

**Itemized Property Costs
Town of Topsham**

From Table: MAIN Section 1

Record # 391

Property ID: E32L3721	Span #: 648-204-10847	Last Inspected: 08/03/2007	Cost Update: 03/25/2024
Owner(s): MCDONNELL BRENT A	Sale Price: 44,000	Book: 86	Validity: Yes
Address: 45 EMERSON RD	Sale Date: 02/15/2022	Page: 524-527	
City/St/Zip: TOPSHAM VT 05076	Bldg Type: Single	Quality: 3.00	AVERAGE
Location: 45 EMERSON ROAD	Style: 2 Story	Frame: Studded	
Description: LAND & DWELLING	Area: 720	Yr Built: 2022	Eff Age: 3
Tax Map #:	# Rms: 3	# Bedrm: 1	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		92.01	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.85	
Floor Insulation	Good		360.00	0.72	
Heat/cooling #1:	ElecRad	100.00		-0.37	
Energy Adjustment	Good			1.52	
Foundation Adjustment	SF 18-48"				
ADJUSTED BASE COST			720.00	96.73	69,645
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-2.00	929.50	-1,859
Roughins (beyond allowance of 1)			1.00	374.00	374
Porch #1:	WoodDck/NoWall/NoRoo		210.00	13.23	2,778
Subtotal					70,938
Local multiplier		1.20			
Current multiplier		1.00			
Percent complete		97.00			
REPLACEMENT COST NEW					82,572
Condition	Average	Percent			
Physical depreciation					
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					82,600
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	0.80		20,000
AC Other	9.90	1.00	0.70		20,000
Total	11.90				40,000
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		4,000
Sewer	y / y	Typical	Average		6,000
Total					10,000
TOTAL PROPERTY VALUE					132,600

NOTES	HOUSESITE VALUE :	.	112,600
	HOMESTEAD VALUE :	.	132,600