

Itemized Property Costs

From Table: MAIN Section 1

Town of Topsham

Record # 580

Property ID: V2551100 Span #: 648-204-10772 Last Inspected: 02/01/2008 Cost Update: 04/21/2008

Owner(s): MCMAHON WILLIAM ESTATE OF C/O MARTIN MCMAHON	Sale Price: 129,500	Book: 82	Validity: Yes
Address: PO BOX 255	Sale Date: 08/13/2018	Page: 118-119	
City/St/Zip: SOUTH BARRE VT 05670	Bldg Type: Single	Quality: 3.00	AVERAGE
Location: 511 VT RTE 25	Style: 2 Story	Frame: Studded	
Description: LAND & DWELLING	Area: 2145	Yr Built: 0	Eff Age: 90
Tax Map #:	# Rms: 7	# Bedrm: 4	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		66.07	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		0.86	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.85	
Heat/cooling #1:	HW BB/ST	100.00		1.62	
Energy Adjustment	Average				
ADJUSTED BASE COST			2,145.00	71.40	153,152
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				929.50	
Roughins (beyond allowance of 1)				374.00	
Porch #1:	OpenSlb/NoWall/Roof/Ce		36.00	23.52	847
Porch #2:	WoodDck/NoWall/Roof/C		186.00	28.12	5,230
Basement	Stone		916.00	16.59	15,196
Garage/Shed #1:	A/1S/VnlSide/No		894.00	16.95	15,153
Subtotal					189,578
Local multiplier		1.20			
Current multiplier		1.00			
REPLACEMENT COST NEW					227,494
Condition	Fair/Avg	Percent			
Physical depreciation		45.00			-102,372
Functional depreciation					
Economic depreciation		10.00			-22,749
REPLACEMENT COST NEW LESS DEPRECIATION					102,400
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	0.80		20,000
AC Other	2.00	1.00	0.50		3,100
Total	4.00				23,100
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					135,500

NOTES HOUSESITE VALUE : . 132,400
HOMESTEAD VALUE : . 135,500