

READING THE ASSESSPRO RECORD CARD

The front side of the record card has general information about the parcel.

020100015
PARCEL-ID SUB 1 of 1 RESIDENTIAL TOTAL ASSESSED: 162,300
CARD Town of Castleton, VT 1803!

PROPERTY LOCATION
No: 39 Alt No: Direction/Street/City: TAYLOR RD, CASTLETON

OWNERSHIP
Owner 1: CLARK, TINA L
Owner 2: SANDERSON FRANKLIN C
Owner 3:
Street 1: 39 TAYLOR ROAD
Street 2:
Twn/City: CASTLETON
St/Prov: VT Cntry: Own Occ: Type: TOWN
Postal: 05735

PREVIOUS OWNER
Owner 1: FITZGERALD - DAVID C
Owner 2:
Street 1: PO BOX 731
Twn/City: CASTLETON
St/Prov: VT Cntry: Type: TOWN
Postal: 05735

NARRATIVE DESCRIPTION
This Parcel contains 9.93 ACRES of land mainly classified as RESD 2 with a(n) CONVENT NL Building Built about 1976, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 1 Units, 0 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|------------------------|----------------|--------------------------------|--------------|---------------|----------------|-----------------------------------|
| 11 | 101,300 | 5,700 | 2,000 | 33,100 | 140,100 | HSEICAR9.93 ACRES; PENCIL MILL RD |
| 21 | | | 7,930 | 22,200 | 22,200 | |
| Total Card | 101,300 | 5,700 | 9,930 | 55,300 | 162,300 | |
| Total Parcel | 101,300 | 5,700 | 9,930 | 55,300 | 162,300 | |
| Source/Market Adj Cost | | Total Value per SQ unit /Card: | | 93.00 | /Parcel: | 93.00 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Blgd Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|------------------------|-----------|
| 2007 | 11 | AB | 101,300 | 5700 | 9.93 | 55,300 | 162,300 | 162,300 | ABSTRACT | 5/29/2007 |
| 2007 | 11 | GL | 101,300 | 5700 | 9.93 | 55,300 | 162,300 | 162,300 | GRAND LIST | 7/18/2007 |
| 2006 | 11 | FV | 101,300 | 5700 | 9.93 | 55,300 | 162,300 | 162,300 | FINAL GRAND LIST VALL | 7/31/2006 |
| 2006 | 11 | GL | 101,300 | 5700 | 9.93 | 55,300 | 162,300 | 162,300 | ABSTRACT VALUE | 5/29/2006 |
| 2005 | 11 | GL | 93,800 | 5700 | 9.93 | 50,300 | 149,800 | 149,800 | ANNUAL ROLL | 5/24/2005 |
| 2004 | 11 | FV | 89,400 | 5700 | 9.93 | 50,300 | 145,400 | 145,400 | FINAL VALUE - AFT GRIE | 7/28/2004 |
| 2004 | 11 | GL | 89,400 | 5700 | 9.93 | 50,300 | 145,400 | 145,400 | | 6/23/2004 |
| 2004 | 11 | PL | 89,400 | 5700 | 9.93 | 50,300 | 145,400 | 145,400 | BOOKLET VALUE | 5/13/2004 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| FITZGERALD,DAVI | 131-78 | | 5/26/2005 | | 149000 | No | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|------|--------|---------|--------|-----|------------|----------|------------|---------|

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|-------------|----|-----------|
| 5/6/2005 | PERM N ENI | L | LISTER |
| 4/13/2004 | INSPIMEAS | 3 | T DEDRICK |
| 3/22/2004 | MAILER SENT | 1 | NEMC |
| 1/6/2004 | LEFT NOTICE | 3 | T DEDRICK |
| 6/6/2003 | MEASURED | 5 | D WALTER |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|---------|-----|---------|------|--------|
| Z | R2A | RESD 2A | 100 | U | | |
| o | | | | t | | |
| n | | | | | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Traffic | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Inlu | Neigh Mod | Int 1 | % | Int 2 | % | Int 3 | % | Appraised Value | Alt Class | % | Spec Land | U Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|-------|---|-------|---|-------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 11 | RESD 2 | | 2 | | SITE ACRE | SITE | | 0 | 16,553 | 1,000 | RF | | | | | | | | | 33,106 | | | | | | 33,100 | |
| 21 | RES 2 EXCEE | | 7.93 | | ACRES | EXCESS | | 0 | 2,800 | 1,000 | RF | | | | | | | | | 22,204 | | | | | | 22,200 | |

