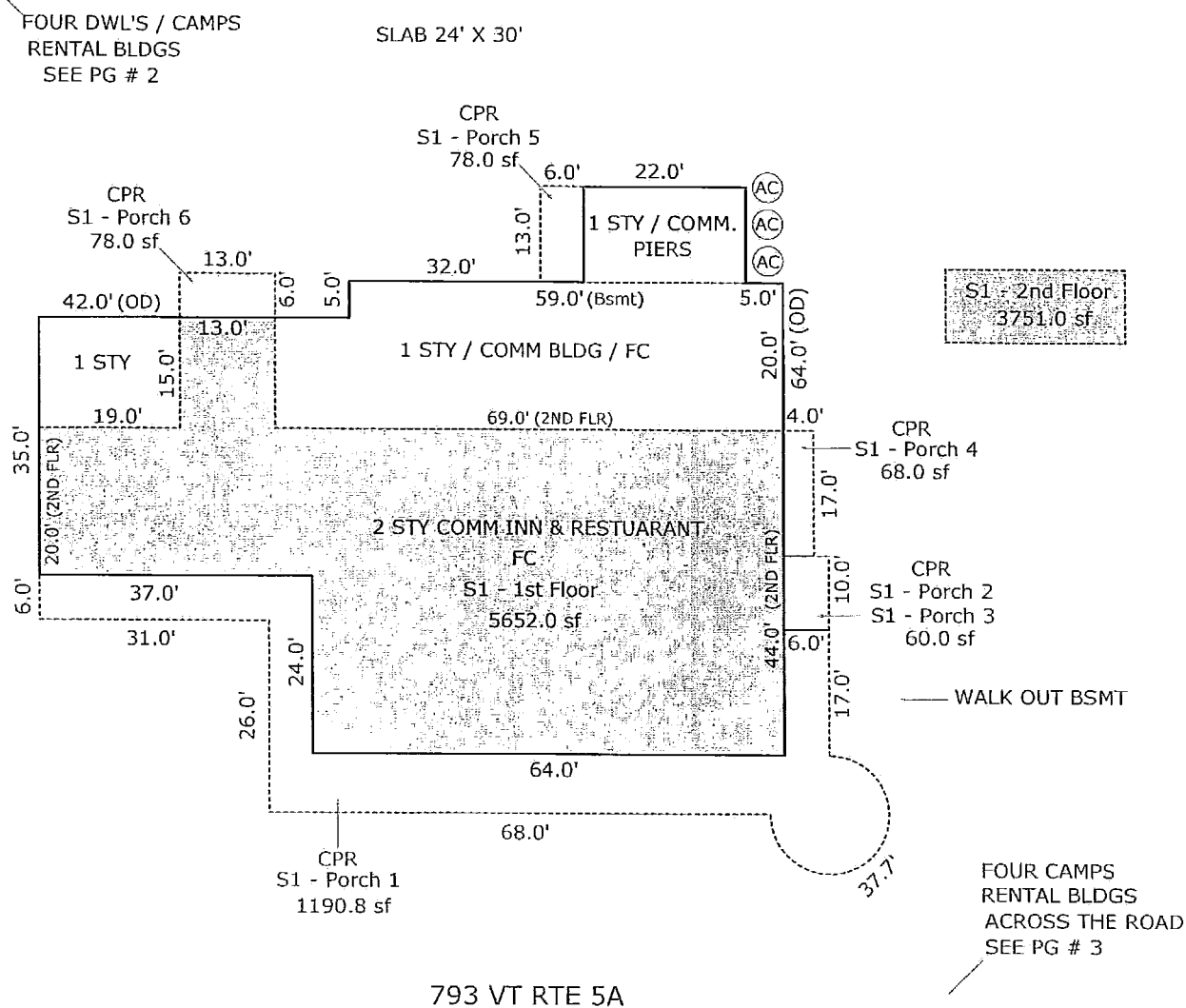


Itemized Property Costs					
From Table: MAIN Section 1		Town of Westmore		Record # 849	
Property ID: 210-0020		Span #: 729-232-10505	Last Inspected: 11/22/2013	Cost Update: 02/06/2018	
Owner(s): PISGAH PROPERTIES LLC		Sale Price: 0	Book: 31	Validity: No Data	
Address: PO BOX 60		Sale Date: / /	Page: 224-225		
City/St/Zip: STOWE VT 05672		Bldg Type: Single	Quality: 5.00	VERY GOOD	
Location: 20 CONLEY FARM LN		Style: 2 Story	Frame: Studded		
Description: 14.73 AC & INN/9 CABINS (460` WF)		Area: 9403	Yr Built: 1986	Eff Age: 32	
Tax Map #: 26		# Rms: 19	# Bedrm: 12	# Ktchns: 1	
		# 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					
FR Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	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					
Water	Hsite/Hstd	Quantity	Quality		
	n / n	Extensive	Good		9,000
Water	n / n	Extensive	Good		9,000
Sewer	n / n	Extensive	Good		9,000
Sewer	n / n	Extensive	Good		9,000

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Tax Map #: 26				# Rms: 19	# Bedrm: 12	# Ktchns: 1
				# 1/2 Bath: 0	# Baths: 13	
Item	Description	Percent	Quantity	Unit Cost	Total	
Landscape	n / n Extensive	Good			7,000	
Landscape	n / n Extensive	Good			7,000	
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						
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. 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 3- SUITE ROOMS HAVE FIRE PLACES AND WHIRL POOL TUBS. ONE ROOM WITH WHIRL POOL TUB. 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. VERY GOOD CONSTRUCTION OVERALL 2002- CONVERTED ONE OF THE LARGE DINING ROOM AREAS INTO TWO BEDROOM SUITES WITH FIRE PLACES AND WHIRL POOL TUBS (GOV. AKINS, GAZEBO RM). PHYSICAL DEPRECIATION - AVERAGE / TYPICAL - BUILDING IS WELL MAINTAINED. ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.						

IMPROVEMENTS SKETCH

Property Address	
City WESTMORE	State VERMONT Zip
Owner	
Client	
Appraiser Name RICHARD LEWIS	Inspection Date 2013



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	5652.00	356.0	5652.00
1FL2	S1 - 2nd Floor	1.00	3751.00	320.0	3751.00
1BS	S1 - Basement	1.00	5366.00	330.0	5366.00
P/P11	S1 - Porch 1	1.00	1190.80	333.7	1190.80
P/P12	S1 - Porch 2	1.00	60.00	32.0	60.00
P/P13	S1 - Porch 3	1.00	60.00	32.0	60.00
P/P14	S1 - Porch 4	1.00	68.00	42.0	68.00
P/P15	S1 - Porch 5	1.00	78.00	38.0	78.00
P/P16	S1 - Porch 6	1.00	78.00	38.0	78.00
OTH	AC	1.00	12.88	12.7	
	AC	1.00	12.88	12.7	
	AC	1.00	12.88	12.7	38.63

Net BUILDING Area	(rounded w/ factors)	9403
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Comment Table 1

100

Comment Table 2

Comment Table 3

[illegible]