

Itemized Property Costs						
From Table: MAIN Section 1		Town of Plainfield			Record #310	
Property ID: 023-0246		Span #: 483-152-10582		Last Inspected: 10/08/2024		Cost Update: 05/03/2025
Owner(s): WINTERS STEVEN ET AL Address: 246 GRAY ROAD City/St/Zip: PLAINFIELD VT 05667 Location: 246 GRAY ROAD Description: 47.15 ACRES & DWL Tax Map #: 06-048.000		Sale Price: 0 Sale Date: 01/29/2025		Book: 77 Page: 142		Validity: No Data
		Bldg Type: Single Style: 1 Story		Quality: 3.00 AVERAGE Frame: Studded		
		Area: 1456 # Rms: 6 # 1/2 Bath: 0		Yr Built: 1992 # Bedrm: 2 # Baths: 2		Eff Age: 33 # Ktchns: 1
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	Plywood / Ht=8	100.00		122.88		
ADJUSTMENTS						
Roof #1:	CompShg	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		5.64		
Heat/cooling #1:	ForcAir	72.00				
Heat/cooling #2:	Space Htr	28.00		-0.79		
Energy Adjustment	Good			3.16		
Foundation Adjustment	SF Mod Hil			3.75		
ADJUSTED BASE COST			1,456.00	134.64	196,040	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 8)			1.00	1,950.00	1,950	
Roughins (beyond allowance of 1)				790.00		
Porch #1:	WoodDck/NoWall/NoRoo		216.00	22.87	4,940	
Porch #2:	WoodDck/NoWall/Roof/C		32.00	84.87	2,716	
Porch #3:	WoodDck/NoWall/Roof/N		24.00	81.50	1,956	
Basement	Conc 8"		936.00	31.30	29,297	
Finished Basement	Rec Room		468.00	27.20	12,730	
Subtotal					249,628	
Local multiplier		1.00				
Current multiplier		1.00				
REPLACEMENT COST NEW					249,628	
DEPRECIATION						
Condition		Average	Percent			
Physical depreciation			15.00	-37,444		
Functional depreciation			2.00	-4,993		
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					207,200	
LAND PRICES						
	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	2.00	1.00	1.10		110,000	
AC Other	45.15	1.00	1.00		123,700	
Total					233,700	
SITE IMPROVEMENTS						
	Hsite/Hstd	Quantity	Quality			
Water	y / y	Typical	Average	10,000		
Sewer	y / y	Typical	Average	15,000		
Total					25,000	
OUTBUILDINGS						
	Hsite/Hstd	% Good	Size	Rate.	Extras	
Barn, GP	y / y	25	1024	8.50		8,700
DGS 1S	y / y	50	784	17.39		13,600
DGS 2S	y / y	25	576	14.92		9,500
Outb CarPt	y / y	50	288	9.00		2,600

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Item	Description	Percent	Quantity	Unit Cost	Total
Barn, GP	y / y 25	864	7.00		6,000
Total					40,400
TOTAL PROPERTY VALUE					506,300

NOTES

HOUSESITE VALUE : . 382,600
 HOMESTEAD VALUE : . 506,300

2009: BSMT FINISH GOOD NATURAL LIGHT, REC ROOM, 1 BR, 3 FIXTURE BATH NO FLOORING 2% FUNC DEPR, 24X20 1 STY ADDITION OVER CRAWL 2007

2015: added 15 acres & second dwelling. 2nd dwl has water damage and extensive mold from burst pipe. No floors, walls, plumbing, electric or heat. Most likely unreparable. Value as a shed.

2020: 2nd house removed

2023; added unfinished 2nd house

2025: subdivided acreage & 2nd house