

## Itemized Property Costs

From Table: MAIN Section 1

Record # 382

Property ID: 0025002-00000

Span #: 123-038-10813

Last Inspected: 09/21/2011

Cost Update: 08/22/2017

Owner(s): CASELLA CAROL ANN

Sale Price: 215,000 Book: 394 Validity: Yes

Sale Date: 09/03/2013 Page: 211

Address: 94 JCT HILL RD

Bldg Type: Single Quality: 3.50 AVG/GOOD

City/St/Zip: JEFFERSONVILLE VT 05464

Style: 2 Story Frame: Studded

Location: 94 JCT HILL RD

Area: 2016 Yr Built: 1880 Eff Age: 137

Description: 3.95 AC &amp; DWLS

# Rms: 7 # Bedrm: 4 # Ktchns: 1

Tax Map #: 12-01-83.00

# 1/2 Bath: 1 # Baths: 1

| Item                                          | Description            | Percent   | Quantity | Unit Cost  | Total   |
|-----------------------------------------------|------------------------|-----------|----------|------------|---------|
| <b>BASE COST</b>                              |                        |           |          |            |         |
| Exterior Wall #1:                             | WdSidng / Ht=8         | 100.00    |          | 77.42      |         |
| <b>ADJUSTMENTS</b>                            |                        |           |          |            |         |
| Roof #1:                                      | Metal-Chn              | 100.00    |          |            |         |
| Subfloor                                      | Wood                   |           |          |            |         |
| Floor cover #1:                               | Allowance              | 100.00    |          | 3.42       |         |
| Heat/cooling #1:                              | ForcAir                | 100.00    |          |            |         |
| Energy Adjustment                             | Average                |           |          |            |         |
| <b>ADJUSTED BASE COST</b>                     |                        |           | 2,016.00 | 80.84      | 162,963 |
| <b>ADDITIONAL FEATURES</b>                    |                        |           |          |            |         |
| Fixtures (beyond allowance of 8)              |                        |           | -1.00    | 1,562.50   | -1,563  |
| Roughins (beyond allowance of 1)              |                        |           |          | 537.50     |         |
| Features #1:                                  | Hearth                 |           | 1.00     | 1,000.00   | 1,000   |
| Porch #1:                                     | WoodDck/NoWall/NoRoo   |           | 156.00   | 18.02      | 2,811   |
| Porch #2:                                     | WoodDck/Knee/Roof/Ceil |           | 568.00   | 47.46      | 26,957  |
| Basement                                      | Stone                  |           | 798.00   | 22.24      | 17,748  |
| Finished Basement                             | Dirt Floor             |           | 798.00   | -2.46      | -1,963  |
| Basement Outside Entrance                     |                        |           |          | 1,725.50   | 1,726   |
| Subtotal                                      |                        |           |          |            | 209,678 |
| Local multiplier                              |                        | 0.95      |          |            |         |
| Current multiplier                            |                        | 1.00      |          |            |         |
| <b>REPLACEMENT COST NEW</b>                   |                        |           |          |            | 199,194 |
| Condition                                     | Avg/Good               | Percent   |          |            |         |
| Physical depreciation                         |                        | 28.00     |          |            | -55,774 |
| Functional depreciation                       |                        | 9.00      |          |            | -17,927 |
| Economic depreciation                         |                        |           |          |            |         |
| <b>REPLACEMENT COST NEW LESS DEPRECIATION</b> |                        |           |          |            | 125,500 |
| <b>LAND PRICES</b>                            |                        |           |          |            |         |
| SI Bldg Lot                                   | Size                   | Nbhd Mult | Grade    | Depth/Rate |         |
| AC Other                                      | 2.00                   | 1.00      | 1.30     |            | 78,000  |
| Total                                         | 1.95                   | 1.00      | 0.90     |            | 6,400   |
|                                               | 3.95                   |           |          |            | 84,400  |
| <b>SITE IMPROVEMENTS</b>                      |                        |           |          |            |         |
| Water                                         | Hsite/Hstd             | Quantity  | Quality  |            |         |
| Sewer                                         | n / n                  | Typical   | Average  |            | 4,000   |
| Add'l W/S                                     | n / n                  | Typical   | Average  |            | 4,000   |
| Total                                         | n / n                  | --        |          |            | 4,000   |
|                                               |                        |           |          |            | 12,000  |
| <b>OUTBUILDINGS</b>                           |                        |           |          |            |         |
| Barn, GP                                      | Hsite/Hstd             | % Good    | Size     | Rate.      | Extras  |
| Total                                         | n / n                  | 10        | 1728     | 2.06       | 3,600   |
|                                               |                        |           |          |            | 3,600   |
| <b>SUB-TOTAL THIS SECTION</b>                 |                        |           |          |            | 225,500 |
| <b>NOTES</b>                                  |                        |           |          |            |         |

