**Itemized Property Costs Town of Westmore Record # 849** From Table: MAIN Section 2 **Span #:** 729-232-10505 **Last Inspected:** 11/22/2013 Cost Update: 02/06/2018 Property ID: 210-0020 Owner(s): PISGAH PROPERTIES LLC Sale Price: 0 Book: 31 Validity: No Data 224-225 Page: Sale Date: Quality: 4.75 GOOD/VG Bldg Type: Camp Address: PO BOX 60 City/St/Zip: STOWE VT 05672 Style: 1 Story Frame: Studded 840 Yr Built: 1920 Eff Age: 1986 Location: 20 **CONLEY FARM LN** Area: # Ktchns: 1 Description: 14.73 AC & INN/9 CABINS (460` WF) # Rms: 4 # Bedrm: 2 # 1/2 Bath: 0 Tax Map #: 26 # 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 Sale Price: Owner(s): PISGAH PROPERTIES LLC 0 Book: Validity: No Data Sale Date: 224-225 Page: Quality: 4.25 GOOD/VG Address: PO BOX 60 Bldg Type: Camp City/St/Zip: STOWE VT 05672 Style: 1 Story Frame: Studded Yr Built: 1920 Eff Age: 1986 Location: 20 **CONLEY FARM LN** 504 Area: # Ktchns: 1 Description: 14.73 AC & INN/9 CABINS (460` WF) # Rms: 3 # Bedrm: 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				
<b>Foundation Adjustment</b>	t SF w FrWI			4.51	
ADJUSTED BASE COST	Γ		504.00	88.17	44,439
ADDITIONAL FEATURE	S				
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	1				
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.

Page 1 02/06/2018 **Itemized Property Costs Town of Westmore Record #849** From Table: MAIN Section 4 **Span #:** 729-232-10505 Last Inspected: 11/22/2013 Cost Update: 02/06/2018 Property ID: 210-0020 Owner(s): PISGAH PROPERTIES LLC Sale Price: 0 Book: Validity: No Data Sale Date: 224-225 Page: Quality: 4.75 GOOD/VG PO BOX 60 Bldg Type: Camp Address: City/St/Zip: STOWE VT 05672 Style: 1 Story Frame: Studded Yr Built: 1920 Eff Age: 1986 Location: 20 CONLEY FARM LN 720 Area: # Ktchns: 1 Description: 14.73 AC & INN/9 CABINS (460` WF) # Bedrm: 2 # Rms: 4 Tax Map #: 26 # 1/2 Bath: 0 # Baths: 1 **Unit Cost** Total Item Description Percent Quantity **BASE COST** WdSidng / Ht=8 100.00 86.11 Exterior Wall #1: **ADJUSTMENTS** CompShg 100.00 Roof #1: Wood Subfloor Floor cover #1: Allowance 100.00 2.44 ForcAir 100.00 Heat/cooling #1: Average **Energy Adjustment** SF w FrWI 4.62 **Foundation Adjustment** 720.00 93.17 67,080 **ADJUSTED BASE COST ADDITIONAL FEATURES** 1.00 1,148.75 1,149 Fixtures (beyond allowance of 6) Roughins (beyond allowance of 1) 472.50 2,000 Central Air Cond 1.00 2,000.00 Features #1: OpenStp/NoWall/NoRoof/ 10.00 18.46 185 Porch #1: Porch #2: WoodDck/WdRI 160.00 15.74 2,518 72,931 Subtotal

NOTES

Local multiplier Current multiplier

Condition

REPLACEMENT COST NEW

Physical depreciation Functional depreciation

**Economic depreciation** 

**SUB-TOTAL THIS SECTION** 

CAMP # 3 ("BIRCHES") WATER FRONT CAMP WAS BUILT IN 1920. CAMP WAS COMPLETELY RENOVATED IN 1986. CAMP IS WINTERIZED.

0.95

1.00

Percent 18.00

10.00

**BSMT - CAMP IS ON FROST WALLS** 

REPLACEMENT COST NEW LESS DEPRECIATION

**BATROOM HAS A WHIRL POOL TUB.** 

PHYSICAL DEPRECIATION - AVERAGE / TYPICAL FOR 1986. CAMP IS MAINTAINED. ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.

Good

69,284

-12,471

-6,928

49,900

1,767,100

**Itemized Property Costs** From Table: MAIN Section 5 Town of Westmore **Record # 849 Last Inspected:** 11/22/2013 Cost Update: 02/06/2018 Property ID: 210-0020 **Span #:** 729-232-10505 Owner(s): PISGAH PROPERTIES LLC Sale Price: 0 Book: 31 Validity: No Data Sale Date: Page: 224-225 Quality: 4.50 GOOD/VG Address: PO BOX 60 Bldg Type: Camp City/St/Zip: STOWE VT 05672 Frame: Studded Style: 1 Story Location: 20 **CONLEY FARM LN** Area: 638 Yr Built: 1920 Eff Age: 1986 Description:14.73 AC & INN/9 CABINS (460` WF) # Ktchns: 1 3 # Bedrm: 1 # Rms: Tax Map #: 26 # 1/2 Bath: 0 #Baths: 1 Quantity **Unit Cost** Total Description Percent Item **BASE COST** Exterior Wall #1: WdSidng / Ht=8 100.00 84.72 **ADJUSTMENTS** Roof #1: Slate 100.00 6.55 Wood Subfloor 2.44 Floor cover #1: Allowance 100.00 -1.69 Space Htr 100.00 Heat/cooling #1: **Energy Adjustment** Average SF w FrWI 4.56 **Foundation Adjustment** 638.00 96.58 61,614 ADJUSTED BASE COST **ADDITIONAL FEATURES** Fixtures (beyond allowance of 6) 1.00 1,087.50 1,088 460.00 -460 -1.00 Roughins (beyond allowance of 1) Features #1: Hearth 1.00 350.00 350 16.04 2,246 WoodDck/WdRI Porch #1: 140.00 64,837 Subtotal 0.95 Local multiplier 1.00 **Current multiplier** REPLACEMENT COST NEW 61.595

**NOTES** 

Condition

Physical depreciation Functional depreciation

**Economic depreciation** 

SUB-TOTAL THIS SECTION

CAMP # 4 (" PISGAH") WATER FRONT CAMP WAS BUILT IN 1920. CAMP WAS COMPLETELY RENOVATED IN 1986. CAMP IS WINTERIZED.

Percent

18.00

10.00

**BSMT - CAMP IS ON FROST WALLS** 

REPLACEMENT COST NEW LESS DEPRECIATION

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.

Good

-11,087

-6,160

44,300 1,811,400