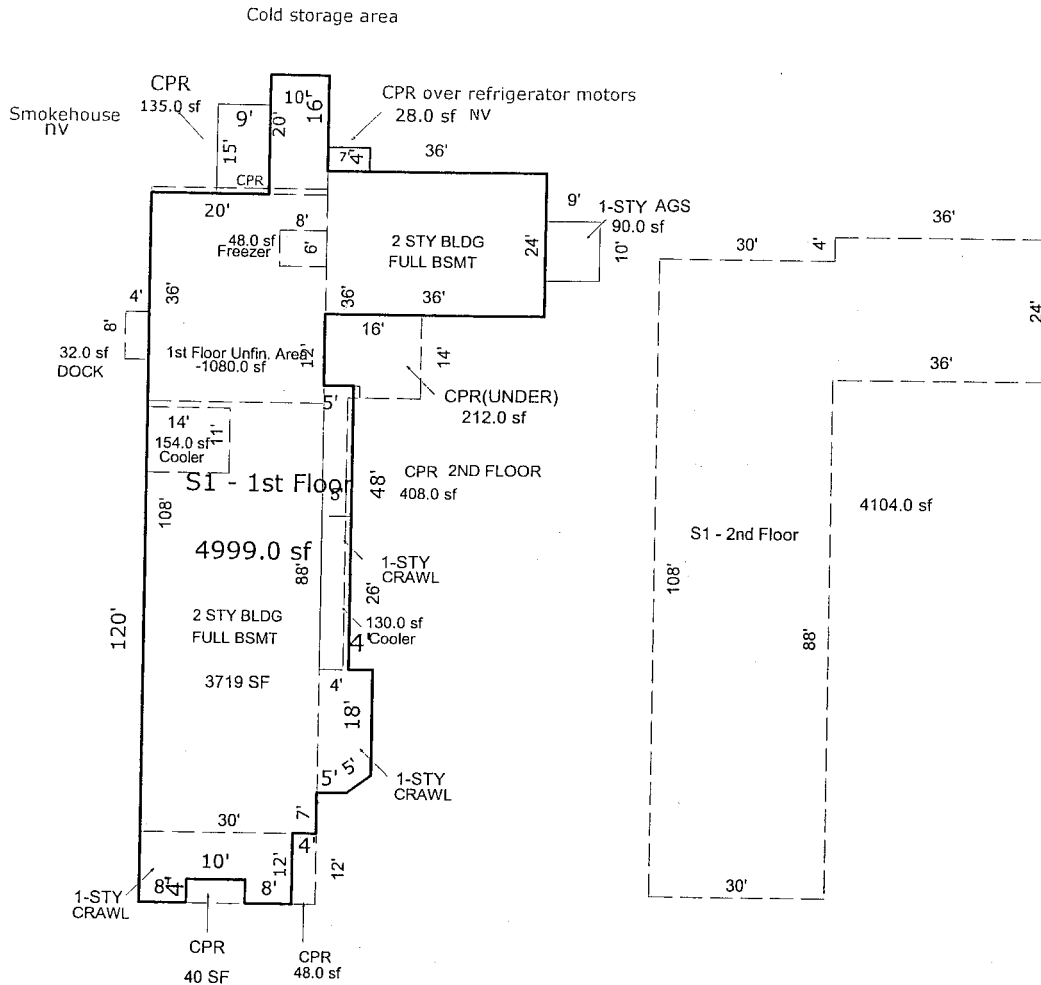
Zip

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	-1080.00	132.0	
	S1 - 1st Floor	1.00	4999.00	436.0	3919.00
1FL2	S1 - 2nd Floor	1.00	4104.00	356.0	4104.00
1BS	S1 - Basement	1.00	4104.00	356.0	4104.00
GAR11	S1 - Garage 1	1.00	90.00	38.0	90.00
P/P11	S1 - Porch 1	1.00	40.00	28.0	
	S1 - Porch 1	1.00	135.00	48.0	175.00
P/P12	S1 - Porch 2	1.00	212.00	60.0	212.00
P/P13	S1 - Porch 3	1.00	408.00	152.0	408.00
P/P14	S1 - Porch 4	1.00	32.00	24.0	32.00
P/P15	S1 - Porch 5	1.00	48.00	32.0	48.00
Net BUILDING Area (rounded w/ factors)			8023		

Comment Table 1

Comment Table 2

Comment Table 3

Itemized Property Costs

From Table: MAIN Section 1

Record # 1280

Property ID: JMAN015-00000

Span #: 123-038-10689

Last Inspected: 04/05/2005

Cost Update: 10/17/2012

Owner(s): HANLEY'S INC

Sale Price: 0

Book:

