

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

From Table: MAIN Section 1

Record # 2181

| | | | |
|--|------------------------------|--|--|
| Parcel ID: 30047090 | Span #: 621-195-12239 | Last Inspected: 10/14/2011 | Insp. By: TM |
| Owner(s): O'TOOLE ROBERT PAUL BEVAN GAIL | | Sale Price: 0 Sale Date: / / | Book: Validity: No Data Page: Quality: 6.00 |
| Location: 57 EDSON WOODS RD Stowe, Vermont | | Bldg Type: Single Style: 1.5 Fin | Year Built: 1993 |
| Description: 10 AC & DWL | | Above Grade Living Area: 3372 Fin Bsmt Living A: 0 | |
| Tax Map #: 11-030.010 | | Total Rooms: 8 Total Bedrooms: 3 | Fin Bsmt: No Data |
| | | 1/2 Baths: 1 3/4 Baths: 0 | Full Baths: 2 |

| Item | Description | Percent | Quantity | Unit Cost | Total |
|--|------------------|-----------|-----------|------------|---------|
| BASE COST | | | | | |
| AVERAGE BASE VALUE | | | 3,372.00 | 117.37 | 395,772 |
| STYLE ADJUSTMENT | 1.5 Fin | 92.00 | | | 364,110 |
| DESIGN MULTIPLIER | 10+Corners | 108.00 | | | 393,239 |
| SIDING MULTIPLIER | Wood Frame | | | | 393,239 |
| HALF BATHS | | | 1.00 | 3,000.00 | |
| 3/4 BATHS | | | | 4,000.00 | |
| FULL BATHS | | | 2.00 | 6,000.00 | |
| BATH QUALITY FACTOR | | 175.00 | | 15,000.00 | 26,249 |
| Exterior Wall #1: | WdSiding | | | | |
| ADJUSTMENTS | | | | | |
| Roof #1: | CompShg | 100.00 | | | |
| Heat/cooling #1: | HW BB/ST | 100.00 | 3,372.00 | | |
| Energy Adjustment | Good | | 3,372.00 | | |
| Foundation Adjustment | SF Mod Hil | | | | |
| ADJUSTED BASE COST | | | | | 419,488 |
| ADDITIONAL FEATURES | | | | | |
| Dormers | | | 33.00 | 250.00 | 8,250 |
| Fireplaces | 1.5 Fin / Single | | 1.00 | 8,500.00 | 8,500 |
| Porch #1: | Cov-Porch | | 30.00 | 45.00 | 1,350 |
| Porch #2: | Elv-Deck/R | | 180.00 | 23.00 | 4,140 |
| Porch #3: | Elv-Deck/R | | 1,054.00 | 23.00 | 24,242 |
| Porch #4: | Ground-D/P | | 300.00 | 12.00 | 3,600 |
| BASEMENT BASE COST | | | 2,111.00 | 21.27 | 44,901 |
| Garage/Shed #1: | A/1.5S | | 662.00 | 50.40 | 33,365 |
| Subtotal | | | | | 547,835 |
| Local multiplier | | 0.90 | | | |
| REPLACEMENT COST NEW | | | | | 493,052 |
| Condition | Good | Percent | | | |
| Physical depreciation | | 14.00 | | | -69,027 |
| Functional depreciation | | | | | |
| Economic depreciation | | | | | |
| REPLACEMENT COST NEW LESS DEPRECIATION | | | | | 424,000 |
| LAND PRICES | Size | Nbhd Mult | Grade | Depth/Rate | |
| SI Bldg Lot | 2.00 | 1.40 | 1.30 | | 254,800 |
| AC Other | 8.00 | 1.40 | 0.60 | | 100,800 |
| SITE IMPROVEMENTS | Hsite/Hstd | Quantity | Quality | | |
| Water | y / y | Typical | Average | | 7,000 |
| Sewer | y / y | Typical | Average | | 10,000 |
| Landscape | y / y | Extensive | Good | | 50,000 |
| Ponds | y / y | > Typical | Good | | 35,000 |
| TOTAL PROPERTY VALUE | | | | | 881,600 |
| NOTES | | | HOUSESITE | VALUE : | 780,800 |

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| Item | Description | Percent | Quantity | Unit Cost | Total |
|------|-------------------|---------|----------|-----------|---------|
| | HOMESTEAD VALUE : | | | | 881,600 |

Survey MB 6/120-122 - lot cannot be subdivided. Contemporary style dwl. Dwl still has minor trim to finish to finish - call dwl 98% complete. 2010: added deck & called dwl finished. 2012: Increase landscaping, major stone work and interior renovations to residence after water pipe leak.