Total AC/HA: 9.93 Total SF/SM: 432550.81 Parcel LUC: 11 RESD 2 Prime NB Desc: RURAL FR Total: 55,310 Spl Credit: Total: 55,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: CastletonVT apro 2008

The **LAND SECTION** is broken down as follows.

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Inlu | Neigh Mod | Int 1 | % | Int 2 | % | Int 3 | % | Appraised Value | Alt Class | % | Spec Land | U Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|-------|---|-------|---|-------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 11 | RESD 2 | | 2 | | SITE ACRE | SITE | | 0 | 16,553 | 1,000 | RF | | | | | | | | | 33,106 | | | | | | 33,100 | |
| 21 | RES 2 EXCEE | | 7.93 | | ACRES | EXCESS | | 0 | 2,800 | 1,000 | RF | | | | | | | | | 22,204 | | | | | | 22,200 | |

Total AC/HA: 9.93 Total SF/SM: 432550.81 Parcel LUC: 11 RESD 2 Prime NB Desc: RURAL FR Total: 55,310 Spl Credit: Total: 55,300

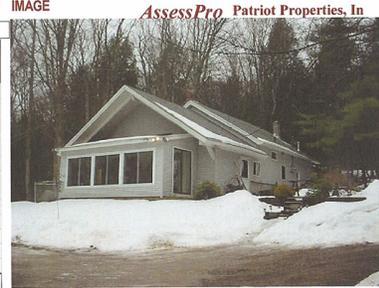
Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: CastletonVT ann

Lines that begin a **USE CODE** of 10-17 are set up for the first two acres (Vermont's house site). All other lines are land above 2 acres (Vermont's homestead value). (In some communities the first two acres are separated into two lines rather than 1).

The **Adj** is a combination of a size adjustment and the **Infl** (influence) 1-2 factors. The Influence factors are used to adjust for topography, easements, etc.

The reverse side of the property record card contains information about the home and other structures on the property.

