

Itemized Property Costs					
From Table: MAIN Section 2		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: Camp		Quality: 4.75 GOOD/VG	
City/St/Zip: STOWE VT 05672		Style: 1 Story		Frame: Studded	
Location: 20 CONLEY FARM LN		Area: 840		Yr Built: 1920 Eff Age: 1986	
Description: 14.73 AC & INN/9 CABINS (460' WF)		# Rms: 4		# Bedrm: 2 # Ktchns: 1	
Tax Map #: 26		# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=7	100.00		81.02	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.44	
Heat/cooling #1:	Space Htr	100.00		-1.72	
Energy Adjustment	Average				
Foundation Adjustment	SF Mod Hil			2.26	
ADJUSTED BASE COST			840.00	84.00	70,561
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-1.00	1,148.75	-1,149
Roughins (beyond allowance of 1)				472.50	
Features #1:	Central Air Cond		1.00	2,000.00	2,000
Features #2:	Hearth		1.00	200.00	200
Porch #1:	OpenStp/NoWall/NoRoof/		24.00	18.46	443
Porch #2:	WoodDck/WdRI		183.00	14.90	2,727
Basement	Conc 8"		840.00	19.86	16,682
Finished Basement	Dirt Floor		840.00	-2.14	-1,798
Subtotal					89,666
Local multiplier			0.95		
Current multiplier			1.00		
REPLACEMENT COST NEW					85,183
Condition		Good	Percent		
Physical depreciation			16.00		-13,629
Functional depreciation					
Economic depreciation			10.00		-8,518
REPLACEMENT COST NEW LESS DEPRECIATION					63,000
SUB-TOTAL THIS SECTION					1,682,900
NOTES					
CAMP # 1 (" ROBERT FROST ")					
WATER FRONT CAMP WAS BUILT IN 1920. CAMP WAS COMPLETELY RENOVATED IN 1986. CAMP IS WINTERIZED.					
BSMT - IS A FULL CONCRETE CELLAR WITH A6' HEIGHT AND DIRT FLOOR. BSMT IS WALK OUT GRADE.					
PHYSICAL DEPRECIATION - 2% LTT / FOR 1986. CAMP IS WELL MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

Itemized Property Costs					
From Table: MAIN Section 3		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	
		Sale Date: / /		Page: 224-225	
Address: PO BOX 60		Bldg Type: Camp		Quality: 4.25 GOOD/VG	
City/St/Zip: STOWE VT 05672		Style: 1 Story		Frame: Studded	
Location: 20 CONLEY FARM LN		Area: 504		Yr Built: 1920 Eff Age: 1986	
Description: 14.73 AC & INN/9 CABINS (460` WF)		# Rms: 3		# Bedrm: 1 # Ktchns: 1	
Tax Map #: 26		# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=7	100.00		82.87	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.44	
Heat/cooling #1:	Space Htr	100.00		-1.65	
Energy Adjustment	Average				
Foundation Adjustment	SF w FrWI			4.51	
ADJUSTED BASE COST			504.00	88.17	44,439
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-1.00	1,026.25	-1,026
Roughins (beyond allowance of 1)			-1.00	447.50	-448
Features #1:	Hearth		1.00	200.00	200
Porch #1:	WoodDck/WdRI		16.00	27.47	440
Porch #2:	WoodDck/Screen/Roof/C		130.00	40.45	5,259
Porch #3:	WoodDck/WdRI		205.00	13.29	2,724
Subtotal					51,587
Local multiplier		0.95			
Current multiplier		1.00			
REPLACEMENT COST NEW					49,008
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-9,802
Functional depreciation					
Economic depreciation		10.00			-4,901
REPLACEMENT COST NEW LESS DEPRECIATION					34,300
SUB-TOTAL THIS SECTION					1,717,200
NOTES					
CAMP # 2 (" ANGLER ") WATER FRONT CAMP WAS BUILT IN 1920. CAMP WAS COMPLETELY RENOVATED IN 1986. CAMP IS WINTERIZED.					
BSMT - CAMP IS ON FROST WALLS					
PORTABLE AC WALL UNIT.					
PHYSICAL DEPRECIATION - 3% MTT / FOR 1986. CAMP IS MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

