

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address

City

State

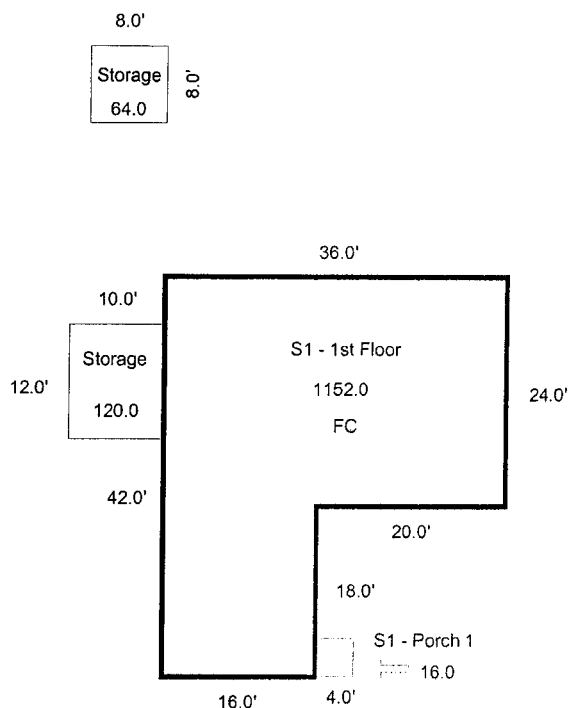
Zip

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1152.0	156.0	1152.0
1BS	S1 - Basement	1.00	1152.0	156.0	1152.0
P/P11	S1 - Porch 1	1.00	16.0	16.0	16.0
OTH	Storage	1.00	120.0	44.0	44.0
	Storage	1.00	64.0	32.0	184.0

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(Rounded w/ Factors)

1152

AREA CALCULATIONS

Itemized Property Costs

From Table: MAIN Section 1

Record # 1015

Property ID: 13136	Span #:	Last Inspected: 07/05/2006	Cost Update: / /
Owner(s): SUDDABY CALEB & ARYNNE		Sale Price: 113,500	Book: 150 Validity: Yes
Address: 1327 LOWER ELMORE MTN RD		Sale Date: 02/12/2010	Page: 349
City/St/Zip: MORRISVILLE VT 05661		Bldg Type: Single	Quality: 2.50 FAIR/AVG
Location: 1327 LOWER ELMORE MTN RD		Style: 1 Story	Frame: Studded
Description: 0.51 AC & DWL		Area: 1152	Yr Built: 1961 Eff Age: 50
Tax Map #: 13136		# Rms: 7	# Bedrm: 4 # Ktchns: 1
		# 1/2 Bath: 0	# Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Hardbrd / Ht=8	100.00		54.56	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.82	
Heat/cooling #1:	Air-Oil	100.00		0.56	
Energy Adjustment	Average				
ADJUSTED BASE COST				1,152.00	56.94
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)				762.50	
Roughins (beyond allowance of 1)			1.00	320.00	320
Fireplaces	1 Story / Single		1.00	2,512.50	2,513
Features #1:	Chimney		1.00	500.00	500
Features #2:	Lean-to Storage		120.00	5.00	600
Porch #1:	OpenSlb/NoWall/Roof/No		16.00	15.93	255
Basement	Conc 8"		1,152.00	13.20	15,206
Basement Outside Entrance				1,150.00	1,150
Subtotal					86,137
Local multiplier		1.30			
Current multiplier		1.00			
REPLACEMENT COST NEW					111,978
Condition	Fair/Avg	Percent			
Physical depreciation		33.00			-36,953
Functional depreciation		3.00			-3,359
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					71,700
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.51	1.30	1.00		48,800
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Landscape	y / y	Typical	Below Avg		3,000
OUTBUILDINGS					
Storage Shed	Hsite/Hstd	% Good	Quantity	Rate.	Extras
	y / y	0	64	1.00	100
TOTAL PROPERTY VALUE					133,600

NOTES

HOUSESITE VALUE : . 133,600
 HOMESTEAD VALUE : . 133,600

DWL SHOWS DEFERRED MAINTENANCE, WATER PROBLEM IN BSMT IN SPRING (SUMP PUMP), PRE-FAB FIREPLACE, ENTRY TO DWL THRU BSMT, SMALL BEDROOMS, 3% FUNC.

