

Itemized Property Costs

From Table: MAIN Section 1

Record # 1992

Property ID: 165-0074		Span #: 696-221-12175		Last Inspected: 07/26/2007		Cost Update: 04/26/2024	
Owner(s): JOHNSTON JOSEPH A & CORI P				Sale Price: 0		Book: 527	Validity: No Data
				Sale Date: 02/09/2024		Page: 54	
Address: 74 BEAVER POND RD				Bldg Type: Single		Quality: 5.00	VERY GOOD
City/St/Zip: WATERBURY CTR VT 05677				Style: 2 Story		Frame: Studded	
Location: 74 BEAVER POND RD				Area: 2366		Yr Built: 2004	Eff Age: 21
Description: 3.42 AC & DWL				# Rms: 8		# Bedrm: 4	# Ktchns: 1
Tax Map #: 09-059.010				# 1/2 Bath: 1		# Baths: 2	
Item	Description	Percent	Quantity	Unit Cost	Total		
BASE COST							
Exterior Wall #1:	WdSidng / Ht=8	100.00		105.44			
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	Excellent			2.33			
ADJUSTED BASE COST			2,366.00	117.64	278,324		
ADDITIONAL FEATURES							
Fixtures (beyond allowance of 14)			-1.00	2,475.00	-2,475		
Roughins (beyond allowance of 1)			1.00	705.00	705		
Fireplaces 2 Story / Single			1.00	7,150.00	7,150		
Porch #1:	WoodDck/NoWall/Roof/C		413.00	37.28	15,397		
Porch #2:	OpenStp/NoWall/NoRoof/		224.00	16.28	3,647		
Porch #3:	WoodDck/NoWall/NoRoo		60.00	34.72	2,083		
Basement	Conc 8"		1,248.00	23.70	29,578		
Basement Outside Entrance				2,400.00	2,400		
Garage/Shed #1:	A/1S/WdSidng/No		576.00	38.35	22,090		
Subtotal					358,897		
Local multiplier		1.00					
Current multiplier		1.00					
REPLACEMENT COST NEW					358,897		
Condition Average		Percent					
Physical depreciation		10.00	-35,890				
Functional depreciation							
Economic depreciation		5.00	-17,945				
REPLACEMENT COST NEW LESS DEPRECIATION					305,100		
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot		2.00	0.90	1.00		76,500	
AC Other		1.42	0.90	0.60		3,800	
Total		3.42				80,300	
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		
OUTBUILDINGS		Hsite/Hstd	% Good	Size	Rate.	Extras	
Outb CarPt	y / y	50		432	6.89		3,000
Total							3,000
TOTAL PROPERTY VALUE							410,400

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		# 1/2 Bath: 1	# Baths: 2		

Item	Description	Percent	Quantity	Unit Cost	Total
NOTES			HOUSESITE	VALUE : .	406,600
			HOMESTEAD	VALUE : .	410,400

Survey Slide 764 Lot 1. RoW to another dwl in front of this dwl. Bsmt is insulated. Well built dwl. Shared drive. 5% economic for Rt 100 influence.

2024: Increased size of deck on back of dwelling and addition of carport on garage

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.: 165-0074

Property Address: 74 Beaver Pond Rd

City: Waterbury

County: Washington

State: VT

ZipCode: 05677

Owner:

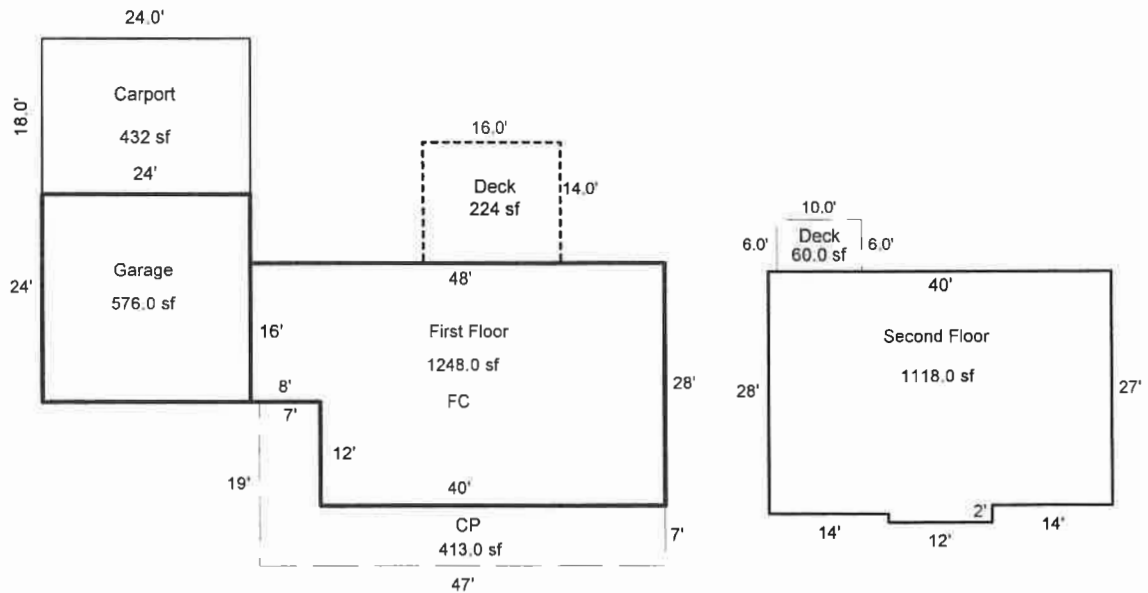
Client: Waterbury Board of Listers

Client Address: 51 South Main St

Appraiser Name: 2008 Waterbury Reappraisal

Inspection Date: Not to be used for other purposes

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1BS	FC	1.0	1248.0	152.0	1248.0
1FL1	First Floor	1.0	1248.0	152.0	1248.0
1FL2	Second Floor	1.0	1118.0	138.0	1118.0
GAR11	Garage	1.0	576.0	96.0	576.0
OTH	Carport	1.0	432.0	84.0	432.0
P/P11	CP	1.0	413.0	132.0	413.0
P/P12	Deck	1.0	224.0	60.0	224.0
P/P13	Deck	1.0	60.0	32.0	60.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3