

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared:

April 27, 2018

Seller's Name(s):

*Kenneth J. MARUSKA
Lois E. MARUSKA*

Property Address:

4549 STAGECOACH RD, Morrisville

Street

City/Town

Type of Property:

- ☒ Single Family Residence
 ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse
 ☐ Land Only
 ☐ Commercial

Use of Property:

- ☒ Primary Residence
 ☐ Vacation Property
 ☐ Rental Property
 ☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.

THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

K M L M

Purchaser's Initials

[Empty boxes for purchaser initials]

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? <u>JAN. 2016</u> By whom? <u>ALLEN NEWTON</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above:

(N) POWER LINES FOR MORRISVILLE WATER AND LIGHT.

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	Heating System (check all that apply): <input checked="" type="checkbox"/> Base Board <input type="checkbox"/> Hot Air <input type="checkbox"/> Radiant <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Direct Vent <input type="checkbox"/> Other (explain): _____ Age of Furnace/Boiler: _____ <input checked="" type="checkbox"/> Don't Know Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Geothermal <input type="checkbox"/> Other (explain): _____ Annual Fuel Usage: <u>380 GAL</u> Gallons (or other measure) Provider: <u>COUNTY OIL</u> Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.
(b)	Air Conditioning: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," describe (central, heat pump, window, etc.): <u>HEAT PUMP</u>
(c)	Hot Water System (check all that apply): <input checked="" type="checkbox"/> Hot Water Tank <input checked="" type="checkbox"/> Domestic/Off Boiler <input type="checkbox"/> On Demand <input type="checkbox"/> Heat Pump Water Heater Age of Hot Water System: _____ <input checked="" type="checkbox"/> Don't Know Fuel Type: <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane <input type="checkbox"/> Coal <input type="checkbox"/> Solar <input type="checkbox"/> Wood Pellet <input type="checkbox"/> Other _____ Hot Water Tank is: <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented If rented, from whom: _____ Monthly rental fee: \$ _____
(d)	Alternative Energy System(s) (check all that apply): <input type="checkbox"/> Solar <input type="checkbox"/> Wind <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Unknown Energy returned to grid: <input type="checkbox"/> YES <input type="checkbox"/> NO Owned _____ or Leased _____
(e)	Electrical System: Electrical service panel has: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input type="checkbox"/> Other (explain) _____ Annual electricity usage: \$ <u>1100</u> Electric utility provider: <u>MORRISVILLE WATER & LIGHT</u> Property used: <input checked="" type="checkbox"/> Full Time <input type="checkbox"/> Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions. Main Breaker Amperes: <u>200 AMPS</u> Amps <input type="checkbox"/> Don't Know
(f)	Are you aware of any problems or conditions that affect any of the above systems? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," explain in detail: _____ _____ _____

TELEPHONE / INTERNET / TELEVISION

(g)	Is landline telephone service present at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____
(h)	Is cellular telephone service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," list available providers: _____
(i)	Is internet service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____ If "Yes," service is: <input type="checkbox"/> Dial Up <input type="checkbox"/> Broadband <input type="checkbox"/> Cable <input type="checkbox"/> Satellite <input checked="" type="checkbox"/> DSL
(j)	Is television service available at the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," current provider: _____ If "Yes," source is: <input type="checkbox"/> Antenna <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Satellite <input type="checkbox"/> DSL

Seller's Initials

K M L M

Purchaser's Initials

(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**
 Check the items that will be included in the sale of the Property:

☐ Electric Garage Door Opener - Number of Transmitters _____ ☒ Security Alarm System ☐ Owned ☐ Leased ☐ Humidifier
☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☒ Smoke Detectors - How Many? 7 ☐ Whirlpool Bath
☐ Swimming Pool ☐ Pool Heater ☐ Spa/Hot Tub ☐ Pool/Spa Equipment (list): _____
☒ Refrigerator ☒ Stove ☒ Hood/Fan ☐ Microwave Oven ☐ Dishwasher ☐ Garbage Disposal ☐ Trash Compactor
☒ Washer ☒ Dryer ☐ Central Vacuum ☐ Freezer ☐ Intercom ☒ Ceiling Fans ☒ Woodstove ☐ Sump Pump ☒ Well Pump
☒ Satellite Dish ☐ Indoor/Outdoor Grill ☐ Attic Fan(s) ☐ Window A/C
☐ Wood/Gas/Pellet/Other Stove (describe): _____

