02/06/2018				Page 1
	Ite	emized Property Costs		
From Table: MAIN S	ection 6 Tow	n of Westmore	Recor	d # 849
Property ID: 210-0020	<b>Span #:</b> 729-232-10	505 Last Inspected: 11/22/2	2013 <b>Cos</b>	t Update: 02/06/2018
Owner(s): PISGAH PRO	OPERTIES LLC	Sale Date: // F	Book: 31 Page: 224-2	
Address: PO BOX 60 City/St/Zip: STOWE VT (	05672	Bldg Type: Single C	Quality: 3.25 Frame: Studd	
Location: 20 CONLEY FARM LN  Description: 14.73 AC & INN/9 CABINS (460` WF)  Tax Map #: 26		# Rms: 4 #	r Built: 2007 Bedrm: 2 Baths: 1	Eff Age: 11 # Ktchns: 1
Item	Description	Percent Quantity	Unit Cost	Total
BASE COST Exterior Wall #1: ADJUSTMENTS	WdSidng / Ht=8	100.00	92.53	
Roof #1: Subfloor	CompShg Wood	100.00		
Floor cover #1: Heat/cooling #1:	Allowance Space Htr	100.00 100.00	3.48 -1.85	
Energy Adjustment ADJUSTED BASE COS	Good	896.00	1.98 96.14	86,136
ADDITIONAL FEATUR			1,388.75	· · · · · · · · · · · · · · · · · · ·
Roughins (beyond allo	owance of 1)  Central Air Cond	1.00	518.75 3,000.00	3,000
Features #2: Porch #1:	Bsmt FNA WoodDck/WdRl	896.00 28.00	3.00	2,688 1,464
Porch #2:	WoodDck/NoWall/NoRoo	224.00	14.67	3,286
Basement Outside Ent	Conc 8" trance	896.00	20.91 1,625.50	18,735 1,626
Subtotal	and the second s			116,935

0.90

1.00

Percent 7.00

10.00

**NOTES** 

Local multiplier
Current multiplier

Condition

REPLACEMENT COST NEW

Physical depreciation

**Functional depreciation** 

**Economic depreciation** 

**SUB-TOTAL THIS SECTION** 

1 STY DWL ( HUNTINGTON MODULAR ) IS SITED ON THE EAST SIDE OF RTE 5A ON LAND THAT IS OPEN WITH GENTLE TO SLIGHTY MODERATE GRADES ROUND THE SITE. A GOOD VIEW OVERLOOK THE LAKE CAN BE SEEN FROM THE SITE.

**BSMT - FULL CONCRETE / UNFINISHED BSMT. EXTERIOR ENTRY ONLY** 

CATHEDRAL CELINGS, 1- BED ROOM HAS A WHIRL POOL.

REPLACEMENT COST NEW LESS DEPRECIATION

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

Very Good

105,242

-7,367

-10,524

87,400

1,898,800

<sup>&</sup>quot; SONGADEEWIN "

From Table: MAIN Section 7	Town	of Westmore		Reco	r <b>d #</b> 849
Property ID: 210-0020	Span #: 729-232-1050	05 Last Inspec	ted: 11/22/2	013 <b>Cos</b>	t Update: 02/06/2018
Owner(s): PISGAH PROPERTIES  Address: PO BOX 60	LLC	Sale Price: Sale Date: / Bldg Type: Sin	/ P	ook: 31 age: 224-2 uality: 3.25	Validity: No Data 225 AVG/GOOD
City/St/Zip: STOWE VT 05672				rame: Stude	
Location: 20 CONLEY FARM	LN	Area: 896			Eff Age: 11
Description: 14.73 AC & INN/9 CABI	NS (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: ADJUSTMENTS	WdSidng / Ht=8	100.00		92.53	
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	Space Htr	100.00		-1.85	
Energy Adjustment	Good			1.98	
ADJUSTED BASE COST			896.00	96.14	86,136
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8	-			1,388.75	
Roughins (beyond allowance of	<del>-</del>			518.75	
Features #1:	Central Air Cond		1.00	3,000.00	3,000
Features #2:	Bsmt FNA		896.00	3.00	2,688
Porch #1:	WoodDck/WdRI		28.00	52.29	1,464
	ck/NoWall/NoRoo		224.00	14.67	3,286
Basement	Conc 8"		896.00	20.91	18,735
Basement Outside Entrance				1,625.50	1,626
Subtotal					116,935
Local multiplier		0.90			
Current multiplier		1.00			
REPLACEMENT COST NEW					105,242
Condition	Very Good	Percent			
Physical depreciation		7.00			-7,367
Functional depreciation					
Economic depreciation		10.00			-10,524
REPLACEMENT COST NEW LES	S DEPRECIATION				87,400
SUB-TOTAL THIS SECTION					1,986,200

**Itemized Property Costs** 

## NOTES

1 STY DWL (HUNTINGTON MODULAR) IS SITED ON THE EAST SIDE OF RTE 5A ON LAND THAT IS OPEN WITH GENTLE TO SLIGHTY MODERATE GRADES ROUND THE SITE. A GOOD VIEW OVERLOOK THE LAKE CAN BE SEEN FROM THE SITE.