Validity: No Data

Address: PO BOX 527

Sale Date: / /

Page:

City/St/Zip: JEFFERSONVILLE VT 05464

Bldg Type: Multi

Quality: 3.50 AVG/GOOD

Location: 30 MAIN ST

of Units: 6

Frame: Studded

Description: 0.35 AC & STORE/5APTS

Area: 8023

Yr Built: 1883 Eff Age: 133

Tax Map #: 15-50-85.00

Rms: 23

Bedrm: 11 # Ktchns: 5

1/2 Bath: 1

Baths: 5

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		62.40	
ADJUSTMENTS					
Roof #1:	Slate	55.00		1.44	
Roof #2:	Metal-Chn	45.00		-0.33	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.38	
Heat/cooling #1:	HW BB/ST	100.00		0.40	
Energy Adjustment	Average				
ADJUSTED BASE COST				8,023.00	531,828
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 30)			-5.00	1,042.50	-5,213
Roughins (beyond allowance of 0)			1.00	435.00	435
Features #1:	Beverage Cooler		130.00	30.00	3,900
Features #2:	Deli Cooler		154.00	30.00	4,620
Features #3:	Freezer		48.00	30.00	1,440
Features #4:	Cold Storage Area		1,080.00	20.00	21,600
Features #5:	add'l kitchen		4.00	3,000.00	12,000
Features #6:	Cold Storage Area		200.00	20.00	4,000
Porch #1:	OpenStp/NoWall/Roof/Ce		88.00	34.26	3,015
Porch #2:	WoodDck/NoWall/NoRoo		212.00	15.75	3,339
Porch #3:	WoodDck/NoWall/Roof/C		408.00	28.40	11,587
Porch #4:	OpenStp/NoWall/Roof/No		32.00	35.12	1,124
Porch #5:	OpenSlb/NoWall/Roof/No		135.00	20.01	2,701
Basement	Stone		4,104.00	15.89	65,213
Finished Basement	Dirt Floor		1,944.00	-2.46	-4,782
Garage/Shed #1:	A/1S/VnlSide/No Fin/Dirt		90.00	34.19	3,077
Subtotal					659,884
Local multiplier		0.90			
Current multiplier		1.00			
REPLACEMENT COST NEW					593,896
Condition	Average	Percent			
Physical depreciation		28.00			-166,291
Functional depreciation		12.00			-71,267
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					356,300
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
Total	0.35	1.10	2.00		104,500
					104,500
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	n / n	> Typical	Average		5,000

Itemized Property Costs

From Table: MAIN Section 1

Record # 1280

Property ID: JMAN015-00000 Span #: 123-038-10689 Last Inspected: 04/05/2005 Cost Update: 10/17/2012

Owner(s): HANLEY'S INC

Sale Price: 0

Book: Validity: No Data

Sale Date: / /

Page:

Address: PO BOX 527

Bldg Type: Multi

Quality: 3.50 AVG/GOOD

City/St/Zip: JEFFERSONVILLE VT 05464

of Units: 6

Frame: Studded

Location: 30 MAIN ST

Area: 8023

Yr Built: 1883 Eff Age: 133

Description: 0.35 AC & STORE/5APTS

Rms: 23

Bedrm: 11 # Ktchns: 5

Tax Map #: 15-50-85.00

1/2 Bath: 1

Baths: 5

Item	Description	Percent	Quantity	Unit Cost	Total
Sewer	n / n > Typical	Average			5,000
Landscape	n / n Typical	Below Avg			1,500
Total					11,500

TOTAL PROPERTY VALUE

472,300

NOTES

Store (w/ half bath) and one apartment (4/2/1) on side on the first floor level. Unfinished / unheated storage area on this level (1,080 Sf b/t back of store and apartment # 101) not included in gross building area - used for retail cold storage.

Four apartments (one with 5/3/1 and three with 4/2/1) on the second floor.

Whole structure centrally heated w/bbhw. Electric segregated by unit.

40sf CPR and 48sf CPR (#1 & #5 on APEX) combined in CAMA as Porch #1; 88sf

Structure has been well maintained on the exterior and all but one apartment (unit # 204) on the interior. No third floor finish.