OTHER: _____

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☐ NO

If "yes", explain in detail: _____

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property:

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:

☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors
☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof
☐ Outside Retaining Walls ☐ Other Structures/Components: _____

If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: _____

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

BASEMENT/CELLAR/CRAWL SPACE:
 Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?
☐ YES ☒ NO If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☒ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? ☐ YES ☐ NO If "Yes," what are the problems and how often have they recurred? _____

Has paint containing lead been used on the Property? ☐ YES ☒ NO ☐ DON'T KNOW

ROOF: ☒ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know

Approximate age of roof? 5 YEARS

Has the roof ever leaked since you have owned the Property? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

Has the roof been replaced or repaired since you have owned the Property? ☒ YES ☐ NO ☐ DON'T KNOW

If "Yes," when? BETWEEN 2 YRS & 5 YRS.

Are there any current problems with the roof? ☐ YES ☒ NO ☐ DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* Inspection of these systems by a qualified inspector is strongly recommended. As required

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Purchaser's Initials

by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):	
<input type="checkbox"/> Public or Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Shared	
<input checked="" type="checkbox"/> On-site <input type="checkbox"/> Off-site <input checked="" type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Spring <input type="checkbox"/> Lake/Pond <input type="checkbox"/> Lake Well <input type="checkbox"/> None <input type="checkbox"/> Don't Know	
Water System Features : <input type="checkbox"/> Cistern/Reservoir/Holding Tank <input checked="" type="checkbox"/> Water Softener/Conditioner <input type="checkbox"/> Reverse Osmosis <input type="checkbox"/> Infrared Light	
<input type="checkbox"/> Ultraviolet <input type="checkbox"/> Other: _____ <input type="checkbox"/> None <input type="checkbox"/> Don't Know	
Water Pipes are: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized Metal <input type="checkbox"/> Lead <input type="checkbox"/> PVC (Plastic) <input type="checkbox"/> Combination <input type="checkbox"/> Don't Know	
If Drilled Well: Drilled by: <u>H. A. MANOSH</u> Tag #: _____ Depth: _____	
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____	
CONDITION OF WATER AND WATER SYSTEM	
Has the water been tested for coliform bacteria? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DON'T KNOW	
If "Yes," when? _____ By whom? _____ Results: _____	
Has any other water quality or water chemistry testing been done? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DON'T KNOW	
If "Yes," when? _____ By whom? _____ Results: _____	
Water softener <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," <input checked="" type="checkbox"/> Own <input type="checkbox"/> Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____	
Are you aware of low pressure in your water system? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Has your water supply ever run out or run low? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe: _____	
Describe in detail any other problems you have had with your water system, including water quality or quantity: _____	
Does the water have any odor, bad taste, cloudiness or discoloration? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. ***Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.*** Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):	
<input type="checkbox"/> Public or Municipal Sewer System <input checked="" type="checkbox"/> On-site septic/wastewater system <input type="checkbox"/> Off-site septic/wastewater system <input type="checkbox"/> Septic Tank	
<input type="checkbox"/> New or Alternate Technology (explain technology) _____ <input type="checkbox"/> Holding Tanks	
<input type="checkbox"/> Cesspool <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Dry Well <input type="checkbox"/> Conventional disposal area <input type="checkbox"/> Mound System disposal area <input type="checkbox"/> At Grade	
<input type="checkbox"/> Other <input type="checkbox"/> Don't Know If other, please explain: _____	
CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:	
Date system installed: _____ Is the system entirely on your Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW	
If "No," where is it? _____	
Has the system been repaired since you have owned the Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "Yes," when? <u>2 YEARS AGO.</u>	
What was done? <u>NEW BAFFLE</u> By whom? <u>HARTIGAN</u>	
Type of septic tank: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other (describe) _____ <input type="checkbox"/> Don't Know	
Septic tank capacity (in gallons) <u>1,000</u> <input type="checkbox"/> Don't Know	
Date Septic Tank Last Inspected? <u>2 YRS AGO</u> <input type="checkbox"/> Don't Know Reports of last inspection/pumping attached: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Date Septic Tank Last Pumped? <u>2 YRS AGO</u> <input type="checkbox"/> Don't Know By whom? <u>HARTIGAN</u>	
To your knowledge, is any portion of the system in need of repair or replacement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "Yes," describe in detail: _____	