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CATHEDRAL CELINGS, 1- BED ROOM HAS A WHIRL POOL.

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

<sup>&</sup>quot;TWILIGHT"

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**Itemized Property Costs Town of Westmore Record # 849** From Table: MAIN Section 8 Cost Update: 02/06/2018 **Span #:** 729-232-10505 **Last Inspected:** 11/22/2013 Property ID: 210-0020 Owner(s): PISGAH PROPERTIES LLC Sale Price: 0 Book: 31 Validity: No Data Page: 224-225 Sale Date: // Quality: 3.25 AVG/GOOD Address: PO BOX 60 Bldg Type: Single Frame: Studded City/St/Zip: STOWE VT 05672 Style: 1 Story Location: 20 **CONLEY FARM LN** Area: 896 Yr Built: 2007 Eff Age: 11 # Ktchns: 1 Description: 14.73 AC & INN/9 CABINS (460` WF) # Rms: 4 # Bedrm: 2 # 1/2 Bath: 0 # Baths: 1 **Tax Map #:** 26

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		92.53	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	Space Htr	100.00		-1.85	
Energy Adjustment	Good			1.98	
ADJUSTED BASE COST			896.00	96.14	86,136
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,388.75	
Roughins (beyond allowa	nce of 1)			518.75	
Features #1:	Cenral Air Cond		1.00	3,000.00	3,000
Porch #1:	WoodDck/WdRI		28.00	52.29	1,464
Porch #2: V	VoodDck/NoWall/NoRoo		224.00	14.67	3,286
Basement	Conc 8"		896.00	20.91	18,735
Basement Outside Entrance				1,625.50	1,626
Subtotal					114,247
Local multiplier		0.90			
Current multiplier		1.00			
REPLACEMENT COST NE	W				102,822
Condition	Very Good	Percent			
Physical depreciation		7.00			-7,198
Functional depreciation					
Economic depreciation		10.00			-10,282
REPLACEMENT COST NEW LESS DEPRECIATION					85,300
SUB-TOTAL THIS SECTION	N				2,071,500

## NOTES

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CATHEDRAL CELINGS, 1- BED ROOM HAS A WHIRL POOL.

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

<sup>&</sup>quot; THE CONLEY "

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	Itemized Property C	Costs			
From Table: MAIN Section 9	<b>Town of Westmore</b>		Record # 849		
Property ID: 210-0020 Span	#: 729-232-10505	cted: 11/22/2013	Cost Update: 02/06/2018		
Owner(s): PISGAH PROPERTIES LLC	Sale Price: Sale Date: /	0 Book: / Page:	31 Validity: No Data 224-225		
Address: PO BOX 60 City/St/Zip: STOWE VT 05672	Bldg Type: Sin	ngle <b>Quality:</b> Story <b>Frame:</b>	3.25 AVG/GOOD Studded		
Location: 20 CONLEY FARM LN Description:14.73 AC & INN/9 CABINS (460` Tax Map #: 26	Area: 89 # Rms: 4 # 1/2 Bath: 0	6 Yr Built: # Bedrm: # Baths:			
Item De	escription Percent	Quantity Unit	Cost Total		

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		92.53	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.48	
Heat/cooling #1:	No Data	3.00		-0.11	
<b>Energy Adjustment</b>	Good			1.98	
ADJUSTED BASE CO	ST		896.00	97.87	87,691
ADDITIONAL FEATUR	RES				
Fixtures (beyond allowance of 8)				1,388.75	
Roughins (beyond all	Roughins (beyond allowance of 1)			518.75	
Features #1:	Central Air Cond		1.00	3,000.00	3,000
Porch #1:	WoodDck/WdRI		28.00	52.29	1,464
Porch #2:	WoodDck/NoWall/NoRoo		224.00	14.67	3,286
Basement	Conc 8"		896.00	20.91	18,735
Basement Outside Entrance				1,625.50	1,626
Subtotal					115,802
Local multiplier		0.90			
Current multiplier		1.00			
REPLACEMENT COST NEW					104,222
Condition	Very Good	Percent			
Physical depreciation		7.00			-7,296
Functional depreciation	on				
Economic depreciation		10.00			-10,422
REPLACEMENT COST				86,500	
TOTAL PROPERTY VALUE				2,158,000	

## **NOTES**

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

<sup>&</sup>quot; PEREGRINE "