5% functional depreciation for poor access to basement - limited from exterior and narrow stairs from interior - limited utility for retail storage. 8% for oversize apartments. = 13%, calculated at 1/2 of 1% over 10% = 12%

2013 Added cold storage area, CPR over smokehouse and entry.

36
127
127
62

FEET

J108-031
GRAY DOUGLAS L JR
GRAY DARLENE L
PO BOX 527
JEFFERSONVILLE VT 05464

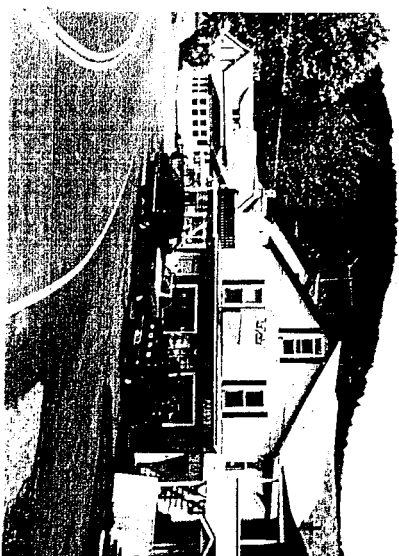
$$W_{\text{eff}} + W_{\text{eff}}$$

2005 - 2006

206. Method of determining the
relative humidity of the air
by means of a psychrometer.

TRANSFER RECORD

Book	Page	Date	Grantor	Grantee	Sale Price
45	139	—	—	—	—
63	349	2/53	East	—	—
116	398	4/93	East	—	40,000
203	445	6/01	Answorth	East	227,000
234	52	11/01	East	—	—
238	911	6/06	East	—	—

DATE OF MEASUREMENT

SKETCH/AREA TABLE ADDENDUM

Parcel No J108-031

Property Address 21 MILL ST

City JEFFERSONVILLE

State VT

Zip

Owner

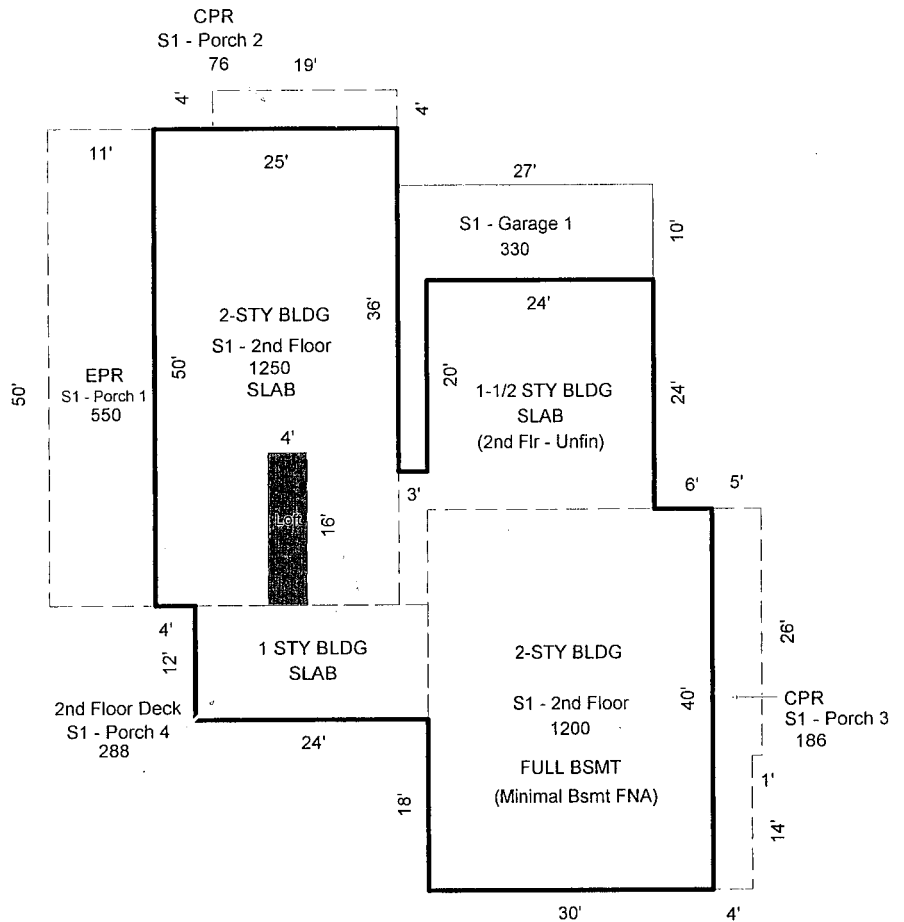
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

