

## Itemized Property Costs: (All Data on this Cost Sheet Is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 1945

Parcel ID: 27026

Span #: 621-195-10002

Last Inspected: 09/24/2011

Insp. By: TM

Owner(s): MACCONNELL MICHAEL  
FRENCH COURTNEY

Sale Price: 500,000

Book: 581

Validity: Yes

Sale Date: 09/17/2004

Page: 248

Location: 1026 WEEKS HILL RD

Bldg Type: Single

Quality: 4.50

Style: 2 Story

Year Built: 1983

Stowe, Vermont

Description: 3.1 AC &amp; DWL/ 2 APTS

Above Grade Living Area: 2238 Fin Bsmt Living A: 908

Total Rooms: 8 Total Bedrooms: 3 Fin Bsmt: Partition

Tax Map #: 10-129.000

1/2 Baths: 0

3/4 Baths: 0

Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
AVERAGE BASE VALUE			2,238.00	95.15	212,946
STYLE ADJUSTMENT	2 Story	96.00			204,428
DESIGN MULTIPLIER	6-10Corner	103.00			210,561
SIDING MULTIPLIER	Wood Frame				210,561
HALF BATHS				3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			4.00	6,000.00	
BATH QUALITY FACTOR		132.50		24,000.00	31,801
Exterior Wall #1:	WdSiding				
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	2,238.00		
Energy Adjustment	Good		2,238.00		
<b>ADJUSTED BASE COST</b>					242,361
<b>ADDITIONAL FEATURES</b>					
Fireplaces	2 Story / Single		1.00	7,500.00	7,500
Features #1:	Hearth		1.00	1,500.00	1,500
Features #2:	Garage Fin/1/2 Bth		768.00	2.50	1,920
Porch #1:	Fin-Encl-P		240.00	62.50	15,000
Porch #2:	Elv-Deck/R		684.00	19.50	13,338
Porch #3:	Fin-Encl-P		336.00	62.50	21,000
<b>BASEMENT BASE COST</b>			1,020.00	21.74	22,175
Finished Basement	Partition		908.00	30.00	27,240
Garage/Shed #1:	Builtin		1,536.00	29.50	45,312
<b>Subtotal</b>					397,346
Local multiplier		0.90			
<b>REPLACEMENT COST NEW</b>					357,611
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-71,522
Functional depreciation		13.00			-46,489
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					239,600
<b>LAND PRICES</b>	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.10	1.00		154,000
AC Other	1.10	1.10	0.80		14,500
<b>SITE IMPROVEMENTS</b>	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	Typical	Average		10,000
Ponds	y / y	Typical	Below Avg		10,000
<b>OUTBUILDINGS</b>	Hsite/Hstd	% Good	Quantity	Rate.	Extras
2 Bedroom Apt	n / n	0	1068	46.80	50,000

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**State:** Vermont

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**Tax Map #:** 10-129.000

**1/2 Baths:** 0      **3/4 Baths:** 0      **Full Baths:** 4

Item	Description	Percent	Quantity	Unit Cost	Total
1 Bedroom Apt	n / n      0	768	52.10		40,000
<b>TOTAL PROPERTY VALUE</b>					535,100

<b>NOTES</b>	HOUSESITE VALUE :	.	430,600
	HOMESTEAD VALUE :	.	445,100

Finished bsmt has 2 rec rooms, bath with jacuzzi tub and sauna - 3% func. 10% func for setup of primary dwl/apts, large built-in garages. Deferred maintenance. 5% more physical depreciation added to reflect condition.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 27-026.000

