

## Itemized Property Costs

From Table: MAIN Section 1

Record # 236

Property ID: 025-066-01 Span #: 579-182-10275 Last Inspected: 05/16/2019 Cost Update: 06/26/2014

|                                                     |                              |                       |                      |
|-----------------------------------------------------|------------------------------|-----------------------|----------------------|
| <b>Owner(s):</b> CAYIA, COREY T<br>LECLAIR, MARCEL  | <b>Sale Price:</b> 495,000   | <b>Book:</b> 65       | <b>Validity:</b> Yes |
| <b>Address:</b> PO BOX 345                          | <b>Sale Date:</b> 06/28/2022 | <b>Page:</b> 188-190  |                      |
| <b>City/St/Zip:</b> COLCHESTER VT 05446             | <b>Bldg Type:</b> Camp       | <b>Quality:</b> 1.75  | LOW/FAIR             |
| <b>Location:</b> 1636 BLAKE POND RD                 | <b>Style:</b> 1.5 Fin        | <b>Frame:</b> Studded |                      |
| <b>Description:</b> SUGAR HOUSE & CAMP ON 213 ACRES | <b>Area:</b> 832             | <b>Yr Built:</b> 0    | <b>Eff Age:</b> 0    |
| <b>Tax Map #:</b> KARL R. JOHNSON                   | <b># Rms:</b> 0              | <b># Bedrm:</b> 0     | <b># Ktchns:</b> 0   |
|                                                     | <b># 1/2 Bath:</b> 0         | <b># Baths:</b> 0     |                      |

| Item                                          | Description            | Percent   | Quantity | Unit Cost  | Total   |
|-----------------------------------------------|------------------------|-----------|----------|------------|---------|
| <b>BASE COST</b>                              |                        |           |          |            |         |
| Exterior Wall #1:                             | WdSidng / Ht=8         | 100.00    |          | 53.50      |         |
| <b>ADJUSTMENTS</b>                            |                        |           |          |            |         |
| Roof #1:                                      | Metal-Chn              | 100.00    |          |            |         |
| Subfloor                                      | Slab/Pad               |           |          | -1.66      |         |
| Floor cover #1:                               | Allowance              | 100.00    |          | 1.41       |         |
| Floor Insulation                              | Average                |           |          |            |         |
| Heat/cooling #1:                              | None                   | 100.00    |          |            |         |
| Energy Adjustment                             | Below Avg              |           |          | -0.89      |         |
| <b>ADJUSTED BASE COST</b>                     |                        |           | 832.00   | 52.35      | 43,558  |
| <b>ADDITIONAL FEATURES</b>                    |                        |           |          |            |         |
| Fixtures (beyond allowance of 5)              |                        |           | -5.00    | 604.00     | -3,020  |
| Roughins (beyond allowance of 1)              |                        |           | -1.00    | 308.00     | -308    |
| Porch #1:                                     | OpenSlb/NoWall/NoRoof/ |           | 264.00   | 3.81       | 1,005   |
| Porch #2:                                     | OpenSlb/NoWall/NoRoof/ |           | 320.00   | 3.76       | 1,203   |
| <b>Subtotal</b>                               |                        |           |          |            | 42,438  |
| Local multiplier                              |                        | 0.70      |          |            |         |
| Current multiplier                            |                        | 1.00      |          |            |         |
| Percent complete                              |                        | 70.00     |          |            |         |
| <b>REPLACEMENT COST NEW</b>                   |                        |           |          |            | 20,795  |
| Condition                                     | Fair                   | Percent   |          |            |         |
| Physical depreciation                         |                        | 60.00     |          |            | -12,477 |
| Functional depreciation                       |                        |           |          |            |         |
| Economic depreciation                         |                        |           |          |            |         |
| <b>REPLACEMENT COST NEW LESS DEPRECIATION</b> |                        |           |          |            | 8,300   |
| <b>LAND PRICES</b>                            | Size                   | Nbhd Mult | Grade    | Depth/Rate |         |
| SI Bldg Lot                                   | 2.00                   | 1.00      | 0.90     |            | 22,500  |
| AC Woodland                                   | 211.00                 | 1.00      | 0.80     |            | 217,000 |
| <b>Total</b>                                  | 213.00                 |           |          |            | 239,500 |
| <b>OUTBUILDINGS</b>                           | Hsite/Hstd % Good      | Size      | Rate.    | Extras     |         |
| Barn, GP                                      | y / y 80               | 1073      | 22.77    |            | 24,400  |
| <b>Total</b>                                  |                        |           |          |            | 24,400  |
| <b>TOTAL PROPERTY VALUE</b>                   |                        |           |          |            | 272,200 |
| <b>NOTES</b>                                  |                        |           |          |            |         |
|                                               |                        | HOUSESITE | VALUE :  |            | 55,200  |
|                                               |                        | HOMESTEAD | VALUE :  |            | 272,200 |
| No power.                                     |                        |           |          |            |         |
| No utilities.                                 |                        |           |          |            |         |
| 2014: Sugar house added                       |                        |           |          |            |         |
| 2019 - Reinspected                            |                        |           |          |            |         |