

Itemized Property Costs

From Table: MAIN Section 1

Record # 1596

Property ID: 0005033-03000 Span #: 123-038-12212 Last Inspected: 10/05/2011 Cost Update: 08/25/2015

Owner(s): VON IBSCH ERICH	Sale Price: 0	Book:	Validity: No Data
	Sale Date: / /	Page:	
Address: 5212 VIEW POINT DRIVE NW	Bldg Type: Single	Quality: 3.50	AVG/GOOD
City/St/Zip: GIG HARBOR WA 98335	Style: 1.5 Fin	Frame: Studded	
Location: 53 JULIENNE LN	Area: 2030	Yr Built: 2006	Eff Age: 1
Description: 3.46 AC & DWL	# Rms: 6	# Bedrm: 3	# Ktchns: 1
Tax Map #: 04-01-73.00	# 1/2 Bath: 0	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
	4% functional depreciation for porch over-improvements.				
	2016 Added space heater for central heat, removed 5% functional depreciation for wood heat only. Removed homestead and housesite.				

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Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		75.42	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.42	
Heat/cooling #1:	Space Htr	100.00		-1.92	
Energy Adjustment	Good			1.69	
Foundation Adjustment	SF Mod Hil			1.96	
ADJUSTED BASE COST				2,030.00	163,557
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,562.50	
Roughins (beyond allowance of 1)			1.00	537.50	538
Porch #1:	WoodDck/NoWall/NoRoo		70.00	25.65	1,796
Porch #2:	WoodDck/NoWall/Roof/N		536.00	24.18	12,960
Porch #3:	WoodDck/NoWall/NoRoo		252.00	14.12	3,558
Basement	Conc 8"		1,189.00	19.62	23,328
Subtotal					205,736
Local multiplier		0.95			
Current multiplier		1.00			
REPLACEMENT COST NEW					195,449
Condition	Very Good	Percent			
Physical depreciation		6.00			-11,727
Functional depreciation		4.00			-7,818
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					175,900
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	2.00	1.20	1.20		86,400
Total	1.46	1.20	0.90		6,000
	3.46				92,400
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	n / n	Typical	Average		4,000
Total	n / n	Typical	Average		4,000
					8,000
TOTAL PROPERTY VALUE					276,300

NOTES

2006 Post and beam, North Woods Joinery

F= 5% No central heat

2011 100% complete

Data Quality inspection for 2012 Statistical Update. Exterior review only of porches.

SKETCH/AREA TABLE ADDENDUM

Parcel No 0005033-03

Property Address 53 Julianne Lane

City Cambridge

State VT

Zip

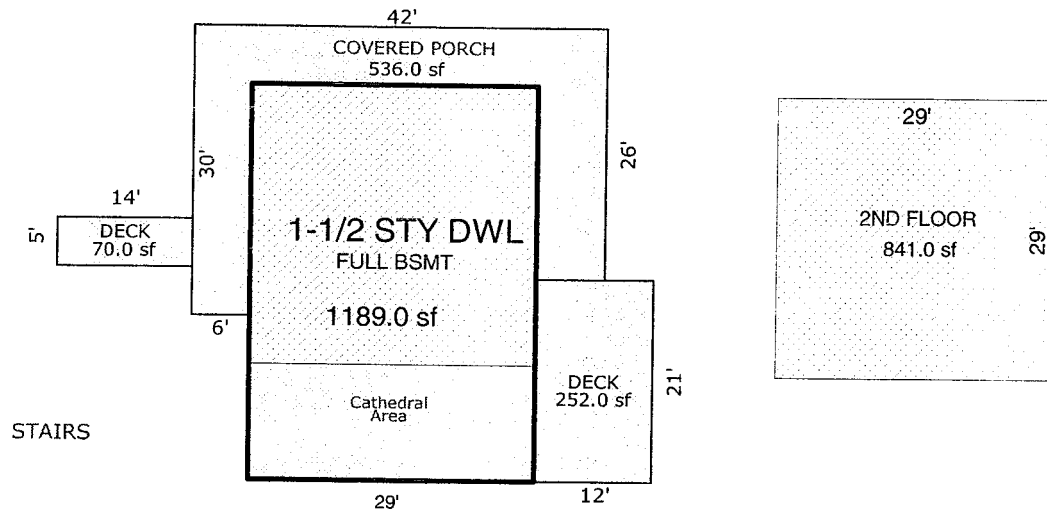
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 22'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1189.00	140.0	1189.00
1FL2	S1 - 2nd Floor	1.00	841.00	116.0	841.00
1BS	S1 - Basement	1.00	1189.00	140.0	1189.00
P/P11	DECK	1.00	70.00	38.0	70.00
P/P12	S1 - Porch 2	1.00	536.00	184.0	536.00
P/P13	DECK	1.00	252.00	66.0	252.00

Comment Table 1

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Comment Table 2

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Net BUILDING Area

(rounded w/ factors)

2030

AREA CALCULATIONS