| EXTERIOR INFORMATION | | BATH FEATURES | | COMMENTS | | SKETCH | | | | | | | | | | | | | |
|---------------------------------|----------------------------------------|---------------------------|-----------|-------------------------|----------|----------------------|---------|-------|------------|-----|-----|-----|------|-------|------------|------|-------|--------|-------|
| Type: 22 - CONVENT NL | Full Bath: Rating: | | | | | | | | | | | | | | | | | | |
| Sty Ht: 1H - ONE/1 HALF | A Bath: Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 - Total: 1 | 3/4 Bath: Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 6 - SLAB | A 3QBth: Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - WOOD | 1/2 Bath: 1 Rating: AVERAGE | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - VINYL | A HBth: Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: % | OthrFix: 4 Rating: AVERAGE | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - GABLE | RESIDENTIAL GRID | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - ASPHALT SH | 1st Res Grid Desc: # Units: | | | | | | | | | | | | | | | | | | |
| Color: GRAY | Level: FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | |
| View / Desir: | Other: Upper | | | | | | | | | | | | | | | | | | |
| | Lvl 2 | | | | | | | | | | | | | | | | | | |
| | Lvl 1 | | | | | | | | | | | | | | | | | | |
| | Lower: | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | CONDO INFORMATION | | REMODELING | | RES BREAKDOWN | | | | | | | | | | | | | |
| Grade: C - AVERAGE | Location: | Totals | RMS: | BRS: | Baths: | HB | 1 | | | | | | | | | | | | |
| Year Blt: 1976 Eff Yr Blt: | Unit #: | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Floor: | | | | | | | | | | | | | | | | | | |
| Jursdict: | % Own: | | | | | | | | | | | | | | | | | | |
| Const Mod: | Name: | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | DEPRECIATION | | COMPARABLE SALES | | SUB AREA | | | | | | | | | | | | | |
| Avg Ht/FL: STD | Phys Cond: AV - Average 22 | Basic \$ / SQ: 60.00 | | Rate | | Description | | | | | | | | | | | | | |
| Prim Int Wall: 1 - DRYWALL | Functional: % | Size Adj: 0.97504 | | Parcel ID | | Area - SQ | | | | | | | | | | | | | |
| Sec Int Wall: % | Economic: % | Const Adj: 1.08107 | | Typ | | Rate - AV | | | | | | | | | | | | | |
| Partition: T - TYPICAL | Special: % | Adj \$ / SQ: 63.245 | | Date | | Undepr Value | | | | | | | | | | | | | |
| Prim Floors: 4 - CARPET | Override: % | Grade Factor: 1.00 | | Sale Price | | Sub Area | | | | | | | | | | | | | |
| Sec Floors: % | | Other Features: 14600 | | | | % Usbl | | | | | | | | | | | | | |
| Bsmnt Flr: | Neighborhood Inf: 1 | LUC Factor: 1.00 | | WIAV\$SQ: | | Descrip | | | | | | | | | | | | | |
| Bsmnt Gar: | | Adj Total: 130566 | | AvRate: | | % Cu # Ten | | | | | | | | | | | | | |
| Electric: 3 - TYPICAL | | Depreciation: 29247 | | Ind.Val: 161700 | | | | | | | | | | | | | | | |
| Insulation: 2 - TYPICAL | | Depreciated Total: 101319 | | Juris Factor: | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Val/Su Fin: 58.05 | | | | | | | | | | | | | | | |
| Heat Fuel: 3 - ELECTRIC | | | | Special Features: 0 | | | | | | | | | | | | | | | |
| Heat Type: 6 - ELECTRC BB | | | | Final Total: 101300 | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | Val/Su SzAdj: 58.04 | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | | | |
| SUB AREA DETAIL | | | | | | | | | | | | | | | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | | | | | | | | | | | | |
| FFL | 1ST FLOOR | 1,324 | 63.250 | 83,736 | FFL | 100 | | | | | | | | | | | | | |
| HST | HALF STORY | 421 | 63.250 | 26,639 | FFL | | | | | | | | | | | | | | |
| CAT | CATH CEILING | 88 | 63.250 | 5,591 | | | | | | | | | | | | | | | |
| Net Sketched Area: | | 1,834 | | Total: | 115,966 | | | | | | | | | | | | | | |
| Size Adj: | | 1745.2 | | Gross Area: | 2468 | FinArea: 1745 | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris | Value |
| 3 | GARAGE | D | Y | 1 | 22X24 | D | FR | 1976 | 16,48 T | 35 | 11 | | | | 5,700 | | | | 5,700 |
| More: N | | | | | | | | | | | | | | | | | | | |
| Total Yard Items: | | | | | | | | 5,700 | | | | | | | | | | Total: | |
| Total Special Features: | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | 5,700 | |



EXTERIOR INFORMATION, INTERIOR INFORMATION, BATH FEATURES, OTHER FEATURES and DEPRECIATION is self explanatory. This is a listing of the physical aspects of the home.

The **COMMENTS** section has notes about the property. The **RES BREAKDOWN** lists number of units (No Unit), rooms (RMS) and bedrooms (BRS) in the house.

The **SUB AREA (see Fig 2)** lists each floor of the home, the floor size, the rate per square foot and the non-depreciated value of the area. The **SUB AREA DETAIL** shows finished basement and attic areas or unfinished living areas of the home. Generally, this area is for valuing areas normally unfinished (basement) that are finished or areas that are normally finished (first floor) but are unfinished.

The **SPEC FEATURES/YARD ITEMS** section is the area where garages, sheds and other detached buildings are priced.