## Itemized Property Costs

From Table: MAIN Section 1

Record # 382

|                                      |                       |                            |                         |
|--------------------------------------|-----------------------|----------------------------|-------------------------|
| Property ID: 0025002-00000           | Span #: 123-038-10813 | Last Inspected: 09/21/2011 | Cost Update: 08/22/2017 |
| Owner(s): CASELLA CAROL ANN          | Sale Price: 215,000   | Book: 394                  | Validity: Yes           |
| Address: 94 JCT HILL RD              | Sale Date: 09/03/2013 | Page: 211                  |                         |
| City/St/Zip: JEFFERSONVILLE VT 05464 | Bldg Type: Single     | Quality: 3.50              | AVG/GOOD                |
| Location: 94 JCT HILL RD             | Style: 2 Story        | Frame: Studded             |                         |
| Description: 3.95 AC & DWLS          | Area: 2016            | Yr Built: 1880             | Eff Age: 137            |
| Tax Map #: 12-01-83.00               | # Rms: 7              | # Bedrm: 4                 | # Ktchns: 1             |
|                                      | # 1/2 Bath: 1         | # Baths: 1                 |                         |

| Item                         | Description | Percent | Quantity | Unit Cost | Total |
|------------------------------|-------------|---------|----------|-----------|-------|
| See notes on the next page - |             |         |          |           |       |

2011 Changed roof material to metal channel, increased site grade .2 for second lot.

2011 Result of Grievance Lowered quality grade and increased depreciation.

Data Quality inspection for 2012 Statistical Update.

9% functional depreciation for porch over-improvements.

2014 Acreage changed to 1.8 AC per map slide 223H.

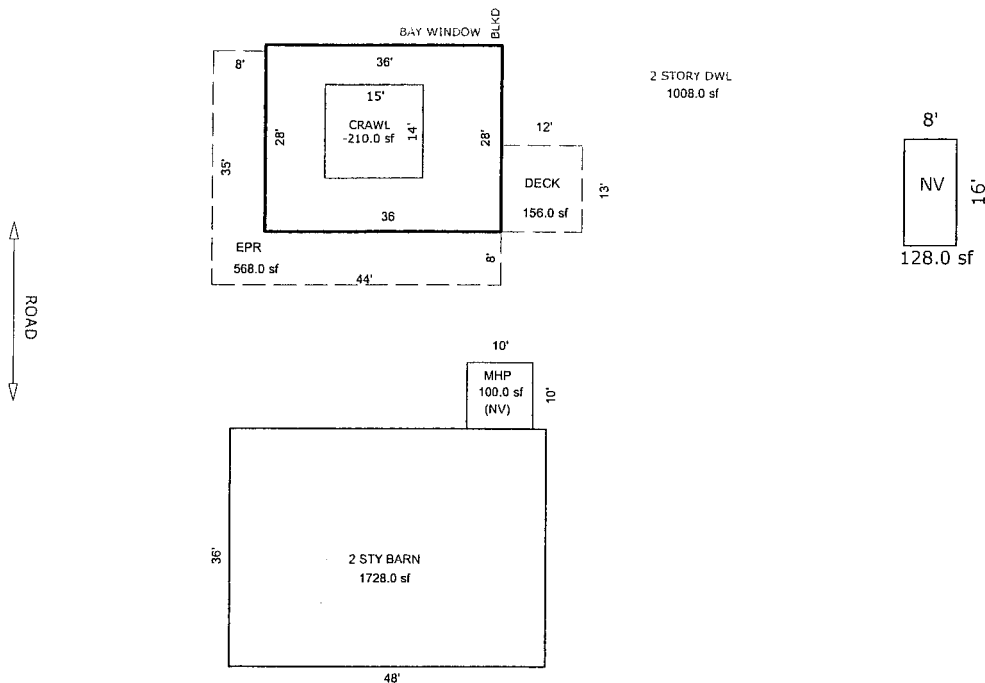
2018 Purchased abutting .15 ac with dwl. Inc site grade to reflect 2nd deed (section 2).

# SKETCH/AREA TABLE ADDENDUM

Parcel No 0025002

|         |                  |                     |       |    |
|---------|------------------|---------------------|-------|----|
| SUBJECT | Property Address | 94 JUNCTION HILL RD |       |    |
|         | City             | JEFFERSONVILLE      | State | VT |
|         | Owner            | Zip                 |       |    |
|         | Client           |                     |       |    |
|         | Appraiser Name   |                     |       |    |

## IMPROVEMENTS SKETCH



Scale: 1" = 22'

## AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

| Code  | Description    | Factor | Net Size | Perimeter | Net Totals |
|-------|----------------|--------|----------|-----------|------------|
| 1FL1  | S1 - 1st Floor | 1.00   | 1008.00  | 128.0     | 1008.00    |
| 1FL2  | S1 - 2nd Floor | 1.00   | 1008.00  | 128.0     | 1008.00    |
| 1BS   | CRAWL          | 1.00   | -210.00  | 58.0      |            |
|       | S1 - Basement  | 1.00   | 1008.00  | 128.0     | 798.00     |
| P/P11 | S1 - Porch 1   | 1.00   | 156.00   | 50.0      | 156.00     |
| P/P12 | S1 - Porch 2   | 1.00   | 568.00   | 158.0     | 568.00     |
| OTH   | Storage        | 1.00   | 1728.00  | 168.0     |            |
|       | Storage        | 1.00   | 100.00   | 40.0      | 1828.00    |

