

Itemized Property Costs					
From Table: MAIN Section 1			Record # 1908		
Property ID: 100-4182		Span #: 696-221-11924		Last Inspected: 01/24/2008	
				Cost Update: 04/11/2014	
Owner(s): BYBERRY LLC		Sale Price: 955,000		Book: 522	Validity: Yes
		Sale Date: 09/19/2023		Page: 187-188	
Address: 717 MAPLE ST		Bldg Type: Single		Quality: 4.00	GOOD
City/St/Zip: STOWE VT 05672		Style: 1.5 Fin		Frame: Studded	
Location: 4182 WATERBURY-STOWE RD		Area: 4377		Yr Built: 1900	Eff Age: 123
Description: 4 AC & RESTAURANT		# Rms: 8		# Bedrm: 0	# Ktchns: 1
Tax Map #: 09-031.000		# 1/2 Bath: 0		# Baths: 3	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		73.39	
ADJUSTMENTS					
Roof #1:	CompShg	65.00		-0.74	
Roof #2:	Metal-Chn	35.00		-0.58	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		6.51	
Heat/cooling #1:	ForcAir	90.00			
Heat/cooling #2:	Elec BB	10.00		-0.05	
Energy Adjustment	Average				
ADJUSTED BASE COST			4,377.00	78.53	343,745
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			1.00	1,925.00	1,925
Roughins (beyond allowance of 1)			1.00	620.00	620
Dormers	Shed roof		24.00	197.50	4,740
Fireplaces	1.5 Fin / Single		1.00	5,356.50	5,357
Features #1:	Air Conditioned		2,708.00	1.95	5,281
Porch #1:	WoodDck/NoWall/NoRoo		239.00	16.72	3,996
Porch #2:	WoodDck/Solid/Roof/Ceil		60.00	82.97	4,978
Basement	Conc 8"		1,567.50	20.22	31,695
Finished Basement	Dirt Floor		500.00	-2.29	-1,145
Subtotal					401,191
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					401,191
Condition		Avg/Good	Percent		
Physical depreciation			25.00		-100,298
Functional depreciation			15.00		-60,179
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					240,700
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate
SI Bldg Lot		2.00	1.50	1.10	140,300
AC Other		2.00	1.50	0.80	12,000
Total		4.00			152,300
SITE IMPROVEMENTS		Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical		Average	7,000
Sewer	y / y	Typical		Average	10,000
Landscape	y / y	Extensive		Good	12,000
Total					29,000
TOTAL PROPERTY VALUE					422,000
NOTES					

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Item	Description	Percent	Quantity	Unit Cost	Total
	FORMER DWL CONVERTED INTO RESTAURANT IN LATE 1970'S, PRIMARILY VINYL SIDING WITH MIXTURE OF ASPHALT & METAL ROOF COVER, OVERALL IN GOOD CONDITION FOR AGE & HAS BEEN MAINTAINED, SEATING FOR 88 PATRONS, AIR CONDITIONED IN EATING AREAS, OFFICE ON 2ND FLOOR, BSMT AREAS (APPROX 1568sf) PRIMARILY USED FOR STORAGE (SOME DIRT FLOOR). 15% FUNC FOR SETUP.				

SKETCH/AREA TABLE ADDENDUM

Parcel No 100-4182

SUBJECT

Property Address 4182 Waterbury-Stowe Rd

City Waterbury

County Washington

State VT

Zip 05677

Owner

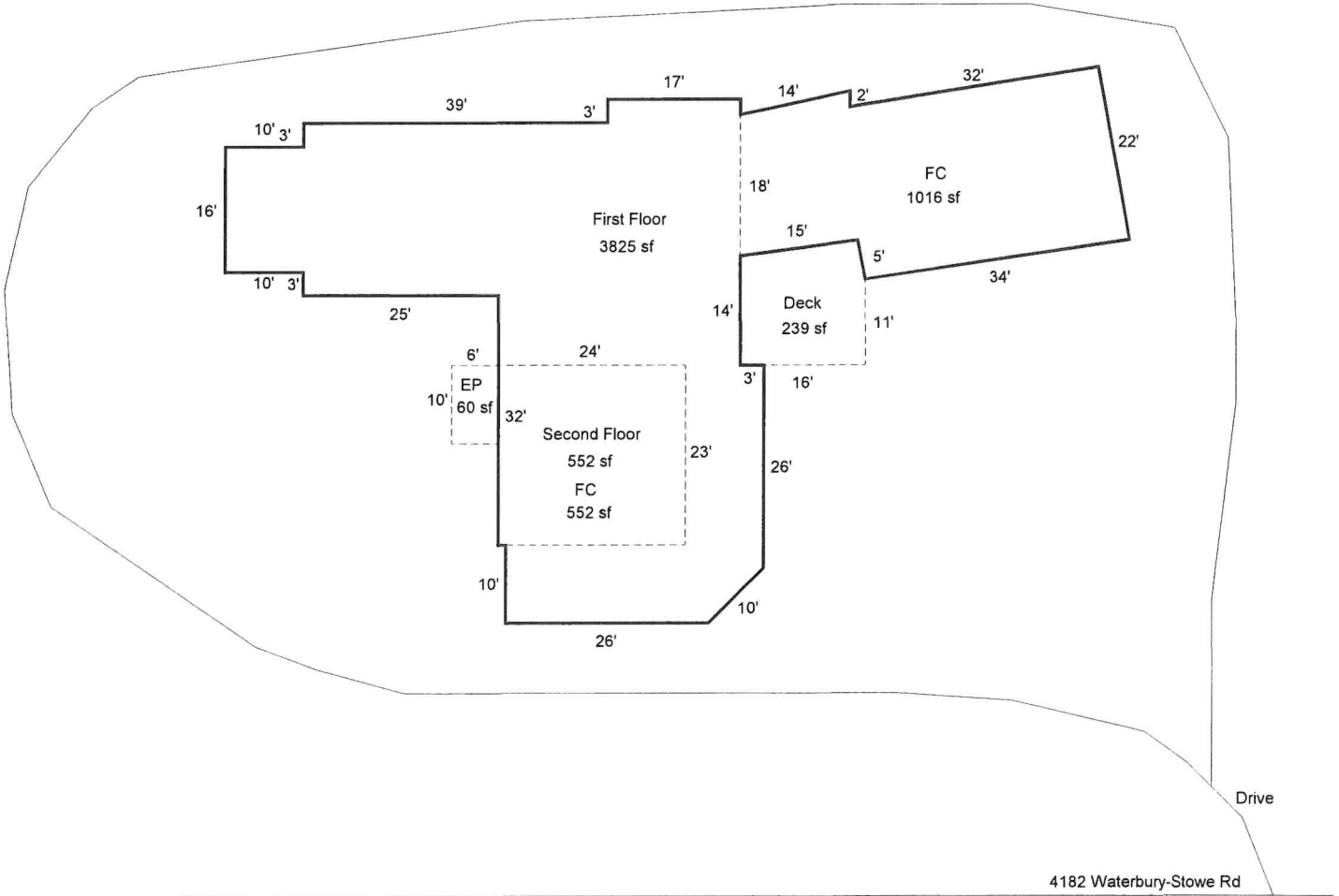
Client Waterbury Board of Listers

Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	3825	376	3825
1FL2	Second Floor	1.00	552	94	552
1BS	FC	1.00	1016	144	1568
	FC	1.00	552	94	239
P/P11	Deck	1.00	239	61	60
P/P12	EP	1.00	60	32	

Net BUILDING Area

(Rounded w/ Factors)

4377