Seller's Initials

K M S M

Purchaser's Initials

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>40 YRS.</u> Additions to Main Bldg. _____ Additional Building(s): (a) <u>GARAGE 5 YRS</u> (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: <u>BUILT HOUSE AND GARAGE</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: _____			

7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials

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Purchaser's Initials

(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			
Further explanation of any of the above: <div style="border: 1px solid black; height: 30px; width: 100%;"></div>				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
☐ YES ☐ NO ☒ **DON'T KNOW OF ANYTHING ELSE.** If "Yes," explain:

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

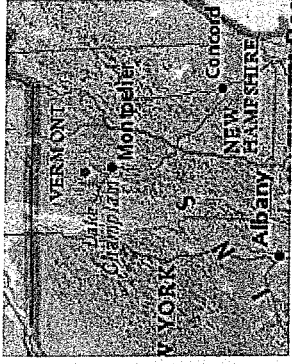
Seller: <div style="border: 1px solid black; padding: 2px;">Kenneth J. Marusko 4/27/18</div> (Signature) Date	Purchaser: <div style="border: 1px solid black; width: 300px; height: 30px;"></div> (Signature) Date
Seller: <div style="border: 1px solid black; padding: 2px;">Lori E. Marusko 4/27/18</div> (Signature) Date	Purchaser: <div style="border: 1px solid black; width: 300px; height: 30px;"></div> (Signature) Date
Seller: <div style="border: 1px solid black; width: 300px; height: 30px;"></div> (Signature) Date	Purchaser: <div style="border: 1px solid black; width: 300px; height: 30px;"></div> (Signature) Date
Seller: <div style="border: 1px solid black; width: 300px; height: 30px;"></div> (Signature) Date	Purchaser: <div style="border: 1px solid black; width: 300px; height: 30px;"></div> (Signature) Date



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Roads**
- Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification S
- Waterbody**
- Stream
- Parcels (where available)**
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



