

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

From Table: MAIN Section 1

Record # 1571

Parcel ID: 23003110	Span #: 621-195-11894	Last Inspected: 11/04/2010	Insp. By: TM
Owner(s): MATTERA JOHN W	Sale Price: 0	Book: 410	Validity: No Data
	Sale Date: / /	Page: 156	
Location: 821 LITTLE RIVER FARM RD	Bldg Type: Single	Quality: 8.00	
Stowe, Vermont	Style: 1.5 Fin	Year Built: 2000	
Description: 2.2 AC & DWL	Above Grade Living Area: 5094	Fin Bsmt Living A: 0	
Tax Map #: 10-201.110	Total Rooms: 11	Total Bedrooms: 6	Fin Bsmt: No Data
	1/2 Baths: 1	3/4 Baths: 0	Full Baths: 4

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			5,094.00	156.91	799,300
STYLE ADJUSTMENT	1.5 Fin	92.00			735,356
DESIGN MULTIPLIER	Angles+10C	115.00			845,659
SIDING MULTIPLIER	Wood Frame				845,659
HALF BATHS			1.00	3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			4.00	6,000.00	
BATH QUALITY FACTOR		249.98		27,000.00	67,494
Exterior Wall #1:	WdSiding				
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	5,094.00		
Energy Adjustment	Excellent		5,094.00		
Foundation Adjustment	SF Mod Hil				
ADJUSTED BASE COST					913,152
ADDITIONAL FEATURES					
Dormers			96.00	300.00	28,800
Fireplaces	1.5 Fin / Single		1.00	13,000.00	13,000
Features #1:	3rd Floor Loft		224.00	20.00	4,480
Features #2:	Gas fireplaces		2.00	3,500.00	7,000
Features #3:	Air conditioning		5,004.00	3.00	15,012
Features #4:	Backup Generator		1.00	5,000.00	5,000
Porch #1:	Cov-Porch		265.00	65.00	17,225
Porch #2:	Cov-Porch		140.00	65.00	9,100
Porch #3:	Elv-Deck/R		854.00	31.00	26,474
Porch #4:	Cov-Porch		144.00	65.00	9,360
Porch #5:	Cov-Porch		20.00	65.00	1,300
Porch #6:	Elv-Deck/R		84.00	31.00	2,604
BASEMENT BASE COST			1,806.00	25.95	46,866
Garage/Shed #1:	Builtin		1,240.00	50.00	62,000
Garage/Shed #2:	A/1S		130.00	48.00	6,240
Subtotal					1,167,613
Local multiplier		0.90			
REPLACEMENT COST NEW					1,050,852
Condition	Very Good	Percent			
Physical depreciation		8.00			-84,068
Functional depreciation		10.00			-105,085
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					861,700
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	

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Item	Description	Percent	Quantity	Unit Cost	Total
SI Bldg Lot	2.00	1.00	1.75		245,000
SI Woodland	0.20	1.00	1.00		3,000
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	> Typical	Good		30,000
Pool (18x36)	y / y				10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Quantity	Rate.	Extras
Toolshed	y / y	50	64	7.81	500
SUB-TOTAL THIS SECTION					1,167,200