SKETCH/AREA TABLE ADDENDUM

Parcel No 30-047.090

Property Address 57 Edson Woods Road

City Stowe

County Lamoille

State VT

Zip 05672

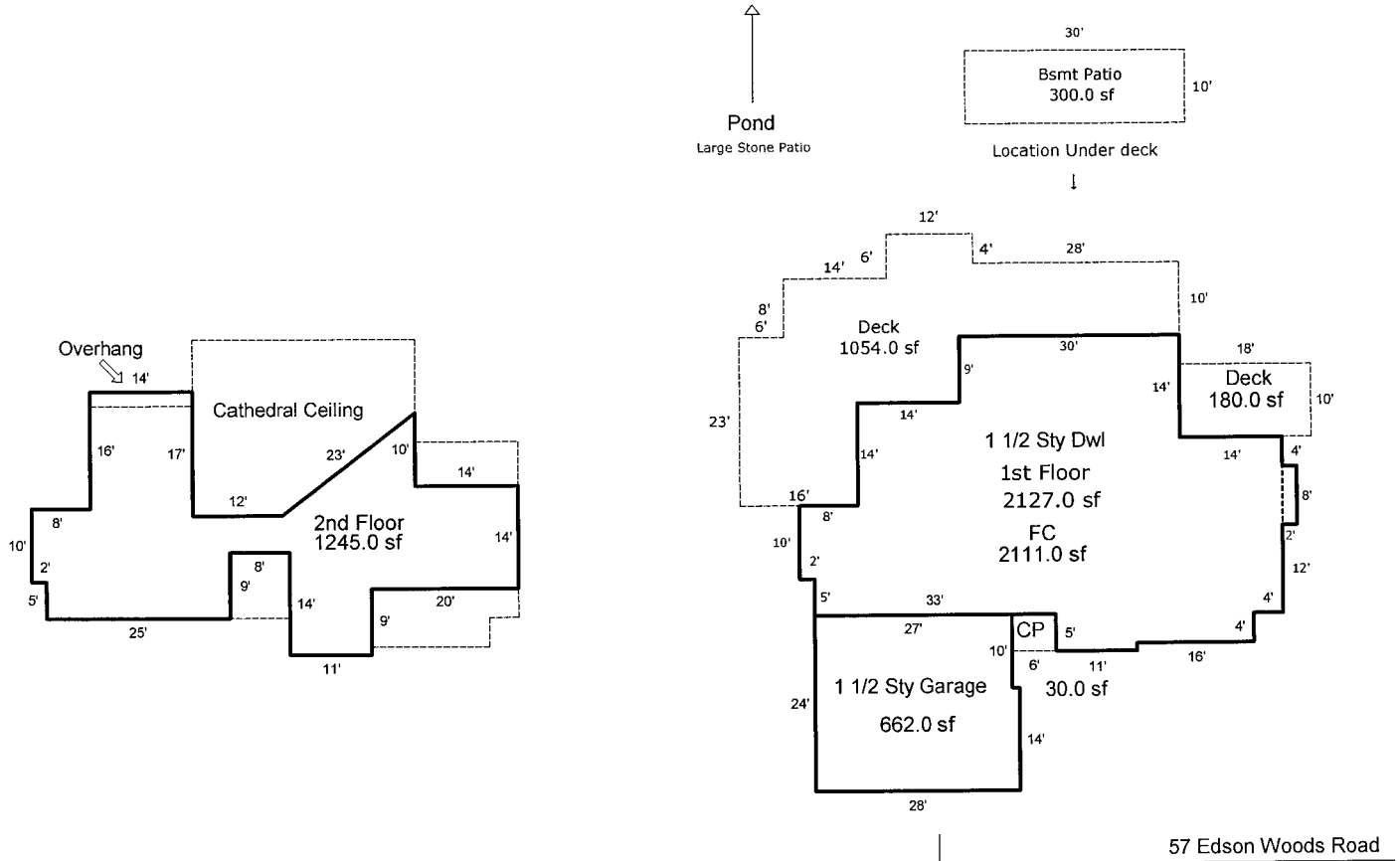
Owner

Client Town of Stowe

Appraiser Name Tax Assessment Use Only

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|-------|------------------|--------|----------|-----------|------------|
| 1FL1 | 1st Floor | 1.00 | 2127.00 | 222.0 | 2127.00 |
| 1FL2 | 2nd Floor | 1.00 | 1245.00 | 240.8 | 1245.00 |
| 1BS | Basement | 1.00 | 2111.00 | 218.0 | 2111.00 |
| GAR11 | 1 1/2 Sty Garage | 1.00 | 662.00 | 104.0 | 662.00 |
| P/P11 | CP | 1.00 | 30.00 | 22.0 | 30.00 |
| P/P12 | Deck | 1.00 | 180.00 | 56.0 | 180.00 |
| P/P13 | Deck | 1.00 | 1054.00 | 194.0 | 1054.00 |
| P/P14 | Bsmt Patio | 1.00 | 300.00 | 80.0 | 300.00 |

