

From Table: MAIN Section 1		Itemized Property Costs Town of Warren 26			Record # 1457	
Property ID: 1000054		Span #: 690-219-12698		Last Inspected: 03/30/2018		Cost Update: 11/19/2025
Owner(s): KIRK-JACKSON SPENCER MC PHILLIPS KAREN D		Sale Price: 225,000		Book: 245		Validity: No Data
Address: 3955 VT RTE 100		Sale Date: 06/02/2017		Page: 554		
City/St/Zip: WARREN VT 05674		Bldg Type: Single		Quality: 3.50		AVG/GOOD
Location: 3955 VT RTE 100		Style: 1.5 Fin		Frame: Studded		
Description: 8 ACRES & DWL		Area: 2593		Yr Built: 1900		Eff Age: 125
Tax Map #: 8		# Rms: 13		# Bedrm: 4		# Ktchns: 1
		# 1/2 Bath: 1		# Baths: 3		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSidng / Ht=8	100.00		117.07		
ADJUSTMENTS						
Roof #1:	Mtl-Pre	100.00		1.39		
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		5.64		
Heat/cooling #1:	ForcAir	90.00				
Heat/cooling #2:	Ht Pump	10.00		0.43		
Energy Adjustment	Average					
ADJUSTED BASE COST			2,593.00	124.53	322,895	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)			5.00	2,537.50	12,688	
Roughins (beyond allowance of 1)				895.00		
Dormers	Shed roof		4.00	281.50	1,126	
Fireplaces	1.5 Fin / Single		1.00	7,250.00	7,250	
Porch #1:	OpenStp/NoWall/NoRoof		204.00	21.10	4,304	
Porch #2:	WoodDck/NoWall/NoRoo		99.00	34.05	3,371	
Basement	Conc 8"		1,675.00	29.46	49,346	
Basement Outside Entrance				2,842.50	2,843	
Subtotal					403,821	
Local multiplier		1.20				
Current multiplier		1.00				
REPLACEMENT COST NEW					484,585	
Condition	Avg/Good	Percent				
Physical depreciation		20.00			-96,917	
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					387,700	
Business or rental use		30.00			-116,310	
ADJUSTED RCNLD					271,390	
LAND PRICES						
	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	2.00	1.00	1.00		125,000	
SI Other	6.00	1.00	0.80		45,000	
Total	8.00				170,000	
SITE IMPROVEMENTS						
	Hsite/Hstd	Quantity	Quality			
Water	y / y	Typical	Average		5,000	
Sewer	y / y	Typical	Average		20,000	
Total					25,000	
OUTBUILDINGS						
	Hsite/Hstd	% Good	Size	Rate.	Extras	
Farm UtlSh	y / y	50	260	4.43		1,200
DGS 1S	n / y	100	510	53.60		27,300

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**Itemized Property Costs
Town of Warren 26**

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	# 1/2 Bath: 1	# Baths: 3	

Item	Description	Percent	Quantity	Unit Cost	Total
Total					28,500
TOTAL PROPERTY VALUE					611,200

