

Itemized Property Costs

From Table: MAIN Section 1

Record # 369

Property ID: 07324	Span #: 414-129-12417	Last Inspected: 01/08/2007	Cost Update: / /
Owner(s): BISHOP JOHN A MARSHALL SCHOOL INC	Sale Price: 85,000	Book: 127	Validity: Yes
	Sale Date: 12/23/2002	Page: 259	
Address: 680 LAPORTE RD	Bldg Type: Single	Quality: 2.50	FAIR/AVG
City/St/Zip: MORRISVILLE VT 05661	Style: 1.5 Fin	Frame: Studded	
Location: 652 LAPORTE ROAD	Area: 1836	Yr Built: 1939	Eff Age: 78
Description: AC & DWL	# Rms: 7	# Bedrm: 3	# Ktchns: 1
Tax Map #: 07324	# 1/2 Bath: 1	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		46.76	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.82	
Heat/cooling #1:	HW BB/ST	100.00		1.47	
Energy Adjustment	Below Avg			-0.82	
ADJUSTED BASE COST			1,836.00	49.23	90,377
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			4.00	762.50	3,050
Roughins (beyond allowance of 1)				320.00	
Dormers			6.00	132.50	795
Fireplaces	1.5 Fin / Single		1.00	2,818.75	2,819
Porch #1:	OpenStp/NoWall/NoRoof/		35.00	13.23	463
Porch #2:	OpenStp/Knee/Roof/Ceili		110.00	44.82	4,930
Basement	Conc 8"		1,103.00	13.61	15,012
Basement Outside Entrance				1,150.00	1,150
Subtotal					118,595
Local multiplier		1.30			
Current multiplier		1.00			
REPLACEMENT COST NEW					154,174
Condition	Average	Percent			
Physical depreciation		45.00			-69,378
Functional depreciation		10.00			-15,417
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					69,400
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	1.47	1.00	1.00		65,000
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Landscape	y / y	Typical	Average		4,000
OUTBUILDINGS	Hsite/Hstd	% Good	Quantity	Rate.	Extras
DGS 1S	y / y	40	559	8.38	4,700
TOTAL PROPERTY VALUE					153,100
NOTES			HOUSESITE	VALUE :	153,100
			HOMESTEAD	VALUE :	153,100
See notes on the next page -					

File No 07324

File No 07324

Zip

Client

Appraiser Name

Inspection Date ,

Lean-to (NV) 8.0'

40'

1st Det. Garage
559.0 ft²

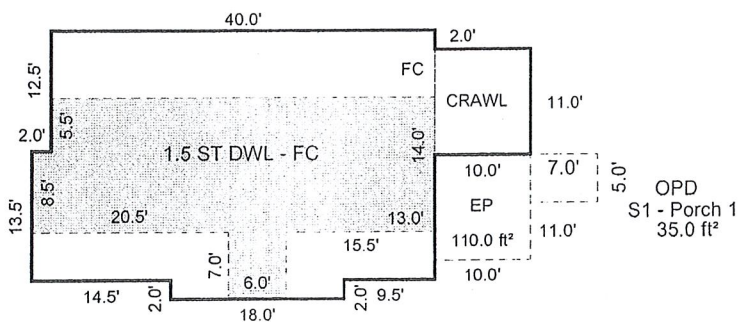
26.0'

21.5'

S1 - 2nd Floor 619.0 ft²

S1 - 1st Floor 1213.0 ft²

S1 - Basement 1103.0 ft²



652 LAPORTE ROAD

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1213.0	160.0	1213.0
1FL2	S1 - 2nd Floor	1.00	619.0	126.0	619.0
1BS	S1 - Basement	1.00	1103.0	140.0	1103.0
P/P11	S1 - Porch 1	1.00	35.0	24.0	35.0
P/P12	S1 - Porch 2	1.00	110.0	42.0	110.0
1DG	1st Det. Garage	1.00	559.0	95.0	559.0

Net BUILDING Area

(Rounded w/ Factors)

1832