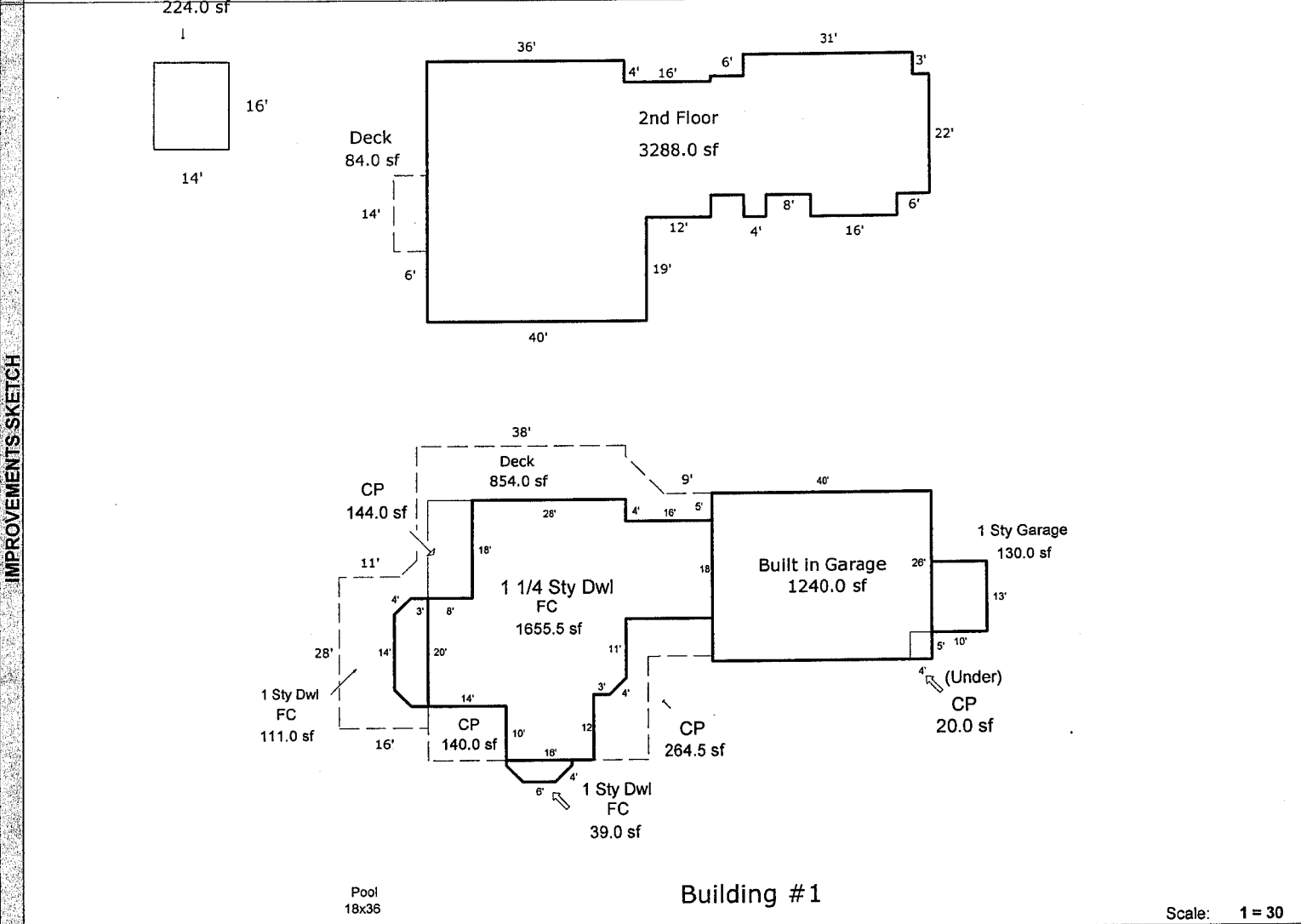
NOTES

Very good view of Worcester Range. Very well built dwl, massive brick chimney, walk out bsmt. Dwelling was remodeled in 2008/2009. Adjustment for size - 10% func.

SKETCH/AREA TABLE ADDENDUM

File No 23003110

SUBJECT	Property Address	821 LITTLE RIVER FARM ROAD		
	City	STOWE	State	VT
	Owner			
	Client			
	Appraiser Name	Town of Stowe		



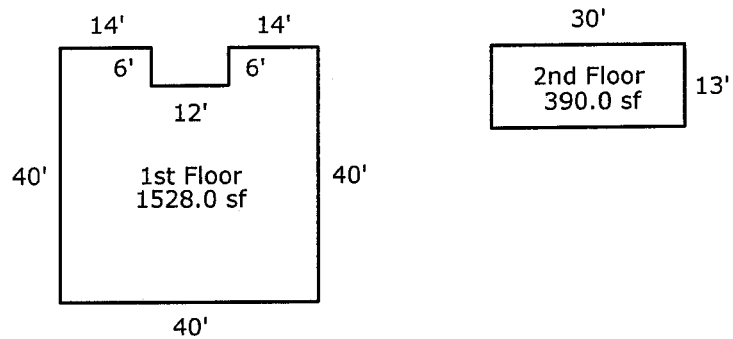
Code	Description	Factor	Net Size	Perimeter	Net Totals	
1FL1	First Floor	1.00	1655.5	198.2		
	First Floor	1.00	111.0	48.5		
	First Floor	1.00	39.0	28.5		1805.5
1FL2	2nd Floor	1.00	3288.0	306.0		3288.0
GAR11	Built in Garage	1.00	1240.0	142.0		1240.0
GAR12	1 Sty Garage	1.00	130.0	46.0		130.0
P/P11	CP	1.00	264.5	94.2		264.5
P/P12	CP	1.00	140.0	48.0		140.0
P/P13	Deck	1.00	854.0	250.6		854.0
P/P14	CP	1.00	144.0	52.0		144.0
P/P15	CP	1.00	20.0	18.0		20.0
P/P16	Deck	1.00	84.0	40.0		84.0
Net BUILDING Area (rounded w/ factors)						5094

SKETCH/AREA TABLE ADDENDUM

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SUBJECT	Property Address	821 LITTLE RIVER FARM ROAD		
	City	STOWE	State	VT
	Zip	05672		
	Owner			
	Client			
	Appraiser Name	Town of Stowe		

IMPROVEMENTS SKETCH



Scale: 1 = 30

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
2FL1	1st Floor	1.00	1528.0	172.0	1528.0
2FL2	2nd Floor	1.00	390.0	86.0	390.0
Net BUILDING Area (rounded w/ factors)					1918