Itemized Property Costs					
From Table: MAIN Section 4		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: Camp		Quality: 4.75 GOOD/VG	
City/St/Zip: STOWE VT 05672		Style: 1 Story		Frame: Studded	
Location: 20 CONLEY FARM LN		Area: 720		Yr Built: 1920 Eff Age: 1986	
Description: 14.73 AC & INN/9 CABINS (460' WF)		# Rms: 4		# Bedrm: 2 # Ktchns: 1	
Tax Map #: 26		# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		86.11	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.44	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
Foundation Adjustment	SF w FrWI			4.62	
ADJUSTED BASE COST			720.00	93.17	67,080
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			1.00	1,148.75	1,149
Roughins (beyond allowance of 1)				472.50	
Features #1: Central Air Cond			1.00	2,000.00	2,000
Porch #1: OpenStp/NoWall/NoRoof/			10.00	18.46	185
Porch #2: WoodDck/WdRI			160.00	15.74	2,518
Subtotal					72,931
Local multiplier			0.95		
Current multiplier			1.00		
REPLACEMENT COST NEW					69,284
Condition Good Percent					
Physical depreciation			18.00		-12,471
Functional depreciation					
Economic depreciation			10.00		-6,928
REPLACEMENT COST NEW LESS DEPRECIATION					49,900
SUB-TOTAL THIS SECTION					1,767,100
NOTES					
CAMP # 3 (" BIRCHES ") WATER FRONT CAMP WAS BUILT IN 1920. CAMP WAS COMPLETELY RENOVATED IN 1986. CAMP IS WINTERIZED.					
BSMT - CAMP IS ON FROST WALLS					
BATROOM HAS A WHIRL POOL TUB.					
PHYSICAL DEPRECIATION - AVERAGE / TYPICAL FOR 1986. CAMP IS MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

Itemized Property Costs					
From Table: MAIN Section 5		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: Camp		Quality: 4.50 GOOD/VG	
City/St/Zip: STOWE VT 05672		Style: 1 Story		Frame: Studded	
Location: 20 CONLEY FARM LN		Area: 638		Yr Built: 1920 Eff Age: 1986	
Description: 14.73 AC & INN/9 CABINS (460' WF)		# Rms: 3		# Bedrm: 1 # Ktchns: 1	
Tax Map #: 26		# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		84.72	
ADJUSTMENTS					
Roof #1:	Slate	100.00		6.55	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.44	
Heat/cooling #1:	Space Htr	100.00		-1.69	
Energy Adjustment	Average				
Foundation Adjustment	SF w FrWI			4.56	
ADJUSTED BASE COST			638.00	96.58	61,614
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			1.00	1,087.50	1,088
Roughins (beyond allowance of 1)			-1.00	460.00	-460
Features #1: Hearth			1.00	350.00	350
Porch #1: WoodDck/WdRI			140.00	16.04	2,246
Subtotal					64,837
Local multiplier			0.95		
Current multiplier			1.00		
REPLACEMENT COST NEW					61,595
Condition Good Percent					
Physical depreciation			18.00		-11,087
Functional depreciation					
Economic depreciation			10.00		-6,160
REPLACEMENT COST NEW LESS DEPRECIATION					44,300
SUB-TOTAL THIS SECTION					1,811,400
NOTES					
CAMP # 4 (" PISGAH ") WATER FRONT CAMP WAS BUILT IN 1920. CAMP WAS COMPLETELY RENOVATED IN 1986. CAMP IS WINTERIZED.					
BSMT - CAMP IS ON FROST WALLS					
WHIRL POOL IN BEDROOM. PORTABLE AC WALL UNIT.					
PHYSICAL DEPRECIATION - AVERAGE / TYPICAL / FOR 1986. CAMP IS MAINTAINED. ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					