

Itemized Property Costs

From Table: MAIN Section 1

Town of Fayston

Record # 844

Property ID: 14-015 Span #: 222-072-11014 Last Inspected: 01/02/2017 Cost Update: 05/08/2017

Owner(s): MCGARRELL SARAH

Sale Price: 270,000 Book: 146 Validity: Yes

Sale Date: 01/15/2016 Page: 246

Address: 65 P STREET

Bldg Type: Single Quality: 3.50 AVG/GOOD

City/St/Zip: SOUTH BOSTON MA 02127

Style: 1 Story Frame: Studded

Location: 98 LOCKWOOD BROOK RD

Area: 1608 Yr Built: 1974 Eff Age: 43

Description: 1.1 AC & DWL

Rms: 6 # Bedrm: 5 # Ktchns: 1

Tax Map #: 13 SL 28

1/2 Bath: 0 # Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		98.37	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Floor cover #1:	Allowance	100.00		3.93	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
Foundation Adjustment	SF w FrWl			5.12	
ADJUSTED BASE COST			1,608.00	107.42	172,731
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			1.00	1,767.50	1,768
Roughins (beyond allowance of 1)			1.00	622.50	623
Porch #1:	WoodDck/NoWall/NoRoo		480.00	14.03	6,734
Porch #2:	WoodDck/NoWall/Roof/N		80.00	43.92	3,514
Porch #3:	WoodDck/Solid/Roof/Ceil		64.00	79.74	5,103
Basement Outside Entrance				1,975.00	1,975
Subtotal					192,447
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					192,447
Condition	Average	Percent			
Physical depreciation		27.00			-51,961
Functional depreciation		2.00			-3,849
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					136,600
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
Sl Bldg Lot	1.10	1.30	1.00		92,300
Total	1.10				92,300
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
DGS 1.5S	y / y	80	484	48.38	23,400
Total					23,400
TOTAL PROPERTY VALUE					274,300
NOTES			HOUSESITE	VALUE :	274,300
			HOMESTEAD	VALUE :	274,300
1.1 Ac & Dwl: No access for inspection					

SKETCH/AREA TABLE ADDENDUM

Model No 14-015

Property Address 98 Lockwood Brook Rd

City Fayston

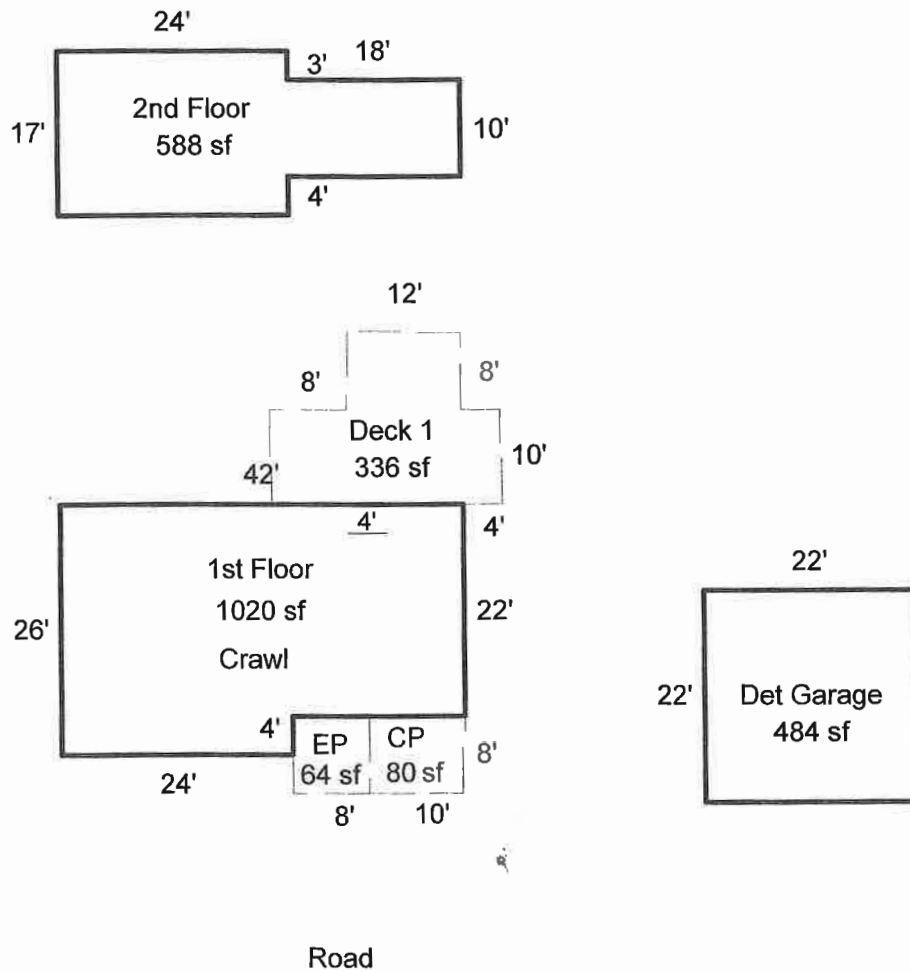
State Vt

Zip 05673

Owner

Client

Appraiser Name



Scale: 1" = 10'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	1020.00	136.0	
	2nd Floor	1.00	588.00	118.0	1608.00
P/P11	EP	1.00	64.00	32.0	
	CP	1.00	80.00	36.0	
	Deck 1	1.00	336.00	84.0	480.00
1DG	Det Garage	1.00	484.00	88.0	484.00

Comment Table 1

Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

1608