PAYABLE TO:

MAIL TO:

TOWN OF MORRISTOWN, VERMONT

Town Clerk-Treasurer's Office

P O Box 748, 43 Portland St., Morrisville VT 05661

802 - 888 - 6370

PROPERTY TAX BILL FY2019

**THIS IS THE ONLY BILL YOU
WILL RECEIVE. PLEASE
FORWARD TO NEW OWNER
IF PROPERTY IS SOLD.**

PARCEL ID	BILL DATE	TAX YEAR
13136.	09/14/2018	1819

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Location: LOWER ELMORE MTN RD 1327

Description: AC & DWL

OWNER

SUDDABY CALEB & ARYNNE
1327 LOWER ELMORE MTN RD
MORRISVILLE VT 05661

HOUSESITE TAX INFORMATION

SPAN # 414-129-12584 SCL CODE: 129
TOTAL PARCEL ACRES 0.51

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON RESIDENTIAL	
REAL	133,600			133,600
TOTAL TAXABLE VALUE	133,600			133,600
GRAND LIST VALUES	1,336.00			1,336.00
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners		TAX RATE NAME	TAX RATE	x GRAND LIST = TAXES
		MUNICIPAL	0.5739	x1,336.00= 766.74
		HIGHWAY	0.2890	x1,336.00= 386.10
		LOCAL AGREEMENT	0.0015	x1,336.00= 2.00
		NON RESIDENTIAL EDUCATION	1.5407	x1,336.00= 2058.38
IST	11/15/2018	2ND	05/15/2019	TOTAL TAX 3213.22
PAYMENT	1606.61	PAYMENT	1606.61	STATE PAYMENTS 0.00
				NET TAX DUE 3213.22

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Trend Business Solutions 800-639-8028

TOWN OF MORRISTOWN
TAX YEAR 1819

TOWN OF MORRISTOWN
TAX YEAR 1819

1ST PAYMENT DUE
11/15/2018

OWNER NAME
SUDDABY CALEB & ARYNNE

PARCEL ID

13136-

AMOUNT DUE
1606.61

AMOUNT
PAID

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you

2ND PAYMENT DUE
05/15/2019

OWNER NAME
SUDDABY CALEB & ARYNNE

PARCEL ID

13136-

AMOUNT DUE
1606.61

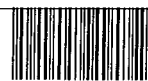
AMOUNT
PAID

* Only official USPS cancellation marks will be considered timely

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* Thank you



118013621



118013622

PAYABLE TO:
MAIL TO:

TOWN OF MORRISTOWN, VERMONT
Town Clerk-Treasurer's Office
P O Box 748, 43 Portland St., Morrisville VT 05661
802 - 888 - 6370

2019010408:25:59NCS01

PROPERTY TAX BILL FY2019

THIS IS THE ONLY BILL YOU
WILL RECEIVE. PLEASE
FORWARD TO NEW OWNER
IF PROPERTY IS SOLD.

PARCEL ID	BILL DATE	TAX YEAR
13136.	01/04/2019	1819

Tax payments must be received in the Treasurer's Office or in the drop box at the Municipal Building prior to the close of business on the due date. For installments not paid by the due date, interest at the rate of 1% for the first 3 months and 1.5% per month thereafter will be charged (32 VSA 4873). All taxes unpaid after the final due date are delinquent and will be collected with an 8% penalty (32 VSA 1674).

Description: AC & DWL

Location: 1327 LOWER ELMORE MTN RD

OWNER

SUDDABY CALEB & ARYNNE
1327 LOWER ELMORE MTN RD
MORRISVILLE VT 05661

SUPPLEMENTAL HOUSESITE TAX INFORMATION

SPAN # 414-129-12584 SCL CODE: 129
TOTAL PARCEL ACRES 0.51

Include this amount when filing income tax.
RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD		NON RESIDENTIAL	
REAL	133,600				133,600
TOTAL TAXABLE VALUE		133,600			133,600
GRAND LIST VALUES		1,336.00			1,336.00
For more information about how education tax rates are determined, go online to: http://tax.vermont.gov/property-owners		TAX RATE NAME TAX RATE x GRAND LIST = TAXES			
		SUPPLEMENTAL TAX 0.0177 x1,336.00= 23.64			
SUPPLEMENTAL TAX BILL DUE TO CORRECTIONS OF THE 2018 GRAND LIST.					
1ST	03/15/2019	2ND	05/15/2019	TOTAL TAX 23.64	
PAYMENT	11.82	PAYMENT	11.82	STATE PAYMENTS 0.00	
				NET TAX DUE 23.64	

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Trend Business Solutions 800-639-8028

TOWN OF MORRISTOWN
TAX YEAR 1819

TOWN OF MORRISTOWN
TAX YEAR 1819

SUPPLEMENTAL 1ST PAYMENT DUE	
03/15/2019	
OWNER NAME	
SUDDABY CALEB & ARYNNE	
PARCEL ID	
13136-	
AMOUNT DUE	11.82
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

* Postdated checks will be returned.

* Include a self-addressed stamped envelope for return receipt.

