

Itemized Property Costs					
From Table: MAIN Section 1		Town of FLETCHER 23		Record # 93	
Property ID: 0007-004000		Span #: 231-074-10316		Last Inspected: 1/4/2021	
				Cost Update: 5/16/2023	
Owner(s): SHUMWAY, JAMES JUDD, DESARAE		Sale Price: 196,000		Book: 89 Validity: Yes	
Address: 963 HOWRIGAN RD		Sale Date: 1/10/2019		Page: 38-39	
City/St/Zip: EAST FAIRFIELD VT 05448		Bldg Type: Single		Quality: 3.50 AVG/GOOD	
Location: 963 HOWRIGAN RD		Style: 2.5U (SF)		Frame: Studded	
Description: 11.5 ACRES & DWL		Area: 2298		Yr Built: 1930 Eff Age: 93	
Tax Map #: 0007-004-000		# Rms: 7		# Bedrm: 5 # Ktchns: 1	
		# 1/2 Bath: 1		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		94.77	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		0.79	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			2,298.00	99.81	229,351
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,910.00	
Roughins (beyond allowance of 1)			1.00	675.00	675
Porch #1:	WoodDck/Solid/Roof/Ceil		210.00	60.35	12,674
Basement	Stone		1,408.00	23.23	32,708
Subtotal					275,407
Local multiplier		1.15			
Current multiplier		1.00			
REPLACEMENT COST NEW					316,718
Condition	Average	Percent			
Physical depreciation		20.00			-63,344
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					253,400
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		75,000
AC Other	9.50	1.00	0.80		21,900
Total	11.50				96,900
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		10,000
Total					15,000
OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1S	y / y	90	432	47.93	20,700
Total					20,700
TOTAL PROPERTY VALUE					386,000
NOTES					
					HOUSESITE VALUE: 364,100
					HOMESTEAD VALUE: 386,000
2023 Reappraisal					
Exterior inspection only					
Appears to be 3rd floor living space.					
Post & Beam					