NOTES

HOUSESITE VALUE : .	422,600
HOMESTEAD VALUE : .	494,900

2025-JZ- RESKETCHED

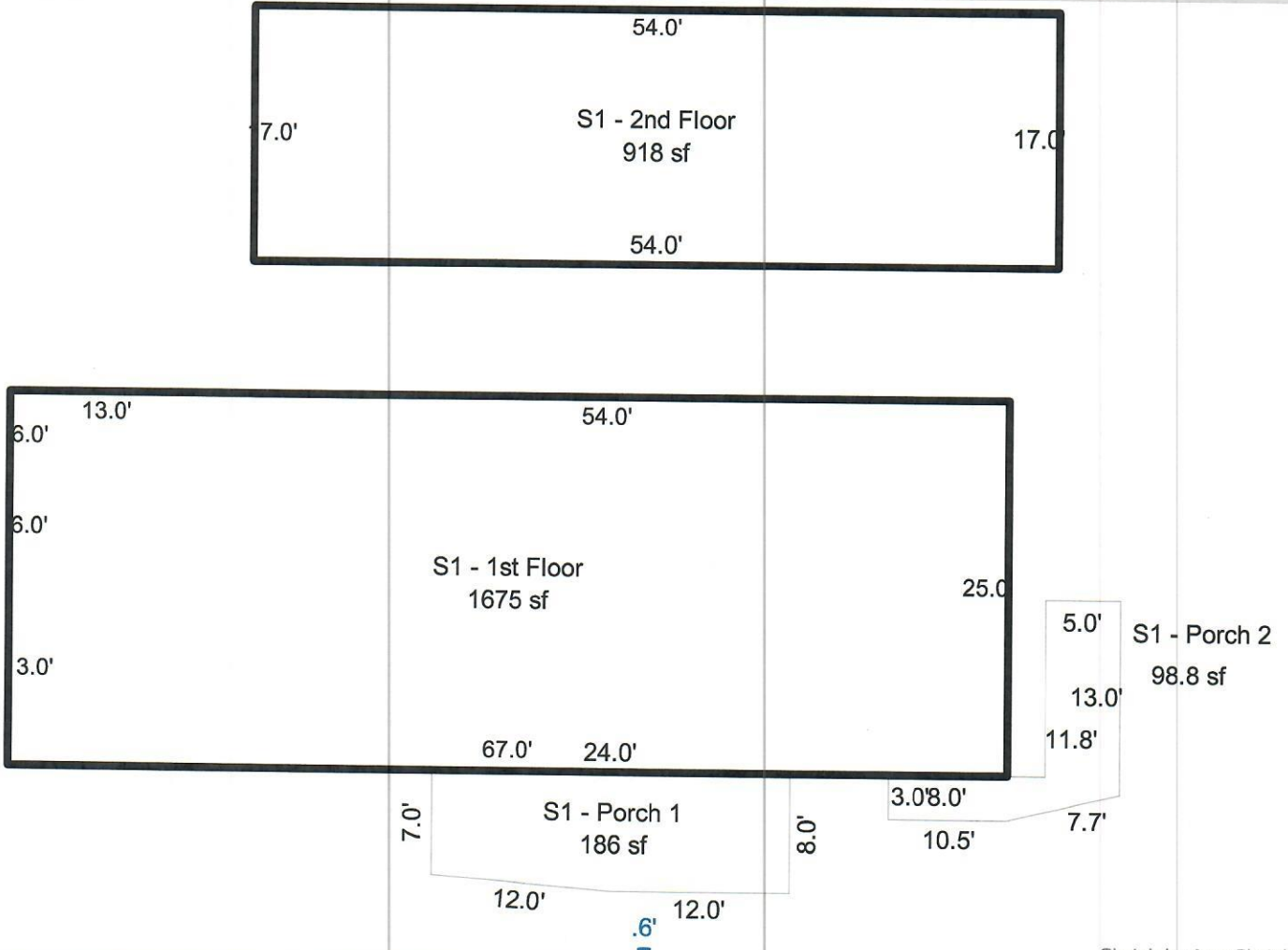
8 ACRES & DWL W/APT: 3 BED 1 FULL BATH & KITCHEN APT IN 1 STORY ADDITION AND IN HALF OF BASEMENT, APARTMENT HAS ELEC HEAT, SHED HAS A SAUNA CONSIDERED IN SHED VALUE, BASEMENT FOUNDATION IS 30% BLOCK,70% CONC. ROOM AND BR/BATH COUNT INCLUDES APT

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.: 1000054
 Property Address: 3955 VT Rt 100
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: no entry Inspection Date:

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1	1675	184	1675
1FL2	S1 - 2nd Floor	1	918	142	918
P/P11	S1 - Porch 1	1	186	63	186
P/P12	S1 - Porch 2	1	99	59	99

COMMENT TABLE 1

1 1/2 sty dwl built 1900's- renovated

COMMENT TABLE 2

13 rooms
 1st: 6 rooms, 3 BR 2 baths
 2nd: 3 BR 1 bath
 bsmt: rental apt
 3 BR, 1 bath, kitchen/liv
 sauna in out bldg

COMMENT TABLE 3

water:
 sewer:
 landsc:

