**Itemized Property Costs** From Table: MAIN Section 2 **Town of Westmore Record # 849** Cost Update: 02/06/2018 Property ID: 210-0020 Owner(s): PISGAH PROPERTIES LLC Sale Price: 0 Book: 31 Validity: No Data Sale Date: 224-225 Page: 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 # Baths: 1 Tax Map #: 26

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				
<b>Foundation Adjustment</b>	SF Mod Hil			2.26	
ADJUSTED BASE COST			840.00	84.00	70,561
ADDITIONAL FEATURE	S				
Fixtures (beyond allowa	nce of 6)		-1.00	1,148.75	-1,149
Roughins (beyond allow	vance 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	ı				
Economic depreciation		10.00			-8,518
REPLACEMENT COST	NEW LESS DEPRECIATION				63,000
SUB-TOTAL THIS SECT	ION				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.

1

**Itemized Property Costs Town of Westmore Record # 849** From Table: MAIN Section 3 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: Book: Validity: No Data Sale Date: / / Page: 224-225 Quality: 4.25 GOOD/VG Address: PO BOX 60 Bldg Type: Camp Frame: Studded City/St/Zip: STOWE VT 05672 Style: 1 Story 504 Yr Built: 1920 Eff Age: 1986 Location: 20 **CONLEY FARM LN** 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

		// // Dutili 9			
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	Г		504.00	88.17	44,439
ADDITIONAL FEATURE	S				
Fixtures (beyond allowa	ance of 6)		-1.00	1,026.25	-1,026
Roughins (beyond allow	vance of 1)		-1.00	447.50	-448
Features #1:	Hearth		1.00	200.00	200
Porch #1:	WoodDck/WdRl		16.00	27.47	440
Porch #2:	WoodDck/Screen/Roof/C		130.00	40.45	5,259
Porch #3:	WoodDck/WdRl		205.00	13.29	2,724
Subtotal				-	51,587
Local multiplier		0.95			
Current multiplier		1.00			
REPLACEMENT COST I	NEW				49,008
Condition	Avg/Good	Percent			
Physical depreciation	-	20.00			-9,802
Functional depreciation	1				
Economic depreciation		10.00			-4,901
-	NEW LESS DEPRECIATION				34,300
SUB-TOTAL THIS SECT	ION				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.

Property Address SUBJECT City WESTMORE State VERMONT Zip Owner Client Appraiser Name RICHARD LEWIS Inspection Date 2013 LAKE FRONT SCRN - IN- PRCH # 2 130.0 sf 13.0' WALK OUT BSMT 10.0' 0 (AC) OPD # 2 204.5 sf OPD # 1 9 182.5 sf 14.0 OPD # 2 16.0 sf IMPROVEMENTS SKETCH " ROBERT FROST " ī " ANGLER" 16, 1 STY CAMP / FC CAMP # 1 11.0 11.0 840.0 sf 1 STY CAMP/ FrWI DIRT CAMP # 2 504.0 sf 25.0 STEP # 1 24.0 sf 8.0 SHED SHED 0.96.0 sf 2 793 VT RTE 5A Scale: 1" = 20" AREA CALCULATIONS SUMMARY Comment Table 1 Code Description Factor Net Size Perimeter **Net Totals** OTH CAMP # 1 1.00 840.00 116.0 STEP # 1 1.00 24.00 20.0 OPD # 1 1.00 182.50 57.5 SHED 1.00 96.00 40.0 CAMP # 2 1.00 504.00 100.0 AREA CALCULATIONS SCRN - IN- PRGH # 2 OPD # 2 1.00 130.00 46.0 1.00 16.00 16.0 OPD # 2 1.00 204.50 62.0 1997.00 Comment Table 2 Comment Table 3