S1 - 3rd Floor	64
S1 - 2nd Floor	2450
S1 - 1st Floor	3356



Intersection

Mountain Road

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	3356.00	316.0	3356.00
1FL2	S1 - 2nd Floor	1.00	1250.00	150.0	
	S1 - 2nd Floor	1.00	1200.00	140.0	2450.00
1FL3	S1 - 3rd Floor	1.00	64.00	40.0	64.00
GAR11	S1 - Garage 1	1.00	330.00	114.0	330.00
P/P11	S1 - Porch 1	1.00	550.00	122.0	550.00
P/P12	S1 - Porch 2	1.00	76.00	46.0	76.00
P/P13	S1 - Porch 3	1.00	186.00	90.0	186.00
P/P14	S1 - Porch 4	1.00	288.00	72.0	288.00

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

5870

Itemized Property Costs

From Table: MAIN Section 1

Record # 1268

Property ID: J108031-00000 **Span #:** 123-038-10956 **Last Inspected:** 04/05/2005 **Cost Update:** 04/11/2012
Owner(s): GRAY DOUGLAS L JR **Sale Price:** 250,000 **Book:** 238 **Validity:** Yes
 GRAY DARLENE L **Sale Date:** 06/01/2006 **Page:** 411
Address: PO BOX 527 **Bldg Type:** Multi **Quality:** 3.00 AVERAGE
City/St/Zip: JEFFERSONVILLE VT 05464 **# of Units:** 4 **Frame:** Studded
Location: 21 MILL ST **Area:** 5870 **Yr Built:** 1920 **Eff Age:** 92
Description: 0.27 AC & STORE/3APTS **# Rms:** 15 **# Bedrm:** 4 **# Ktchns:** 3
Fax Map #: 15-50-86.00 **# 1/2 Bath:** 2 **# Baths:** 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		53.93	
ADJUSTMENTS					
Roof #1:	Metal-Chn	50.00		-0.37	
Roof #2:	CompShg	50.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.38	
Heat/cooling #1:	HW BB/ST	78.00		0.27	
Heat/cooling #2:	Space Htr	21.00		-0.35	
Heat/cooling #3:	None	1.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			5,870.00	55.87	327,935
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 20)			-6.00	835.00	-5,010
Roughins (beyond allowance of 0)			1.00	410.00	410
Features #1:	add'l kitchen		2.00	3,000.00	6,000
Porch #1:	WoodDck/Screen/Roof/N		550.00	29.39	16,165
Porch #2:	WoodDck/Screen/Roof/N		76.00	45.64	3,469
Porch #3:	WoodDck/NoWall/Roof/N		186.00	26.18	4,869
Porch #4:	OpenStp/NoWall/NoRoof/		288.00	10.34	2,978
Basement	Conc 8"		1,200.00	17.81	21,372
Finished Basement	Minimal		1,200.00	5.79	6,948
Garage/Shed #1:	A/1.5S/WdSidng/No		330.00	26.24	8,659
Subtotal					393,794
Local multiplier		0.90			
Current multiplier		1.00			
REPLACEMENT COST NEW					354,415
Condition		Average	Percent		
Physical depreciation			30.00		-106,324
Functional depreciation			12.00		-42,530
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					205,600
Business or rental use			78.00		-160,368
ADJUSTED RCNLD					45,232
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.27	1.10	2.00		99,000
Total	0.27				99,000
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	n / n	Typical	Average		4,000
Sewer	n / n	Typical	Average		4,000
Pavement Area	n / n	--			2,500

Itemized Property Costs

From Table: MAIN Section 1

Record # 1268

Property ID: J108031-00000 Span #: 123-038-10956 Last Inspected: 04/05/2005 Cost Update: 04/11/2012

Owner(s): GRAY DOUGLAS L JR
 GRAY DARLENE L
 Address: PO BOX 527
 City/St/Zip: JEFFERSONVILLE VT 05464
 Location: 21 MILL ST
 Description: 0.27 AC & STORE/3APTS
 Tax Map #: 15-50-86.00

Sale Price: 250,000 Book: 238 Validity: Yes
 Sale Date: 06/01/2006 Page: 411
 Bldg Type: Multi Quality: 3.00 AVERAGE
 # of Units: 4 Frame: Studded
 Area: 5870 Yr Built: 1920 Eff Age: 92
 # Rms: 15 # Bedrm: 4 # Ktchns: 3
 # 1/2 Bath: 2 # Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
Total					10,500
TOTAL PROPERTY VALUE					315,100

NOTES

Structure includes a retail store in the basement and first floor area and three units (3 rental apartments) on the second floor. Main floor and two apartments heated with baseboard hot water heat. One unit heated with space heat. No heat in small, third floor loft above this unit.

Some deferred maintenance noted on wearing surfaces, especially interior of the living units.

10% functional depreciation for layout.

1% functional depreciation for one oversize apartment.

1% functional depreciation for porch over-improvements.

2012 More than typical wear. 2% additional physical depreciation.