1: 5,428

February 14, 2018

276.0 0 138.00 276.0 Meters

1" = 452 Ft 1cm = 54 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

SKETCH/AREA TABLE ADDENDUM

Parcel No 16007

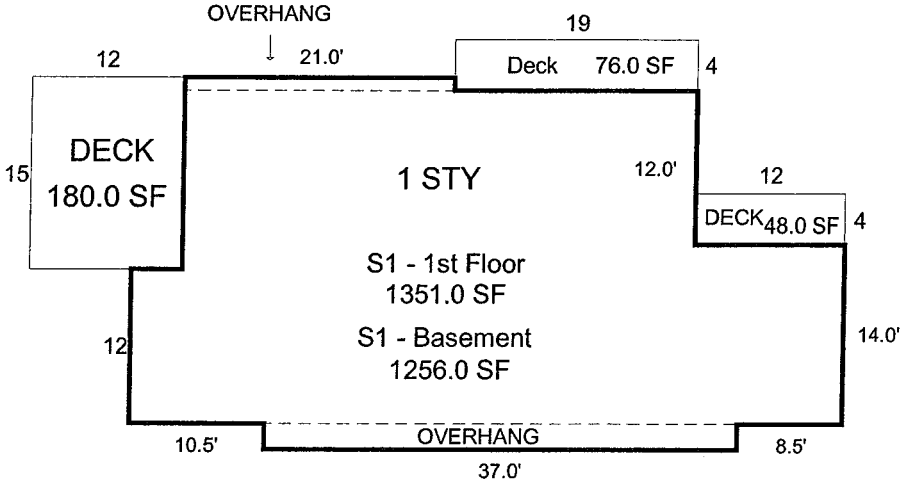
Property Address

City State Zip

Owner

Client

Appraiser Name



4549 Stagecoach Road

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1351.0	170.0	1351.0
1BS	S1 - Basement	1.00	1256.0	164.0	1256.0
P/P11	S1 - Porch 1	1.00	180.0	54.0	180.0
P/P12	S1 - Porch 2	1.00	76.0	46.0	76.0
P/P13	S1 - Porch 3	1.00	48.0	32.0	48.0

Net BUILDING Area (Rounded w/ Factors) 1351

IMPROVEMENTS/RENOVATIONS

ADDITIONS/REMODELING

PROPERTY ADDRESS: 4549 STAGECOACH ROAD
MORRISTOWN, VERMONT 05661

<u>THREE CAR GARAGE</u>	Year: <u>2014</u>
<u>TWO SECTIONS OF ROOFING (FRONT)</u>	Year: <u>2015</u>
<u>NEW VINYL SIDING (FRONT + SIDES)</u>	Year: <u>2015</u>
<u>2 NEW BALCONIES</u>	Year: <u>2015</u>
<u>THREE NEW SLIDING DOORS</u>	Year: <u>2015</u>
<u>NEW DECK STAIRS</u>	Year: <u>2015</u>
<u>NEW DECK RAILINGS</u>	Year: <u>2015</u>
<u>NEW SPLIT UNIT (HEAT + A/C)</u>	Year: <u>2017</u>
_____	Year: _____
_____	Year: _____

X Kenneth J. Marusho
Seller's Name

4/27/18
Date

X Lori E. Marusho
Seller's Name

4/27/18
Date



PROPERTY ADDRESS: 4549 STAGECOACH RD. MORRISTOWN VT.

PROPERTY UTILITIES INFORMATION:

Type of Heating (mark all applicable)

☒ Baseboard Hot Water ☐ Space Heater ☐ Space Heater ☐ Radiant ☐ Forced Hot Air
☐ Electric BB ☐ Multi Zone ☐ Steam Radiators ☐ Electric Storage ☐ Hot Water Radiators
☐ Other (explain) SPLIT UNIT HEAT PUMP

Furnace maintained by: COUNTY PLUMBING

Type of Fuel Usage (mark all applicable)

☒ Oil ☐ Gas ☐ Kerosene ☒ Electric ☐ Wood ☐ Other (explain) _____

Electric Company: MORRISVILLE WATER & LIGHT

Hot Water is heated: ☒ Off Boiler ☐ Separate HW Tank ☒ Oil ☐ Gas ☐ Electric

Water Supply: ☐ PUBLIC ☒ PRIVATE

If Public, payment is made to: _____

If Private, it is: ☐ Dug Well ☒ Drilled Well ☐ Driven Well ☐ Shared Well ☐ Spring ☐ Other

Water tested by: MANOSIT

Wastewater System: ☐ PUBLIC ☒ PRIVATE

If Public, payment is made to: _____

If Private, it is: ☒ Concrete ☐ Metal ☐ Other*

Tank Size: ☐ 500 gal ☒ 1000 gal ☐ Other*

Maintained by: HARTIGIAN

ANNUAL COST FOR UTILITIES:

Cable Available _____ ☒ Yes ☐ No

Electric Cost \$1,100.00 per year

Heating Cost per year (in gallons):

<input checked="" type="checkbox"/> Oil	<u>\$380.00</u>	Supplier <u>COUNTY OIL</u>	Hot Water included?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Gas		Supplier _____	Hot Water included?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Kerosene		Supplier _____	Hot Water included?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Wood		Supplier _____	Hot Water included?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Electric		Supplier <u>MORRISVILLE WATER & LIGHT</u>	Hot Water included?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Internet Service Available: ☒ Yes ☐ No