Property Address 1026 Weeks Hill Road

City Stowe

County Lamoille

State VT

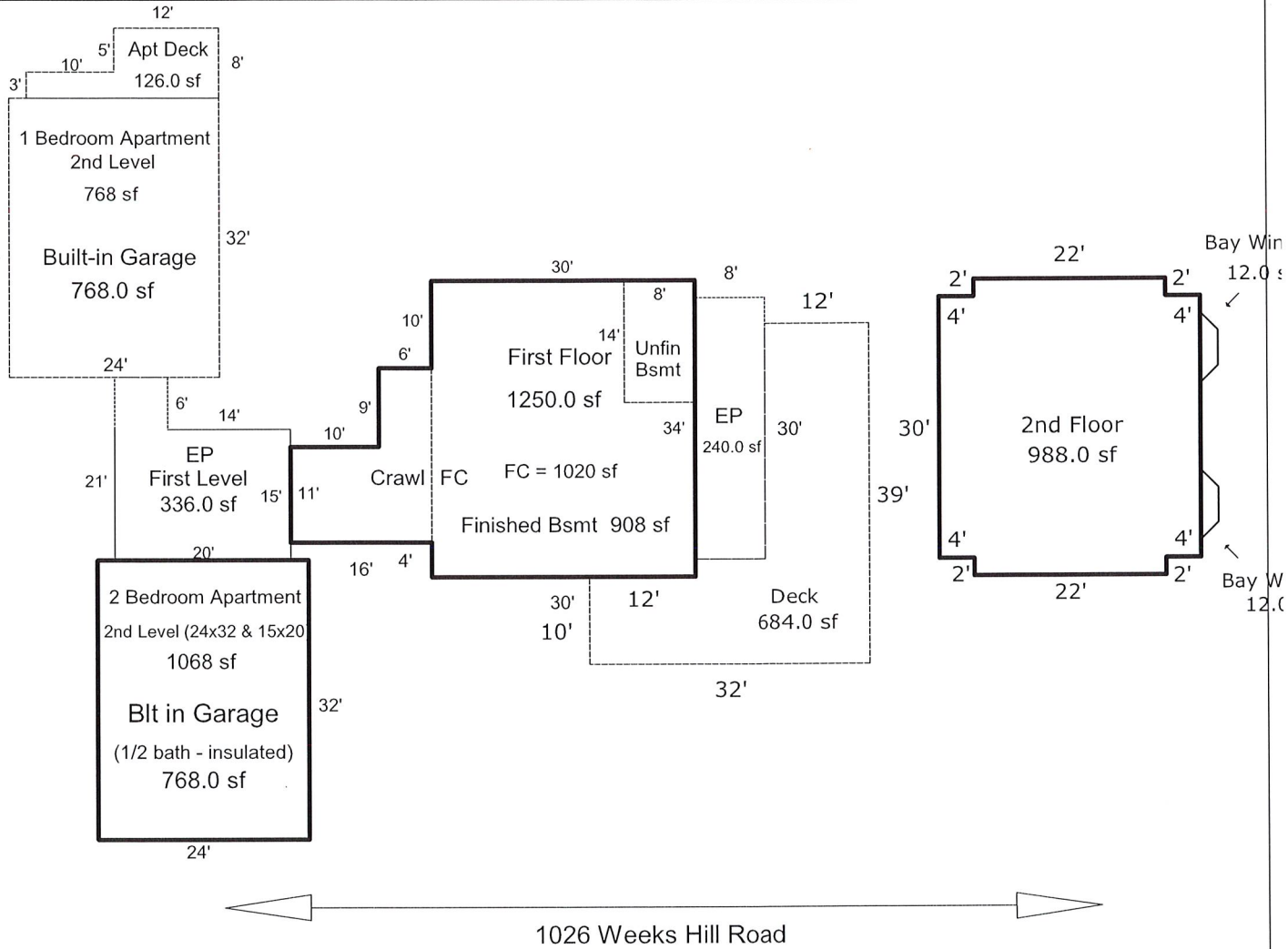
Zip 05672

Owner

Client Town of Stowe

Client Address Listers Office

Appraiser Name Tax Assessment Use Only



Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	2 Sty Dwl	1.00	1250.00	160.0	1250.00
1FL2	2nd Floor	1.00	988.00	128.0	988.00
GAR11	Blt in Garage	1.00	768.00	112.0	1536.00
	Built-in Garage	1.00	768.00	112.0	
P/P11	EP	1.00	240.00	76.0	240.00
P/P12	Deck	1.00	684.00	142.0	684.00
P/P13	EP	1.00	336.00	82.0	336.00

Net BUILDING Area (rounded w/ factors)

2238

## Comment Table 1

## Comment Table 2

## Comment Table 3