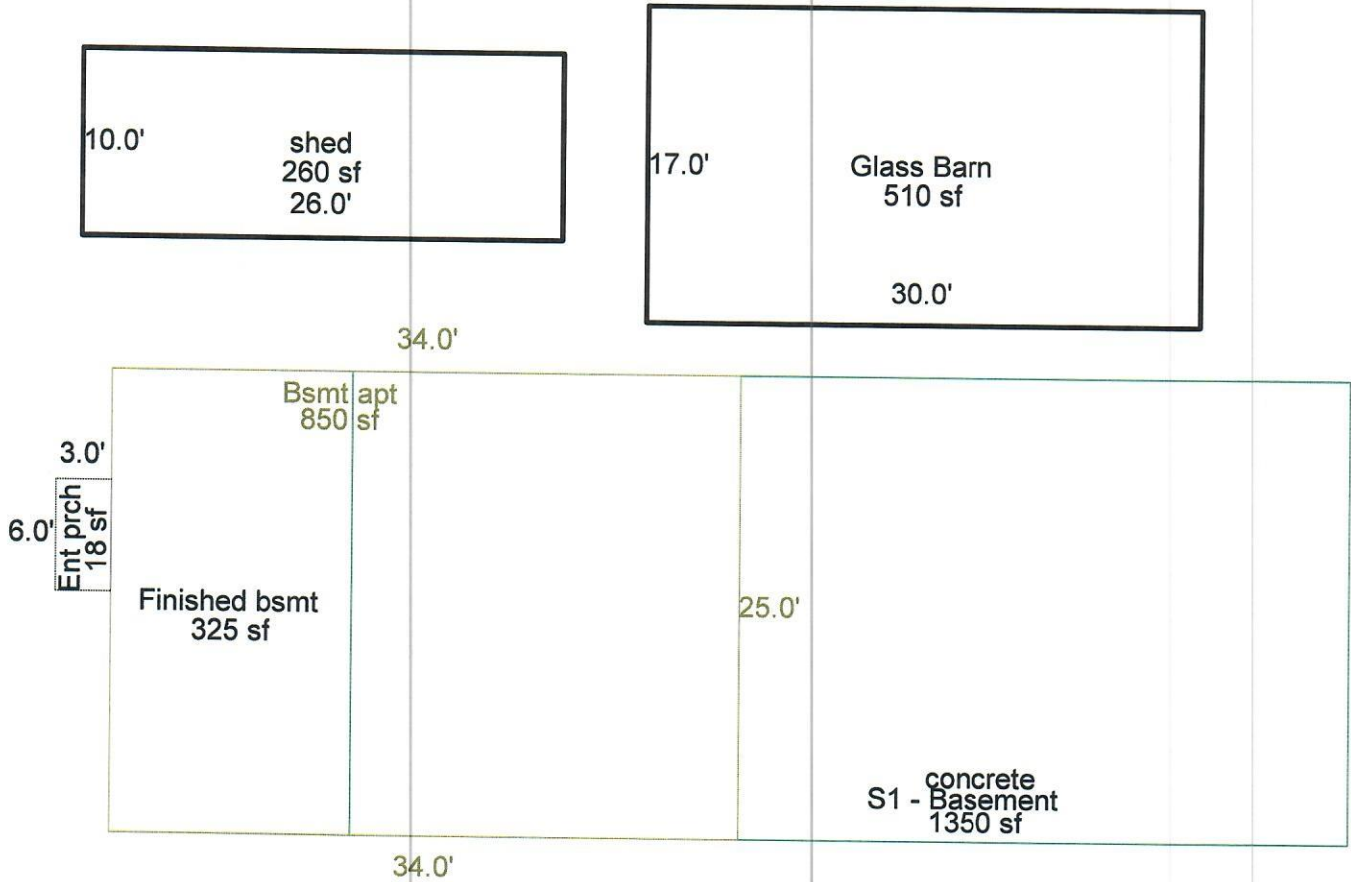
Net BUILDING cnt 2 (rounded) 2,593

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SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1BF	Bsmt apt	1	850	118	850
1BS	Finished bsmt	1	325	76	
	S1 - Basement	1	1350	158	1675
OTH	shed	1	260	72	
	Glass Barn	1	510	94	770
P/P11	Ent prch	1	18	18	18

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