Phone Company PHONE 81, 092 & DSL per year

Rubbish Removal 0 per year

Chimney maintained by: ABOVE THE REST Last Cleaned: 1 YEAR AGO

Sewer Cost per year (if public) _____

☐ Metered ☐ Flat Rate ☐ Includes water ☐ Does not include water

Radon Tested by: _____ Results: _____

Snow Removal CARROLL LAWRENCE EXCAV. \$500.00 per year

Water Cost per year (if public) _____

☐ Metered ☐ Flat Rate ☐ Includes sewer ☐ Does not include sewer

Additional Comments: _____

SIGNED: Kenneth J. Maruska DATE: 4/27/18

SIGNED: Joie E. Maruska DATE: 4/27/18

***** All information is believed to be accurate but it is not warranted *****

TOWN CLERK'S OFFICE
Received Oct 14, 2016 10:30A
Recorded in VOL: 230 PG: 194- 195
Of Morristown Land Records
ATTEST: Mary Ann Wilson, Town Clerk
(PTR) Return No. 2016-216
32 V.S.A. Chap 231

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **KENNETH J. MARUSKA** and **LOIS E. MARUSKA**, both of the Town of Morrisville, in the County of Lamoille and the State of Vermont, Grantor, in consideration of Ten and more Dollars paid to his full satisfaction by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto **Kenneth J. Maruska and Lois E. Maruska, Co-Trustees of the Kenneth J. and Lois E. Maruska 2016 Revocable Family Trust**, Grantees, their successors and assigns forever, all right and title which **Kenneth J. Maruska and Lois E. Maruska** and their heirs, executors, administrators, and assigns forever, certain lands and premises in the Town of Morristown, in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same lands conveyed to Kenneth J. Maruska and Lois E. Maruska by Warranty Deed of the Stage Coach Farm Associates recorded in Book 68, Page 238, and dated November 7, 1974 in the Morristown Land Records, being a subdivided parcel of land containing \pm 11.0 acres, excepting a Right of Way easement recorded in Book 75, Page 38 and dated July 28, 1978 in the Morristown Land Records.

Reference is hereby made to the above instruments and to their records, and to all deeds and records therein referred, in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to said granted premises, with the appurtenances thereof, to the said Grantees, **Kenneth J. Maruska and Lois E. Maruska, Co-Trustees of the Kenneth J. and Lois E. Maruska 2016 Revocable Family Trust**, their successors and assigns to their own use and behoof forever; And the said Grantors, **Kenneth J. Maruska and Lois E. Maruska**, their heirs, executors, administrators and assigns does covenant with the said Grantees, **Kenneth J. Maruska and Lois E. Maruska, Trustees of the Kenneth J. and Lois E. Maruska 2016 Revocable Family Trust**, their heirs, executors, administrators and assigns, that until the ensealing of these presents, we are the sole owners of said 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 we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

No subsequent grantee(s) shall be obliged to determine the propriety of any act performed by the Trustees, by the Trustees' acceptance of this deed

IN WITNESS WHEREOF, I have set my hand and seal this 14th day of September, 2016.

IN PRESENCE OF

Witness

Kenneth J. Maruska
Kenneth J. Maruska

Lois E. Maruska
Lois E. Maruska

STATE OF VERMONT)

LAMOILLE COUNTY) ss, At Stowe, Vermont, this 14 day of September, 2016, **Kenneth J. Maruska and Lois E. Maruska**, personally appeared, and they acknowledged this instrument, by their sealed and subscribed, to be their free act and deed.

