

Itemized Property Costs

From Table: MAIN Section 1

Record # 378

Property ID: 005008301 **Span #:** 690-219-11692 **Last Inspected:** 0 **Cost Update:** 06/13/2014

Owner(s): GRANT CHRISTOPHER E & HOLLY C	Sale Price: 81,000	Book: 215	Validity: Yes
Address: PO BOX 553	Sale Date: 03/07/2012	Page: 168	
City/St/Zip: NEW CASTLE NH 03854	Bldg Type: Single	Quality: 4.50	GOOD/VG
Location: 87 COLONY RD	Style: 2 Story	Frame: Studded	
Description: DWL & 1.95 ACRES LOT # 1	Area: 2304	Yr Built: 2013	Eff Age: 9
Tax Map #: 14	# Rms: 7	# Bedrm: 5	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 3	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Hardbrd / Ht=8	100.00		93.73	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		1.22	
Subfloor	Wood				
Floor cover #1:	LtConc	80.00		1.05	
Floor cover #2:	Resilnt	20.00		0.87	
Heat/cooling #1:	HW BB/ST	100.00		1.59	
Energy Adjustment	Excellent			4.89	
ADJUSTED BASE COST			2,304.00	103.34	238,093

ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			2.00	2,025.00	4,050
Roughins (beyond allowance of 1)			1.00	607.50	608
Features #1:	storage room		1.00	1,000.00	1,000
Porch #1:	WoodDck/NoWall/NoRoo		396.00	13.80	5,465
Basement	Conc 8"		1,320.00	20.21	26,677
Finished Basement	Partition		352.00	41.55	14,626
Basement Garage	Double		1.00	2,700.00	2,700
Basement Outside Entrance				1,838.00	1,838
Subtotal					295,056
Local multiplier		1.00			
Current multiplier		1.05			
REPLACEMENT COST NEW					309,809

Condition	Excellent	Percent			
Physical depreciation		1.00			-3,098
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					306,700

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	1.95	1.50	0.55		81,700
Total	1.95				81,700

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical	Average	5,000
Sewer	y / y	Typical	Average	5,000
Landscape	y / y	Typical	Average	5,000
Total				15,000

TOTAL PROPERTY VALUE 403,400

NOTES
 8.76 ACRES: LOT 1= 1.95 A,
 WAS FORMERLY SUGARBUSH MAP PARCEL C,MAP BK 3 PG 52

SKETCH/AREA TABLE ADDENDUM

Parcel No 005008301

SUBJECT

Property Address

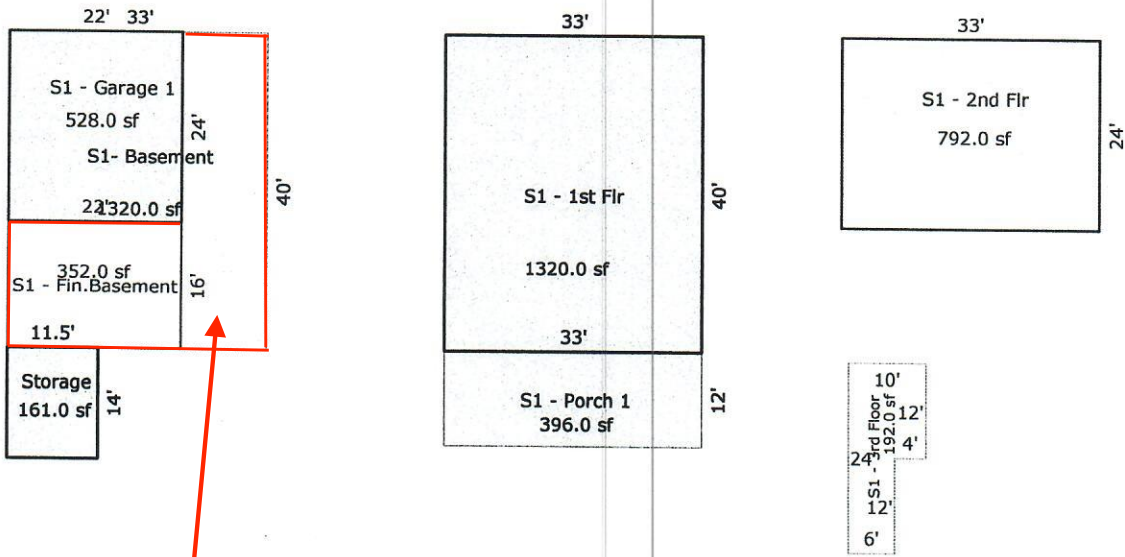
City State Zip

Owner

Client

Appraiser Name

IMPROVEMENTS SKETCH



The 352 sq.ft. of finished basement does not include the recreation room area. Based on my calculations the approximate finished square footage in the basement is 792 sq.ft.

Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Flr	1.00	1320.00	146.0	1320.00
1FL2	S1 - 2nd Flr	1.00	792.00	114.0	792.00
1FL3	S1 - 3rd Floor	1.00	192.00	68.0	192.00
IBS	S1- Basement	1.00	1320.00	146.0	1320.00
IBF	S1 - Fin. Basement	1.00	352.00	76.0	352.00
GAR11	S1 - Garage 1	1.00	528.00	92.0	528.00
P/P11	S1 - Porch 1	1.00	396.00	90.0	396.00
OTH	Storage	1.00	161.00	51.0	161.00

1,320

792

192

792

Total finished: 3,096

Net BUILDING Area

(rounded w/ factors)

2304

Comment Table 1

Comment Table 2

Comment Table 3