Net BUILDING Area (rounded w/ factors)

3372

PAYABLE TO:

MAIL TO:

Town of Stowe

Town of Stowe

PO Box 730

Stowe, VT 05672

802-253-6133

TAX BILL

| PARCEL ID | BILL DATE | TAX YEAR |
|-----------|------------|----------|
| 30047.090 | 07/27/2020 | 20-21 |

Description: 10 AC & DWL

Location: 57 EDSON WOODS RD

OWNER O'TOOLE ROBERT PAUL
BEVAN GAIL
PO BOX 1413
STOWE VT 05672

HOUSESITE TAX INFORMATION

SPAN # 621-195-12239 SCL CODE: 195
TOTAL PARCEL ACRES 10.00
HOUSESITE VALUE 780,800
HOUSESITE EDUCATION TAX 12,742.66
HOUSESITE MUNICIPAL TAX 3,437.08
HOUSESITE TOTAL TAX 16,179.74
FOR INCOME TAX PURPOSES

| ASSESSED VALUE | | HOMESTEAD | |
|---------------------|----------|-----------|--|
| REAL | 881,600 | 881,600 | |
| TOTAL TAXABLE VALUE | 881,600 | 881,600 | |
| GRAND LIST VALUES | 8,816.00 | 8,816.00 | |

| MUNICIPAL TAXES | | | | EDUCATION TAXES | | | |
|-------------------------|----------|----------------|----------|---|------------|-------------------------|-----------|
| TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES | TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES |
| Town | 0.4350 | x8,816.00= | 3,834.93 | HOMESTEAD EDUCATION | 1.6320 | x8,816.00= | 14,387.71 |
| Farmers Contracts | 0.0052 | x8,816.00= | 45.84 | See reverse side for education tax rate calculation information. | | | |
| <div>Revised Bill</div> | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | Payments | | TOTAL EDUCATION TAX | 14,387.71 |
| | | | | 1 | 08/17/2020 | EDUCATION STATE PAYMENT | 0.00 |
| | | | | | 4,567.12 | EDUCATION NET TAX DUE | 14,387.71 |
| | | | | 2 | 11/16/2020 | TAX SUMMARY | |
| | | | | | 4,567.12 | Municipal + Education | |
| | | | | 3 | 02/15/2021 | TOTAL TAX | 18,268.48 |
| | | | | | 4,567.12 | TOTAL STATE PAYMENT | 0.00 |
| | | | | 4 | 05/17/2021 | TOTAL NET TAX DUE | 18,268.48 |
| | | | | | 4,567.12 | | |
| TOTAL MUNICIPAL TAX | | | 3,880.77 | | | | |
| MUNICIPAL STATE PAYMENT | | | 0.00 | | | | |
| MUNICIPAL NET TAX DUE | | | 3,880.77 | | | | |

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 20-21

| | |
|---------------------|---------|
| 1ST PAYMENT DUE | |
| 08/17/2020 | |
| OWNER NAME | |
| O'TOOLE ROBERT PAUL | |
| PARCEL ID | |
| 30047-090 | |
| AMOUNT DUE | 4567.12 |
| AMOUNT PAID | |

Town of Stowe
TAX YEAR 20-21

| | |
|---------------------|---------|
| 2ND PAYMENT DUE | |
| 11/16/2020 | |
| OWNER NAME | |
| O'TOOLE ROBERT PAUL | |
| PARCEL ID | |
| 30047-090 | |
| AMOUNT DUE | 4567.12 |
| AMOUNT PAID | |

Town of Stowe
TAX YEAR 20-21

| | |
|---------------------|---------|
| 3RD PAYMENT DUE | |
| 02/15/2021 | |
| OWNER NAME | |
| O'TOOLE ROBERT PAUL | |
| PARCEL ID | |
| 30047-090 | |
| AMOUNT DUE | 4567.12 |
| AMOUNT PAID | |

Town of Stowe
TAX YEAR 20-21

| | |
|---------------------|---------|
| 4TH PAYMENT DUE | |
| 05/17/2021 | |
| OWNER NAME | |
| O'TOOLE ROBERT PAUL | |
| PARCEL ID | |
| 30047-090 | |
| AMOUNT DUE | 4567.12 |
| AMOUNT PAID | |