

Itemized Property Costs

From Table: MAIN Section 1

Town of Fayston

Record # 485

Property ID: 06-092 Span #: 222-072-10167 Last Inspected: 07/12/2016 Cost Update: 12/19/2016

Owner(s): CARBONARA BERNADETTE

Sale Price: 0 Book: Validity: No Data

Sale Date: / / Page:

Address: 1 GREENTREE COURT

Bldg Type: Single Quality: 4.00 GOOD

City/St/Zip: NORTHPORT NY 11768

Style: 1.5 Fin Frame: Studded

Location: 659 PHEN BASIN ROAD

Area: 2866 Yr Built: 1980 Eff Age: 37

Description: 12.4 AC & DWL

Rms: 7 # Bedrm: 3 # Ktchns: 1

Tax Map #: 9 SL 7

1/2 Bath: 0 # Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		89.33	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00		0.71	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		7.32	
Heat/cooling #1:	HW BB/ST	100.00		1.96	
Energy Adjustment	Good			1.93	
ADJUSTED BASE COST			2,866.00	101.25	290,182

ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			-2.00	2,175.00	-4,350
Roughins (beyond allowance of 1)			1.00	695.00	695
Dormers	Gable roof		23.00	260.00	5,980
Fireplaces	1.5 Fin / Single		1.00	5,994.00	5,994
Porch #1:	WoodDck/Solid/Roof/Ceil		448.00	55.93	25,057
Basement	Conc 8"		1,568.00	22.63	35,484
Basement Outside Entrance				2,275.00	2,275
Garage/Shed #1:	A/1S/WdSidng/No		440.00	37.06	16,306
Subtotal					377,622
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					377,622

Condition	Average	Percent			
Physical depreciation		24.00			-90,629
Functional depreciation		3.00			-11,329
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					275,700

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.70	1.30		176,800
AC Other	10.40	1.70	1.00		97,900
Total	12.40				274,700

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	
Water	y/y	Typical	Average	7,000
Sewer	y/y	Typical	Average	10,000
Landscape	y/y	Typical	Average	5,000
Total				22,000

TOTAL PROPERTY VALUE 572,400

NOTES

12.4 Ac & Dwl: Owner showed house. Large rooms, all bedrooms on 2nd floor. No updates

SKETCH/AREA TABLE ADDENDUM

Parcel No 06-092

Property Address 659 Phen Rd

City Fayston

State Vt

Zip 05673

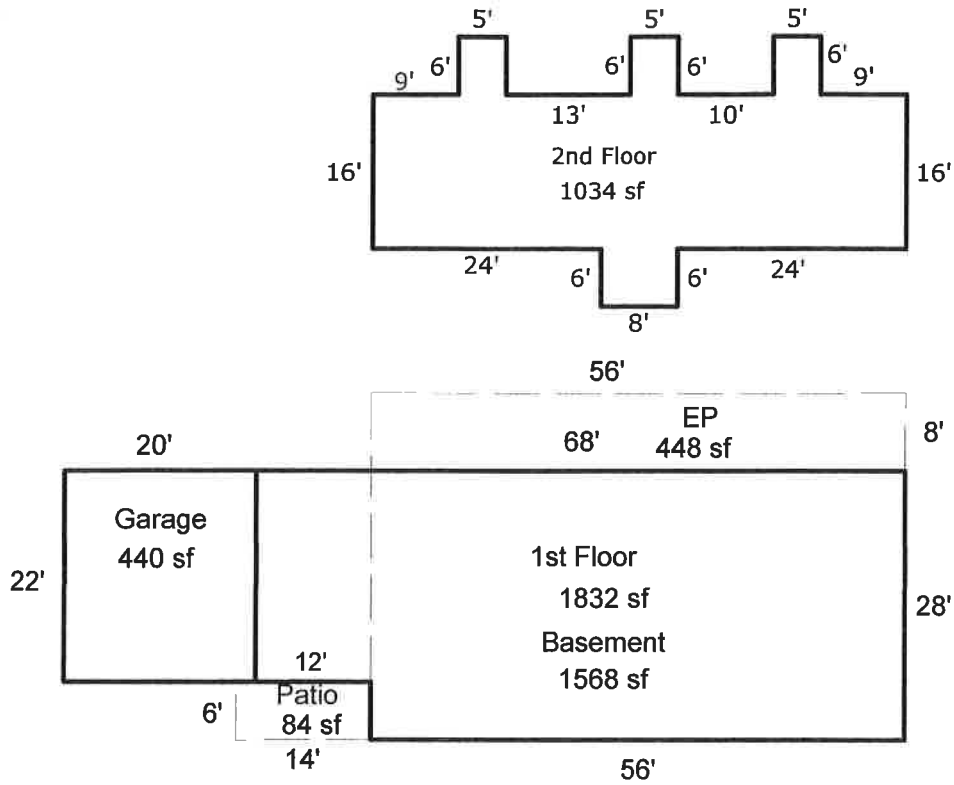
Owner

Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 10'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	1832.00	192.0	
	2nd Floor	1.00	1034.00	192.0	2866.00
1BS	Basement	1.00	1568.00	168.0	1568.00
GAR11	Garage	1.00	440.00	84.0	440.00
P/P11	Patio	1.00	84.00	40.0	
	EP	1.00	448.00	128.0	532.00
Net BUILDING Area (rounded w/ factors)					2866

Comment Table 1	
Comment Table 2	Comment Table 3

AREA CALCULATIONS

SCALE 1 INCH = 20 FEET



TOTAL ROOMS					BED ROOMS					BATH ROOMS				
B	1	2	3	4	B	1	2	3	4	B	1	2	3	4
0	6	2			1	2				1	1			

DATE OF MEASUREMENT
1/11/54

REMARKS

6-92 CARLSBORNE, B

TRANSFER RECORD

Book	Page	Date	Grantor	Grantee	Sale Price
36	41	6/78	DAVIS, A	CARLSBORNE, D & B	30,000
41	80	6/80	CARLSBORNE, D & B	CARLSBORNE, B	—