Before me:

Eric B. St
Notary Public

My Commission Expires: 2/10/19

VILLAGE OF MORRISVILLE WATER AND LIGHT DEPARTMENT

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Elizabeth J. Maurer (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto Village of Morrisville Water and Light Department a corporation, whose post office address is Morrisville, Vermont, and to its successors or assigns the right to enter upon the lands of the undersigned, situated in the County of Lamoille, State of Vermont, and more particularly described as follows:

Being the land and premises conveyed to us and/or me by Stage Coach Farm by deed dated 2.10.77 1977 and recorded in Book 68, Page 237-240 of the Town of Lamoille and being a tract of land with the buildings thereon consisting of approximately 1.4 acres in area situated in the Town of Lamoille County of Lamoille and State of Vermont and bounded on the north by land owned by Stewart and on the west by land owned by Stage Coach Road and on the east by land owned by Stage Coach Farm and on the south by land owned by Stage Coach Farm.

and to place, construct, operate, repair, maintain, relocate and replace thereon, and in or upon all streets, roads, or highways abutting said lands an electric transmission or distribution line or system, overhead and/or underground, and to cut and trim and chemically treat all trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is expressly understood that no buildings will be placed closer than 25 feet from the pole line which shall establish the center line of the 25 foot strip granted herein.

The undersigned hereby acknowledges and reaffirms the existing right of way on the above described property to the grantee herein and except as may be modified or enlarged by this instrument the said right of way is acknowledged to be in full force and effect.

The undersigned covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

MORTGAGE IS HELD ON THE PROPERTY, PLEASE HAVE THE MORTGAGEE (BANK, ETC.) COMPLETE THE SECTION BELOW.

It is further understood that, whenever necessary, words used in this instrument in the masculine gender shall be construed to read in the feminine.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 22 day of August, 1978.

in the presence of:

Elizabeth J. Maurer and John E. Maurer (S.S.)
Two witnesses must sign above. Signatures must conform with deed.

STATE OF VERMONT

Lamoille County } s. s.

At Morrisville, in said County, before me personally appeared Elizabeth J. Maurer and John E. Maurer and each acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed.

NOTARY PUBLIC

Received at Town Clerk's Office August 7th A. D. 1978 at 4 o'clock 45 minutes P. M.
Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest,

— ACKNOWLEDGMENT —

Vermont Property Transfer Tax
32 V.S.A. Chap. 231

Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. A 333649 Clerk
Signed George Clerk
Date 8-7-78

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

2017092511:39:23CLERK3

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

PROPERTY TAX BILL FY18

PARCEL ID	BILL DATE	TAX YEAR
16007.	09/25/2017	1718

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: STAGECOACH ROAD 4549
Description: AC & DWL

OWNER

MARUSKA KENNETH J & LOIS E CO TRUSTEES
MARUSKA KENNETH J & LOIS E REV FAMILY
4549 STAGECOACH ROAD
MORRISVILLE VT 05661

HOUSESITE TAX INFORMATION

SPAN # 414-129-11550 SCL CODE: 129
TOTAL PARCEL ACRES 10.65

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE	HOMESTEAD	NON RESIDENTIAL
REAL 244,600		244,600
TOTAL TAXABLE VALUE 244,600		244,600
GRAND LIST VALUES 2,446.00		2,446.00

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	0.5243		x2,446.00=	1282.43
HIGHWAY	0.3283		x2,446.00=	803.02
LOCAL AGREEMENT	0.0015		x2,446.00=	3.67
NON RESIDENTIAL EDUCATION	1.4979		x2,446.00=	3663.86

1ST PAYMENT	11/15/2017	2ND PAYMENT	05/15/2018	TOTAL TAX	5752.98
	2876.49		2876.49	STATE PAYMENTS	0.00
				NET TAX DUE	5752.98

