

Residential Property Record Card

Date Printed 06/24/26

Owner Information

Parcel 8003960
Owner PLANKLEY LARRY & FRANCES

3960 VT RTE 105
WEST CHARLESTON, VT 05872

Location 3960 VT RTE 105

Descr. LAND & MHO

Parcel Information

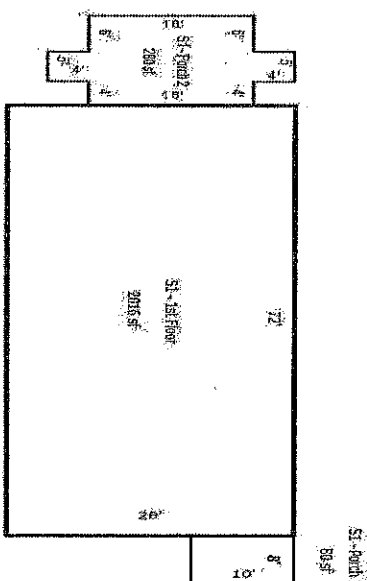
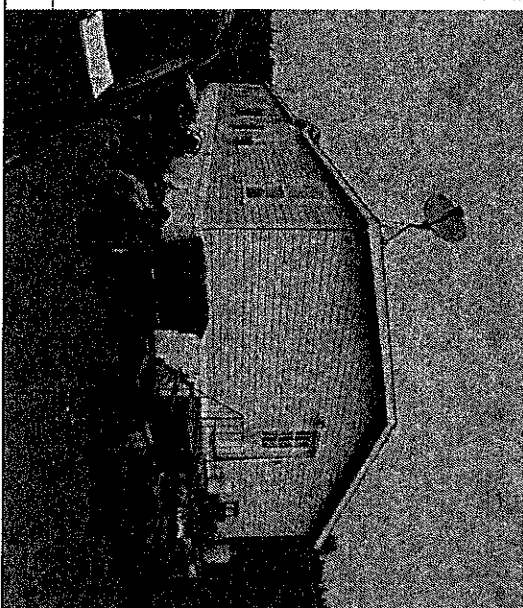
Tax Map # 008003 NBHD 12
Span 135-042-10576 Acres 24.00
Status A - Active Last Update 03/10/26

Sales Information

Book 39 Sale Date 08/01/88
Page 205 Sale Price 0

Parcel Value Information

Land Value 71,800 Homestead 154,200
Dwelling Value 54,400 Houseite 110,400
Site Imprmnt 23,000
Outbuildings 5,000
Misc. Adj. 0
Total 154,200



Sketch Updated: 02/09/26

BUILDING

Total Rooms	5	Year Built	1995	Building SF	2016	Energy Adj	No Data	Roughins	1
Bedrooms	3	Effect Age	31	Quality	2.50	Bsmt Wall	NoData	Plumb Fixt	8
Full Baths	2	Condition	Fair	Style	1 Story	Bsmt SF	0.00	Fireplaces	0
Half Baths	0	Phys Depr	62	Design	DblWide	Bsmt Fin	No Data	Porch	360
Kitchens	1	Funct Depr	0	Bldg Type	Mobile	Bsmt Fin SF	0	Gar/Shed	0
Econ Depr	0							% Complete:	0

Itemized Property Costs						
From Table: MAIN Section 1		Town of Charleston 2026			Record # 817	
Property ID: 8003960		Span #: 135-042-10576		Last Inspected: 04/24/2024		Cost Update: 03/10/2026
Owner(s): PLANKEY LARRY & FRANCES		Sale Price: 0		Book: 39	Validity: Yes	
		Sale Date: 08/01/1988		Page: 205		
Address: 3960 VT RTE 105		Bldg Type: Mobile		Quality: 2.50 FAIR/AVG		
City/St/Zip: WEST CHARLESTON VT 05872		Style: 1 Story		Frame: Studded		
Location: 3960 VT RTE 105		Area: 2016		Yr Built: 1995	Eff Age: 31	
Description: LAND & MHO		# Rms: 5		# Bedrm: 3	# Ktchns: 1	
Tax Map #: 008003		# 1/2 Bath: 0		# Baths: 2		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
MH 28 X 72	VnlSide	100.00		53.25		
ADJUSTMENTS						
Roof #1:	CompShg	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		3.41		
Heat/cooling #1:	Air-Oil	100.00		0.97		
ADJUSTED BASE COST			2,016.00	57.63	116,182	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 6)			2.00	965.00	1,930	
Roughins (beyond allowance of 1)				354.50		
Porch #1:	WoodDck/NoWall/NoRoo		80.00	34.22	2,738	
Porch #2:	WoodDck/NoWall/NoRoo		280.00	22.56	6,317	
Foundation	MH Pier		200.00			
Skirting	Average		200.00	14.83	2,966	
Subtotal					130,132	
Local multiplier		1.10				
Current multiplier		1.00				
REPLACEMENT COST NEW					143,145	
Condition		Fair	Percent			
Physical depreciation			62.00	-88,750		
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					54,400	
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot		2.00	1.00	0.70		28,000
AC Other		22.00	1.00	0.80		43,800
Total		24.00				71,800
SITE IMPROVEMENTS		Hsite/Hstd	Quantity	Quality		
Water	y/y	< Typical		Below Avg	3,000	
Sewer	y/y	Typical		Average	20,000	
Total					23,000	
OUTBUILDINGS		Hsite/Hstd	% Good	Size	Rate.	Extras
SHEDS SV	y/y	0		1	5,000.00	5,000
Total						5,000
TOTAL PROPERTY VALUE					154,200	
NOTES				HOUSESITE VALUE :	110,400	
				HOMESTEAD VALUE :	154,200	
4.24 ADDED DECK						