

**Itemized Property Costs**

From Table: MAIN Section 1

Record # 138

Property ID: 0020017 Span #: 690-219-11201 Last Inspected: 0 Cost Update: 03/30/2011

Owner(s): HALE LIVING TRUST OF JUNE 25, 2013	Sale Price: 0	Book: 223	Validity: No Data
Address: 5154 EAST WARREN RD	Sale Date: 06/25/2013	Page: 321	
City/St/Zip: WARREN VT 05674	Bldg Type: Single	Quality: 5.00	VERY GOOD
Location: 5154 EAST WARREN RD	Style: 2 Story	Frame: Studded	
Description: 10.1 ACRES& DWL:	Area: 4555	Yr Built: 2001	Eff Age: 1
Tax Map #: 09	# Rms: 7	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 1	# Baths: 2	

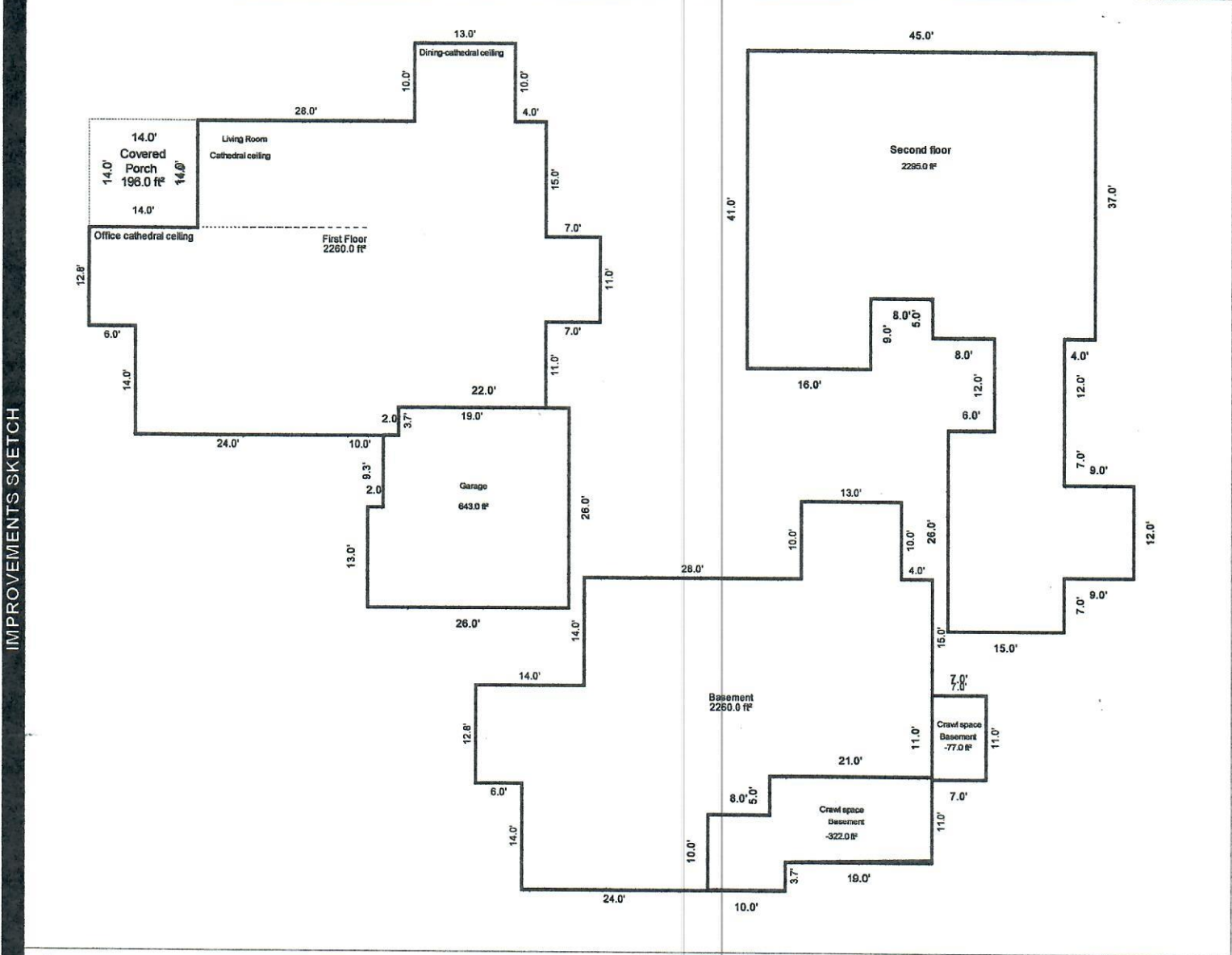
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		90.92	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00		-1.13	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		8.35	
Heat/cooling #1:	ForcAir	30.00			
Heat/cooling #2:	HW BB/ST	70.00		1.11	
Energy Adjustment	Good			1.72	
<b>ADJUSTED BASE COST</b>			4,555.00	100.97	459,900
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 14)			1.00	2,275.00	2,275
Roughins (beyond allowance of 1)			1.00	640.00	640
Fireplaces	2 Story / NoData		1.00	6,413.00	6,413
Porch #1:	WoodDck/NoWall/Roof/N		196.00	35.03	6,866
Basement	Conc 8"		2,260.00	18.89	42,691
Garage/Shed #1:	A/1.5S/WdSidng/Ful		643.00	49.73	31,975
<b>Subtotal</b>					550,760
Local multiplier		1.00			
Current multiplier		1.05			
<b>REPLACEMENT COST NEW</b>					578,298
<b>Condition</b>	Excellent	Percent			
Physical depreciation		10.00			-57,830
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					520,500
<b>LAND PRICES</b>					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.30	2.00		260,000
SI Other	8.10	1.30	1.10		53,500
<b>Total</b>	10.10				313,500
<b>SITE IMPROVEMENTS</b>					
	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
<b>Total</b>					15,000
<b>TOTAL PROPERTY VALUE</b>					849,000
<b>NOTES</b>					
10.1 ACRES& DWL: EXCELLENT VIEW					
HOUSESITE VALUE : .					795,500
HOMESTEAD VALUE : .					849,000

# SKETCH/AREA TABLE ADDENDUM

583-28''0

File No 0020017

SUBJECT	Property Address	EAST WARREN RD						
	City	WARREN	County	WASHINGTON	State	VT	Zip	05674
	Borrower							
	Lender/Client	HALE JOHN & VALERIE						
	Appraiser Name	TOWN OF WARREN LISTERS	Appr Address	warren, vt 05674				



Comments: 10.1 ACRES & 2 STORY . DWL

Scale: 1 = 20

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Size	Perimeter	Totals
GLA1	First Floor	1.00	2260.00	233.5	2260.00
GLA2	gla2	1.00	2295.00	288.0	2295.00
BSMT	Basement	1.00	2260.00	233.5	
	Basement	1.00	-77.00	36.0	
	Basement	1.00	-321.85	87.7	1861.15
P/P	Porch	1.00	196.00	56.0	196.00
GAR	Garage	1.00	642.60	104.0	642.60

IMPROVEMENTS SKETCH