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

Trend Business Solutions 800-639-8028

TOWN OF MORRISTOWN
TAX YEAR 1718

TOWN OF MORRISTOWN
TAX YEAR 1718

1ST PAYMENT DUE

11/15/2017

OWNER NAME

MARUSKA KENNETH J & LOIS E CO

PARCEL ID

16007-

AMOUNT DUE 2876.49

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

05/15/2018

OWNER NAME

MARUSKA KENNETH J & LOIS E CO

PARCEL ID

16007-

AMOUNT DUE 2876.49

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



117014381



117014382

Itemized Property Costs

From Table: MAIN Section 1

Record # 1089

Property ID: 16007	Span #: 414-129-11550	Last Inspected: 03/05/2007	Cost Update: / /
Owner(s): MARUSKA KENNETH J & LOIS E CO MARUSKA KENNETH J & LOIS E REV FAMILY	Sale Price: 0	Book: 230	Validity: No Data
Address: 4549 STAGECOACH ROAD	Sale Date: 09/14/2016	Page: 194-195	
City/St/Zip: MORRISVILLE VT 05661	Bldg Type: Single	Quality: 2.50	FAIR/AVG
Location: 4549 STAGECOACH ROAD	Style: 1 Story	Frame: Studded	
Description: AC & DWL	Area: 1351	Yr Built: 1978	Eff Age: 39
Tax Map #: 16007	# Rms: 6	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		53.23	
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	Average				
ADJUSTED BASE COST				1,351.00	56.52
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)				762.50	
Roughins (beyond allowance of 1)				320.00	
Fireplaces	1 Story / Single		1.00	2,512.50	2,513
Porch #1:	WoodDck/NoWall/NoRoo		180.00	12.27	2,209
Porch #2:	WoodDck/NoWall/NoRoo		76.00	17.69	1,344
Porch #3:	WoodDck/NoWall/NoRoo		48.00	21.19	1,017
Basement	Conc 8"		1,256.00	12.67	15,914
Basement Outside Entrance				1,150.00	1,150
Subtotal					100,504
Local multiplier		1.30			
Current multiplier		1.00			
REPLACEMENT COST NEW					130,655
Condition	Average	Percent			
Physical depreciation		25.00			-32,664
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					98,000
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	2.00	1.50	0.90		67,500
	8.65	1.50	0.60		35,100
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	y / y	Typical	Average		5,000
Landscape	y / y	Typical	Average		5,000
	y / y	Typical	Average		4,000
OUTBUILDINGS					
DGS 2S	Hsite/Hstd	% Good	Quantity	Rate.	Extras
	y / y	100	1014	29.56	
TOTAL PROPERTY VALUE					30,000
NOTES					244,600
				HOUSESITE VALUE :	209,500
				HOMESTEAD VALUE :	244,600
WELL & PRIVATE SEPTIC, PER OLD LISTERS RECORDS, SITE AREA HAS CONSTANT EROSION DUE TO STREAMS. RESIDENCE SHOWS MORE WEAR AND TEAR THAN AVERAGE, RENTAL PROPERTY. MORE					

Itemized Property Costs

From Table: MAIN Section 1

Record # 1089

Property ID: 16007		Span #: 414-129-11550		Last Inspected: 03/05/2007		Cost Update: / /	
Owner(s): MARUSKA KENNETH J & LOIS E CO MARUSKA KENNETH J & LOIS E REV FAMILY				Sale Price: 0		Book: 230 Validity: No Data	
				Sale Date: 09/14/2016		Page: 194-195	
Address: 4549 STAGECOACH ROAD				Bldg Type: Single		Quality: 2.50 FAIR/AVG	
City/St/Zip: MORRISVILLE VT 05661				Style: 1 Story		Frame: Studded	
Location: 4549 STAGECOACH ROAD				Area: 1351		Yr Built: 1978 Eff Age: 39	
Description: AC & DWL				# Rms: 6		# Bedrm: 3 # Ktchns: 1	
Tax Map #: 16007				# 1/2 Bath: 0		# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
PHYSICAL DEPRECIATION IS ADDED TO REFLECT LACK OF MAINTENANCE. ONLY RECENT					
IMPROVEMENTS ARE THE CHIMNEY RELINED AND 2 DECKS REBUILT.					
2014 26 X 39 GARAGE , STORAGE SECOND FLOOR					
2016 Adjusted lot size as per survey					