

Itemized Property Costs

From Table: MAIN Section.1

Town of Topsham

Record # 346

Property ID: A3605900

Span #: 648-204-10419

Last Inspected: 12/07/2007

Cost Update: 03/18/2008

Owner(s): NOURY JOSEPH L
 NOURY KIMBERLY A
 Address: 69 S MAIN ST APT 3
 City/St/Zip: WEST TOPSHAM VT 05086
 Location: 59 ZION HILL ROAD
 Description: LAND & DWELLING
 Aerial Map #:

Sale Price: 111,500 Book: 83 Validity: Yes
 Sale Date: 10/28/2019 Page: 284-285
 Bldg Type: Mobile Quality: 3.00 AVERAGE
 Style: 1 Story Frame: Studded
 Area: 924 Yr Built: 1982 Eff Age: 43
 # Rms: 4 # Bedrm: 2 # Ktchns: 1
 # 1/2 Bath: 0 # Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
MH 14 X 66	MH HdBd	100.00		32.90	
ADJUSTMENTS					
Roof #1:	MH Ribbed	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.17	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			924.00	35.07	32,404
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 7)			-2.00	550.00	-1,100
Roughins (beyond allowance of 1)			60.00	203.50	12,210
Porch #1: WoodDck/NoWall/Roof/N			72.00	22.89	1,648
Foundation	MH Pier		160.00		
Skirting	Average		160.00	6.75	1,080
Subtotal					46,242
Local multiplier		1.10			
Current multiplier		1.00			
REPLACEMENT COST NEW					50,866
Condition	Average	Percent			
Physical depreciation		55.00			-27,976
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					22,900
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	0.90		22,500
AC Other	2.00	1.00	0.80		5,000
Total	4.00				27,500
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		4,000
Sewer	y / y	Typical	Average		6,000
Total					10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Mat storag	y / y	50	480	5.88	2,800
DGS 1.5S	y / y	70	780	20.47	16,000
Total					18,800
TOTAL PROPERTY VALUE					79,200
NOTES					
			HOUSESITE	VALUE :	74,200
			HOMESTEAD	VALUE :	79,200

RESIDENTIAL PROPERTY RECORD CARD

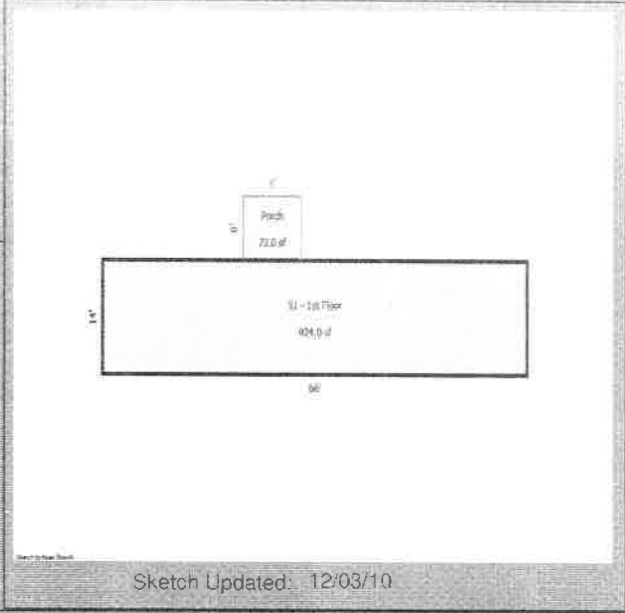
Date Printed 09/01/25

Owner Information

Parcel A3605900
 Owner NOURY JOSEPH L.
 NOURY KIMBERLY A.
 69 S MAIN ST APT 3
 WEST TOPSHAM, VT 05086
 Location 59 ZION HILL ROAD
 Descr: LAND & DWELLING

Parcel Value Information

Land Value 27,500 Homestead 79,200
 Dwelling Value 22,900 Housesite 74,200
 Site Imprvmt 10,000
 Outbuildings 18,800
 Misc. Adj. 0
 Total 79,200



Parcel Information

Tax Map # NBHD 3
 Span 648-204-10419 Acres 4.00
 Status A - Active Last Update 12/03/10

Sales Information

Book 83 Sale Date 10/28/19
 Page 284-285 Sale Price 111,500

BUILDING	Total Rooms	4	Year Built	1982	Building SF	924	Energy Adj	Average	Roughins	61
	Bedrooms	2	Effect Age	0.0	Quality	3.00	Bsmt Wall	NoData	Plumb Fixt	5
	Full Baths	1	Condition	Average	Style	1 Story	Bsmt SF	0	Fireplaces	0
	Half Baths	0	Phys Depr	55	Design	MobileHo	Bsmt Fin	No Data	Porch	72
	Kitchens	1	Funct Depr	0	Bldg Type	Mobile	Bsmt Fin SF	0	Gar/Shed	0
			Econ Depr	0					% Complete:	0

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	NoData	APPT	NoData	APPTSCHD
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