

Itemized Property Costs					
From Table: MAIN Section 6		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: Single	Quality: 3.25 AVG/GOOD	
City/St/Zip: STOWE VT 05672			Style: 1 Story	Frame: Studded	
Location: 20 CONLEY FARM LN			Area: 896	Yr Built: 2007	Eff Age: 11
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		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 allowance of 1)				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
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					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 LESS DEPRECIATION					87,400
SUB-TOTAL THIS SECTION					1,898,800
NOTES					
" SONGADEEWIN "					
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.					
PHYSICAL DEPRECIATION - AVERAGE / TYPICAL - DWL IS MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

Itemized Property Costs					
From Table: MAIN Section 7		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: 3.25	AVG/GOOD	
Location: 20 CONLEY FARM LN		Style: 1 Story	Frame: Studded		
Description: 14.73 AC & INN/9 CABINS (460` WF)		Area: 896	Yr Built: 2007	Eff Age: 11	
Tax Map #: 26		# Rms: 4	# Bedrm: 2	# Ktchns: 1	
		# 1/2 Bath: 0	# Baths: 1		
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 allowance of 1)				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
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					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 LESS DEPRECIATION					87,400
SUB-TOTAL THIS SECTION					1,986,200
NOTES					
" TWILIGHT "					
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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PHYSICAL DEPRECIATION - AVERAGE / TYPICAL - DWL IS MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

Itemized Property Costs					
From Table: MAIN Section 8		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: Single	Quality: 3.25 AVG/GOOD		
City/St/Zip: STOWE VT 05672		Style: 1 Story	Frame: Studded		
Location: 20 CONLEY FARM LN		Area: 896	Yr Built: 2007	Eff Age: 11	
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		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 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					114,247
Local multiplier		0.90			
Current multiplier		1.00			
REPLACEMENT COST NEW					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					2,071,500
NOTES					
" THE CONLEY "					
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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PHYSICAL DEPRECIATION - AVERAGE / TYPICAL - DWL IS MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

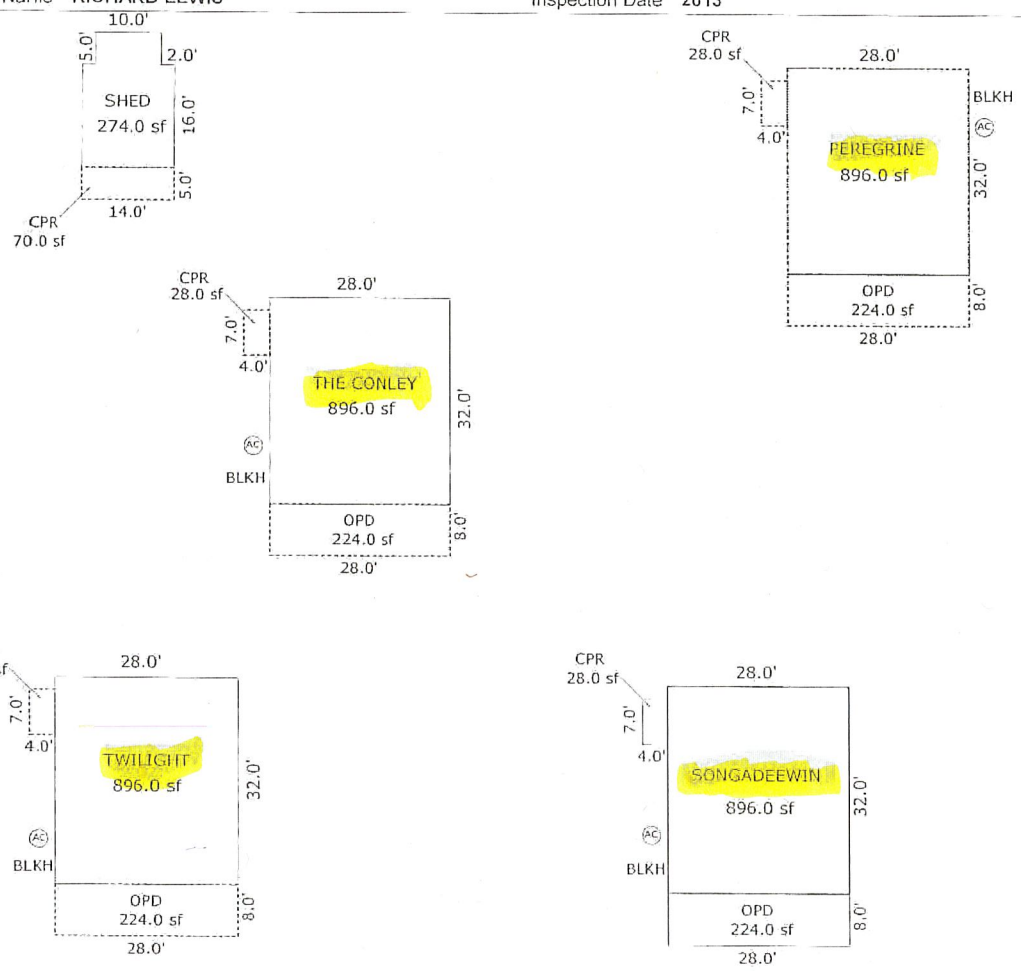
Itemized Property Costs					
From Table: MAIN Section 9		Town of Westmore		Record # 849	
Property ID: 210-0020		Span #: 729-232-10505		Last Inspected: 11/22/2013	
		Cost Update: 02/06/2018			
Owner(s): PISGAH PROPERTIES LLC		Sale Price: 0	Book: 31	Validity: No Data	
		Sale Date: / /	Page: 224-225		
Address: PO BOX 60		Bldg Type: Single	Quality: 3.25	AVG/GOOD	
City/St/Zip: STOWE VT 05672		Style: 1 Story	Frame: Studded		
Location: 20 CONLEY FARM LN		Area: 896	Yr Built: 2007	Eff Age: 11	
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		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	
Energy Adjustment	Good			1.98	
ADJUSTED BASE COST			896.00	97.87	87,691
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,388.75	
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					
Economic depreciation		10.00			-10,422
REPLACEMENT COST NEW LESS DEPRECIATION					86,500
TOTAL PROPERTY VALUE					2,158,000
NOTES					
" PEREGRINE "					
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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PHYSICAL DEPRECIATION - AVERAGE / TYPICAL - DWL IS MAINTAINED.					
ECONOMIC DEPRECIATION - 10% FOR SEASONAL BUSINESS IN CURRENT ECONOMY.					

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

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



793 VT RTE 5A

* MAIN BLDG / INN & REST.

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	TWILIGHT	1.00	896.00	120.0	
	SONGADEEWIN	1.00	896.00	120.0	
	THE CONLEY	1.00	896.00	120.0	
	PEREGRINE	1.00	896.00	120.0	
	SHED	1.00	274.00	70.0	
	CPR	1.00	28.00	22.0	
	OPD	1.00	224.00	72.0	
	AC	1.00	6.28	8.9	
	CPR	1.00	28.00	22.0	
	OPD	1.00	224.00	72.0	
	AC	1.00	6.28	8.9	
	CPR	1.00	28.00	22.0	
	OPD	1.00	224.00	72.0	
	AC	1.00	6.28	8.9	
	CPR	1.00	70.00	38.0	
	BSMT	1.00	896.00	120.0	
	BSMT	1.00	896.00	120.0	
	BSMT	1.00	896.00	120.0	
	BSMT	1.00	896.00	120.0	8545.13

Comment Table 1

Comment Table 2

Comment Table 3