* Thank you

SUPPLEMENTAL 2ND PAYMENT DUE	
05/15/2019	
OWNER NAME	
SUDDABY CALEB & ARYNNE	
PARCEL ID	
13136-	
AMOUNT DUE	11.82
AMOUNT PAID	

* Only official USPS cancellation marks will be considered timely

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* Thank you



119013621



119013622

WARRANTY DEED
(Daniel P. Wilder to Caleb & Arynne Suddaby)

KNOW ALL PERSONS BY THESE PRESENTS that I, Daniel P. Wilder, of the Town of Morristown, in the County of Lamoille, and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to my full satisfaction by Caleb & Arynne Suddaby, of the Town of Morristown, in the County of Lamoille and State of Vermont, Grantees, by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, Caleb & Arynne Suddaby, husband and wife, as tenants by the entirety, their heirs and assigns forever, a certain piece of land, with rights of way, easements, and other rights appurtenant thereto in the Town of Morristown, in the County of Lamoille and State of Vermont, described as follows:

Being all and the same land and premises conveyed by Warranty Deed of David A. Hoisington to Daniel P. Wilder and Sheila R. Wilder dated May 11, 1995 and recorded on May 15, 1995 in Book 107, Page 143, Morristown Land Records. The interest of Sheila R. Wilder was later conveyed to Daniel P. Wilder by Quitclaim Deed dated April 2, 2001 and recorded on April 9, 2001 in Book 120, Page 363, Morristown Land Records.

"Being all and the same land and premises conveyed to David A. Hoisington by the Warranty Deed of Harold L. Griswold and Dora A. Griswold, dated May 30, 1986 and recorded in Book 82, Page 651-652 of the Town of Morristown Land Records; being a parcel of land containing .5 acre, more or less, with a house located thereon. Excepting and reserving from the operation of this deed, certain spring rights as were conveyed to Helen I. Towne by the Warranty Deed of Harold Griswold and Dora Griswold, which deed is dated January 23, 1962 and of record in Book 59, Page 75 of Morristown Land Records. Also including the right to locate and develop a spring of water as deeded to Harold Griswold and Dora Griswold by the Warranty Deed of Helen I. Towne on January 23, 1962 and recorded in Book 58, Page 214 of Morristown Land Records. A Corrective Warranty Deed dated May 4, 1994 and recorded in Book 105, Page 202 of Morristown Land Records from Harold Griswold and Dora Griswold to David A. Hoisington corrects an error in a former deed wherein an acknowledgment was not completed.

"Being a parcel of land containing .25 acres, more or less, with a residence located thereon, situate on the southeasterly side of the so-called Lower Elmore Mountain Road."

This Deed shall also act as a bill of sale for the following personal property items to be taken in 'AS IS' condition: (1) Gas Oven/Range; (2) Refrigerator; and (3) Washer.

This conveyance is made subject to and with the benefit of highway easements, utility easements, easements for ingress and egress, water and pipeline rights, covenants and restrictions, state and local land use permits, if any, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above-mentioned deeds and their records and to all prior deeds and their records as they apply to and affect the lands and premises being conveyed for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Caleb & Arynne Suddaby, husband and wife, as tenants by the entirety, and their heirs and assigns forever; and the said Grantor, Daniel P. Wilder, for himself and his successors and assigns, does covenant with the said Grantees, Caleb & Arynne Suddaby, husband and wife, as tenants by the entirety, and their heirs and assigns, that until the encasing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance except as aforesaid; and I hereby engage to warrant and defend the same against all lawful claims whatever except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand this 10th day of February, 2010.

IN THE PRESENCE OF:

[Signature]
witness

Daniel P. Wilder
DANIEL P. WILDER

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At MORRISTOWN, this 10th day of February, 2010, Daniel P. Wilder personally appeared, and he acknowledged this instrument, by him subscribed to be his free act and deed.

Before me:

[Signature]
Notary Public

Morristown, Vermont, Town Clerk's Office, Feb. 12 A.D. 2010 at 10 o'clock 45 minutes, A.M. Received for record a Deed, of which the foregoing is a true copy.

ATTEST: Mary Ann Wilson Town Clerk

~ACKNOWLEDGMENT~

VT Property Transfer Tax Return Received, (including Certificates and, if required, ACT 250 Disclosure Statement) and tax paid.

Return No. 10-02-05
Signed Mary Ann Wilson
Date Feb. 12, 2010



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS**
Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure
(initial applicable sections)

1. Presence of lead-based paint and/or lead-based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

02/25/19 4:54 PM EST	02/25/19 4:57 PM EST

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

02/25/19 4:54 PM EST	02/25/19 4:57 PM EST

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment
(initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

Seller's Initials

02/25/19 4:54 PM EST dotloop verified	02/25/19 4:57 PM EST dotloop verified		

Purchaser's Initials

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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: Caleb Suddaby dotloop verified 02/25/19 4:54 PM EST CGDF-Z03A-Q03L-GWMK
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: Aryanne Suddaby dotloop verified 02/25/19 4:57 PM EST MON8-USLL-546P-681Y
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date