

ITEMIZED CONDO VALUATION - TOWN OF STOWE

Property ID: 43053	Location: 48	WILDLIFE RD UNIT 53	Tax Map #:06-027.010
Ownership: NUTT WILLIAM M		NUTT ELIZABETH M	Last Inspected:11/16/2011
Description: STONYBROOK CONDO UNIT 53			
Sale Price: 410000	Sale Date: 10/03/2018	Book: 1028	Page: 304
Quality: 6 Avg/good	Yr. Built: 1985	Area: 2412	Validity: No Data
Total Rooms: 8	Bedrooms: 3	Baths: 3	Half Baths: 1

Item	Quantity	Rate	Value	Total
Living area, nbhd 11	2,412.00	100.88	243,322.56	
Adj for quality Avg/Good			5,000.00	
Adj for level Average				
Adj for end unit			2,000.00	
Adjusted value			250,322.56	
Full baths	3.00	5,000.00	15,000.00	
Half baths	1.00	2,500.00	2,500.00	
Extra fixtures	2.00	1,500.00	3,000.00	
Hot tub / whirlpool / sauna	1.00	4,000.00	4,000.00	
Bedrooms	3.00	10,000.00	30,000.00	
Lockoffs	1.00	5,000.00	5,000.00	
Fireplaces	2.00	5,000.00	10,000.00	
Basement area	500.00	10.00	5,000.00	
Garage area: Det Gar	288.00	25.00	7,200.00	
Porch: Open Porch	728.00	10.00	7,280.00	
BASE VALUE				339,300
Heat adj.	Warm/Cool	1.03		
Condition	Avg/Good	1.05		
Condo Location	Good	1.10		
Func. adequacy	Average	1.00		
ADJUSTED VALUE	339300	1.19	(net adjustment)	403,600
Year/time adj.				
Portion Complete		1.00		403,600
FINAL VALUE				403,600
MARKET ADJ TO VALUE		1.00		403,600
Dev/TLag				403,600
NOTES			HOUSESITE \$	403,600
			HOMESTEAD \$	403,600
Bldg #21 - Units 52-53. Lock off with kitchenette. Whirlpool. Wetbar. View of Mansfield range, consider proximity good. Unit has been renovated. Condition is average/good for age. Unit has a crawl space with cement floor & interior stairwell - call bsmt func area of 500 sf.				
Sold 11-87 for \$259,500 Bk 151/172				
Sold 8-11-03 for \$365,000 Bk 528/303				
Sold 10-3-18 for \$410,000 Bk 1028/304				