

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
Location: 1026 WEEKS HILL RD Stowe, Vermont		Sale Date: 09/17/2004	Page: 248
Description: 3.1 AC & DWL/ 2 APTS		Bldg Type: Single	Quality: 4.50
Tax Map #: 10-129.000		Style: 2 Story	Year Built: 1983
		Above Grade Living Area: 2238	Fin Bsmt Living A: 908
		Total Rooms: 8	Total Bedrooms: 3
		1/2 Baths: 0	3/4 Baths: 0
		Full Baths: 4	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
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				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	2,238.00		
Energy Adjustment	Good		2,238.00		
ADJUSTED BASE COST					242,361
ADDITIONAL FEATURES					
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
BASEMENT BASE COST			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
Subtotal					397,346
Local multiplier		0.90			
REPLACEMENT COST NEW					357,611
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-71,522
Functional depreciation		13.00			-46,489
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					239,600
LAND PRICES					
	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
SITE IMPROVEMENTS					
	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
OUTBUILDINGS					
	Hsite/Hstd	% Good	Quantity	Rate.	Extras
2 Bedroom Apt	n / n	0	1068	46.80	50,000

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

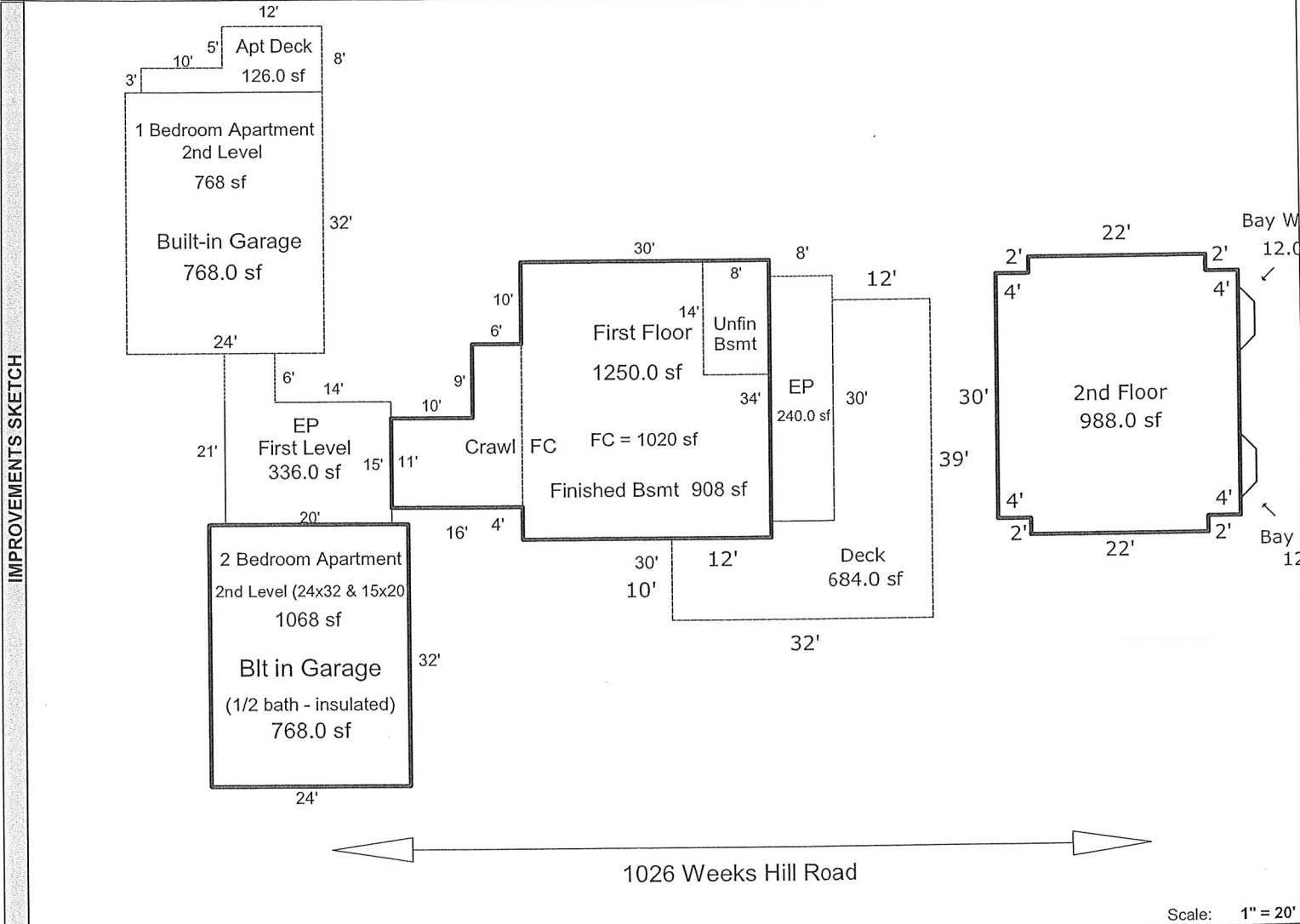
NOTES	HOUSESITE VALUE : .	430,600
	HOMESTEAD VALUE : .	445,100

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

SUBJECT	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			



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	1FL1	2 Sty Dw1	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
AREA CALCULATIONS	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
AREA CALCULATIONS	Comment Table 1					
AREA CALCULATIONS	Comment Table 2			Comment Table 3		