TOWN OF WESTMORE

02/06/2018							Pag	ge	1
		Itemiz	zed Propert	y Costs					
From Table: M	AIN Section 4	Town o	f Westmo	re		Recor	<b>d #</b> 849		
Property ID: 210-0	020	<b>Span #:</b> 729-232-10505	5 Last Ins	pected: 11/22	/2013	Cos	t Update:0	2/06/	2018
Owner(s): PISG	AH PROPERTIES L	•	Sale Price: Sale Date:	0	Book: Page:	31 224-2	Validity:	No E	ata
Address: PO Bo	OX 60 VE VT 05672		Bldg Type: Style:	Camp 1 Story	Quality: Frame:	4.75 Stude	GOOD/VO	<del>3</del>	
Location: 20 Description:14.73 Tax Map #: 26	CONLEY FARM LI AC & INN/9 CABIN	S (460` WF)	Area: # Rms: # 1/2 Bath:	720 4	Yr Built: # Bedrm: # Baths:	2	Eff Age: # Ktchns:	1986 : 1	6
Item	<u> </u>	Description	Percer			Cost		То	tal
BASE COST Exterior Wall #1 ADJUSTMENTS		WdSidng / Ht=8	100.0	0	í	86.11			
Roof #1: Subfloor	•	CompShg Wood	100.0						
Floor cover #1:		Allowance	100.0	0		2.44			

Item	Description	Percent	Quantity	Unit Cost	lotai
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	t SF w FrWI			4.62	
ADJUSTED BASE COST	Г		720.00	93.17	67,080
ADDITIONAL FEATURE	S				
Fixtures (beyond allowa	ance of 6)		1.00	1,148.75	1,149
Roughins (beyond allow	wance 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/WdRl		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	1				
Economic depreciation	10.00			-6,928	
REPLACEMENT COST	NEW LESS DEPRECIATION				49,900
SUB-TOTAL THIS SECT	TION				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.

From Table: MAIN Section 5	Town of Westmore			<b>Record #</b> 849			
Property ID: 210-0020	Span #: 729-232-10505			11/22/2013 <b>Cost Update</b> : 02/06/20			
Owner(s): PISGAH PROPERTIES	LLC	Sale Price: Sale Date: /		ook: 31 age: 224-2			
Address: PO BOX 60		Bldg Type: Ca	mp Qı	uality: 4.50	GOOD/VG		
City/St/Zip: STOWE VT 05672		Style: 1 S	Story <b>Fr</b>	ame: Stude	ded		
Location: 20 CONLEY FARM	LN	Area: 638	3 Yr	Built: 1920	<b>Eff Age:</b> 1986		
Description:14.73 AC & INN/9 CABI	NS (460` WF)	# <b>Rms</b> : 3	#	Bedrm: 1	# Ktchns: 1		
Tax Map #: 26		# 1/2 Bath: 0	# 1	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	•		-1.00	460.00	-460		
Features #1:	Hearth		1.00	350.00	350		
Porch #1:	WoodDck/WdRl		140.00	16.04	2,246		
Subtotal					64,837		
Local multiplier		0.95					
Current multiplier		1.00			04.505		
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 LES	S DEPRECIATION				44,300		
SUB-TOTAL THIS SECTION					1,811,400		

**Itemized Property Costs** 

### **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** 

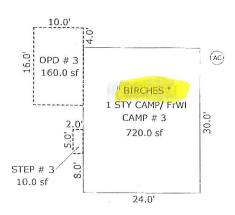
WHIRL POOL IN BEDROOM. PORTABLE AC WALL UNIT.

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

#### JILL VIIICLE I TOLL TOLLINUIAL

	Property Address		_			
C	City WESTMORE		State	VERMONT	Zip	
8	Owner				·	
SUBJEC	Client					
		Inspection Date	2013			

## LAKE FRONT





# 793 VT RTE 5A

Scale: 1" = 20'

	ARE	EA CALCULATION	ONS SUMMA	ARY		Comment Table 1
Code	Description	Factor	Net Size	Perimeter	Net Totals	
ОТН	CAMP # 3 STEP # 3 OPD # 3 CAMP # 4 OPD # 4	1.00 1.00 1.00 1.00 1.00	720.00 10.00 160.00 638.00 140.00	108.0 14.0 52.0 102.0 48.0	1668.00	
						Comment Table 2

Comment Table 2	Comment Table 3

IMPROVEMENTS SKETCH