

| Itemized Property Costs | | | | | |
|--|-----------------------|-----------------------|-------------------|----------------------------|-------------------|
| From Table: MAIN Section 1 | | | Town of Westmore | | Record # 849 |
| Property ID: 210-0020 | | Span #: 729-232-10505 | | Last Inspected: 11/22/2013 | |
| | | | | Cost Update: 02/06/2018 | |
| Owner(s): PISGAH PROPERTIES LLC | | | Sale Price: 0 | Book: 31 | Validity: No Data |
| | | | Sale Date: / / | Page: 224-225 | |
| Address: PO BOX 60 | | | Bldg Type: Single | Quality: 5.00 | VERY GOOD |
| City/St/Zip: STOWE VT 05672 | | | Style: 2 Story | Frame: Studded | |
| Location: 20 CONLEY FARM LN | | | Area: 9403 | Yr Built: 1986 | Eff Age: 32 |
| Description: 14.73 AC & INN/9 CABINS (460` WF) | | | # Rms: 19 | # Bedrm: 12 | # Ktchns: 1 |
| Tax Map #: 26 | | | # 1/2 Bath: 0 | # Baths: 13 | |
| Item | Description | Percent | Quantity | Unit Cost | Total |
| BASE COST | | | | | |
| Exterior Wall #1: | WdSidng / Ht=9 | 100.00 | | 82.62 | |
| ADJUSTMENTS | | | | | |
| Roof #1: | CompShg | 100.00 | | -0.99 | |
| Subfloor | Wood | | | | |
| Floor cover #1: | Allowance | 100.00 | | 9.12 | |
| Heat/cooling #1: | HW BB/ST | 100.00 | | 1.74 | |
| Energy Adjustment | Good | | | 1.86 | |
| Foundation Adjustment | SF Mod Hil | | | 1.93 | |
| ADJUSTED BASE COST | | | 9,403.00 | 96.28 | 905,286 |
| ADDITIONAL FEATURES | | | | | |
| Fixtures (beyond allowance of 14) | | | 54.00 | 2,475.00 | 133,650 |
| Roughins (beyond allowance of 1) | | | | 705.00 | |
| Features #1: | Fire Places - Gas | | 3.00 | 2,500.00 | 7,500 |
| Features #2: | Sprinkler System | | 9,403.00 | 3.00 | 28,209 |
| Features #3: | Central Air Cond | | 1.00 | 10,000.00 | 10,000 |
| Porch #1: | WoodDck/WdRI | | 1,191.00 | 37.25 | 44,365 |
| Porch #2: | WoodDck/WdRI | | 60.00 | 41.28 | 2,477 |
| Porch #3: | WoodDck/WdRI | | 60.00 | 60.03 | 3,602 |
| Porch #4: | OpenStp/WdRI | | 68.00 | 44.74 | 3,042 |
| Porch #5: | WoodDck/NoWall/Roof/C | | 78.00 | 55.45 | 4,325 |
| Porch #6: | WoodDck/WdRI | | 78.00 | 55.45 | 4,325 |
| Basement | Conc 8" | | 5,366.00 | 19.23 | 103,188 |
| Finished Basement | Rec Room | | 1,130.00 | 24.70 | 27,911 |
| Subtotal | | | | | 1,277,880 |
| Local multiplier | | | 0.90 | | |
| Current multiplier | | | 1.00 | | |
| REPLACEMENT COST NEW | | | | | 1,150,092 |
| Condition | | Good | Percent | | |
| Physical depreciation | | | 18.00 | | -207,017 |
| Functional depreciation | | | | | |
| Economic depreciation | | | 10.00 | | -115,009 |
| REPLACEMENT COST NEW LESS DEPRECIATION | | | | | 828,100 |
| LAND PRICES | | | | | |
| | Size | Nbhd Mult | Grade | Depth/Rate | |
| FR Bldg Lot | 460.00 | 1.00 | 1.20 | 130.00 | 637,600 |
| AC Other | 6.00 | 1.00 | 4.00 | | 77,700 |
| AC Other | 7.36 | 1.00 | 0.90 | | 21,500 |
| Total | | | | | 736,800 |
| SITE IMPROVEMENTS | | | | | |
| | Hsite/Hstd | Quantity | Quality | | |
| Water | n / n | Extensive | Good | | 9,000 |
| Water | n / n | Extensive | Good | | 9,000 |
| Sewer | n / n | Extensive | Good | | 9,000 |
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| Landscape | n / n Extensive | Good | | | 7,000 | |
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| Total | | | | | 50,000 | |
| OUTBUILDINGS | Hsite/Hstd % Good | | Size | Rate. | Extras | |
| Toolshed | n / n 80 | | 96 | 8.72 | 800 | |
| Toolshed | n / n 30 | | 274 | 3.27 | 900 | |
| Outb Porch | n / n 30 | | 70 | 1.86 | 100 | |
| Concrete Slab | n / n 80 | | 720 | 4.44 | 3,200 | |
| Total | | | | | 5,000 | |
| SUB-TOTAL THIS SECTION | | | | | 1,619,900 | |
| NOTES | | | | | | |
| <p>2 STY RESTAURANT AND INN IS SITED SLIGHTY ABOVE THE ROAD GRADE ON 13.36 ACRES ON THE WEST SIDE OF RTE 5 A. THERE ARE 4 DWELLINGS (RENTAL CAMPS) ON THIS SIDE OF THE ROAD ALSO. ROUGHLY 6 ACRES ARE OPEN AND USABLE. THE BALANCE IS WOODED. LAND GRADES RANGE FROM GENTLE TO SLIGHTLY MODERATE. THERE IS 1.37 ACRES ON THE EAST SIDE OF RTE 5A WITH 4 COTTAGES (RENTAL) WITH 460 LF OF WATER FRONT.</p> <p>SITE IMPROVEMENTS : WATER - DRILLED WELL WITH 2 STORAGE TANKS, 15K TANK AND 20K TANK FOR THE SPRINKLER SYSTEM SEPTIC - MOUND SYSTEM AND TANK ON THE EAST SIDE OF RD. SYSTEM FOR THE FOUR DWLGS , AND SYSTEM FOR THE INN , ALL PUMPED UP TO A LEACH FIELD. LANDSCAPE - GOOD / ADEQUATE PARKING AREAS</p> <p>3- SUITE ROOMS HAVE FIRE PLACES AND WHIRL POOL TUBS. ONE ROOM WITH WHIRL POOL TUB.</p> <p>BSMT FINISH - MOSTLY UNFINISHED. ONE AREA 30' X 35' REC ROOM FINISH AND A FULL BATHROOM - 3 FIXTURE 8' x 10'. BALANCE IS UNFINISHED OPEN SPACE. BSMT IS AT WALK OUT GRADE.</p> <p>VERY GOOD CONSTRUCTION OVERALL</p> <p>2002- CONVERTED ONE OF THE LARGE DINING ROOM AREAS INTO TWO BEDROOM SUITES WITH FIRE PLACES AND WHIRL POOL TUBS (GOV. AKINS, GAZEBO RM).</p> <p>PHYSICAL DEPRECIATION - AVERAGE / TYPICAL - BUILDING IS WELL MAINTAINED. ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.</p> | | | | | | |