Net BUILDING Area (rounded w/ factors)

2016

### Comment Table 1

### Comment Table 2

### Comment Table 3

## Itemized Property Costs

From Table: MAIN Section 2

Record # 382

Property ID: 0025002-00000 Span #: 123-038-10813 Last Inspected: 09/21/2011 Cost Update: 08/22/2017

Owner(s): CASELLA CAROL ANN

Sale Price: 215,000 Book: 394 Validity: Yes

Sale Date: 09/03/2013 Page: 211

Address: 94 JCT HILL RD

Bldg Type: Single Quality: 2.50 FAIR/AVG

City/St/Zip: JEFFERSONVILLE VT 05464

Style: 1.5 Fin Frame: Studded

Location: 94 JCT HILL RD

Area: 1380 Yr Built: 1880 Eff Age: 137

Description: 3.95 AC &amp; DWLS

# Rms: 7 # Bedrm: 2 # Ktchns: 1

Tax Map #: 12-01-83.00

# 1/2 Bath: 0 # Baths: 1

| Item                                          | Description    | Percent | Quantity | Unit Cost | Total   |
|-----------------------------------------------|----------------|---------|----------|-----------|---------|
| <b>BASE COST</b>                              |                |         |          |           |         |
| Exterior Wall #1:                             | WdSidng / Ht=8 | 100.00  |          | 65.81     |         |
| <b>ADJUSTMENTS</b>                            |                |         |          |           |         |
| Roof #1:                                      | CompShg        | 100.00  |          |           |         |
| Subfloor                                      | Wood           |         |          |           |         |
| Floor cover #1:                               | Allowance      | 100.00  |          | 2.39      |         |
| Heat/cooling #1:                              | HW BB/ST       | 100.00  |          | 1.77      |         |
| Energy Adjustment                             | Average        |         |          |           |         |
| Foundation Adjustment                         | SF <18"        |         |          | -2.17     |         |
| <b>ADJUSTED BASE COST</b>                     |                |         | 1,380.00 | 67.80     | 93,557  |
| <b>ADDITIONAL FEATURES</b>                    |                |         |          |           |         |
| Fixtures (beyond allowance of 6)              |                |         | -1.00    | 1,072.50  | -1,073  |
| Roughins (beyond allowance of 1)              |                |         |          | 452.50    |         |
| Subtotal                                      |                |         |          |           | 92,484  |
| Local multiplier                              |                | 0.95    |          |           |         |
| Current multiplier                            |                | 1.00    |          |           |         |
| <b>REPLACEMENT COST NEW</b>                   |                |         |          |           | 87,860  |
| Condition                                     | Salvage        | Percent |          |           |         |
| Physical depreciation                         |                | 90.00   |          |           | -79,074 |
| Functional depreciation                       |                |         |          |           |         |
| Economic depreciation                         |                |         |          |           |         |
| <b>REPLACEMENT COST NEW LESS DEPRECIATION</b> |                |         |          |           | 8,800   |
| <b>TOTAL PROPERTY VALUE</b>                   |                |         |          |           | 234,300 |

## NOTES

Location: 5922 VT Rte 15

2018 Inactive parcel 0E15-016 merged with 25-002.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 25-002

Property Address 5922 VT Rte 15

City Jeffersonville

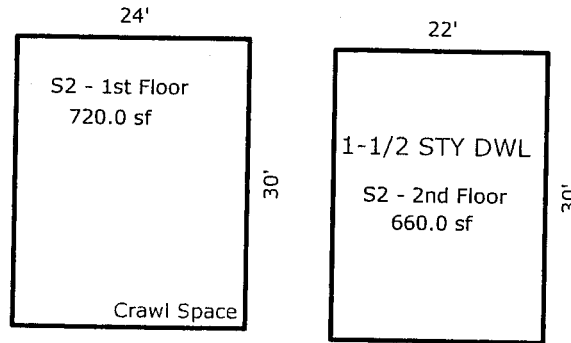
State VT

Zip 05464

Owner

Client

Appraiser Name



5922 VT Rte 15

Scale: 1" = 20'

## AREA CALCULATIONS SUMMARY

| Code | Description    | Factor | Net Size | Perimeter | Net Totals |
|------|----------------|--------|----------|-----------|------------|
| 2FL1 | S2 - 1st Floor | 1.00   | 720.00   | 108.0     | 720.00     |
| 2FL2 | S2 - 2nd Floor | 1.00   | 660.00   | 104.0     | 660.00     |

## Comment Table 1

## Comment Table 2

## Comment Table 3

Net BUILDING Area (rounded w/ factors)

1380