

Itemized Property Costs

From Table: MAIN Section 1

Record # 317

Property ID: 023-0614 Location: 614 GRAY ROAD Tax Map #: 06-052.000
 Owner(s): KALEA DEE
 Description: 13.5 ACRES & DWL Last Inspected: 11/01/2008 Cost Update: 05/27/2009
 Sale Price: 70,000 Sale Date: 06/29/1998 Book: 40 Page: 439 Validity: No Data
 Bldg Type: Single Quality: 2.25 FAIR/AVG Style: 1.5 Fin Frame: Studded
 Yr Built: 2000 Eff Age: 10 Area: 1771 # Rms: 4 Bedrms: 1 # Baths: 1 # 1/2 Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		60.84	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		0.91	
Subfloor	Wood				
Floor cover #1:	Allowance	80.00		1.80	
Heat/cooling #1:	HW Rad	72.00		1.17	
Heat/cooling #2:	Space Htr	28.00		-0.42	
Energy Adjustment	Good			1.54	
Foundation Adjustment	SF 18-48"				
ADJUSTED BASE COST			1,771.00	65.83	116,587
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)				935.00	
Roughins (beyond allowance of 1)				412.50	
Porch #1:	OpenSlb/NoWall/NoRoof/		48.00	5.41	260
Subtotal					116,846
Local multiplier		0.90			
Current multiplier		1.00			
Percent complete		93.00			
REPLACEMENT COST NEW					97,800
Condition	Very Good	Percent			
Physical depreciation		7.00			-6,846
Functional depreciation		8.00			-7,824
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					83,100
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.10	1.10		60,500
AC Other	11.50	1.10	0.80		37,400
Total	13.50				97,900
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		5,000
Total					10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1S	y / y	35	1072	7.60	8,100
Outb CarPt	y / y	35	80	3.06	200
Total					8,300
TOTAL PROPERTY VALUE					199,300
NOTES					
HOUSESITE VALUE :					161,900
HOMESTEAD VALUE :					199,300
2009: Refused interior inspection, values based on old lister records and phone interview.					

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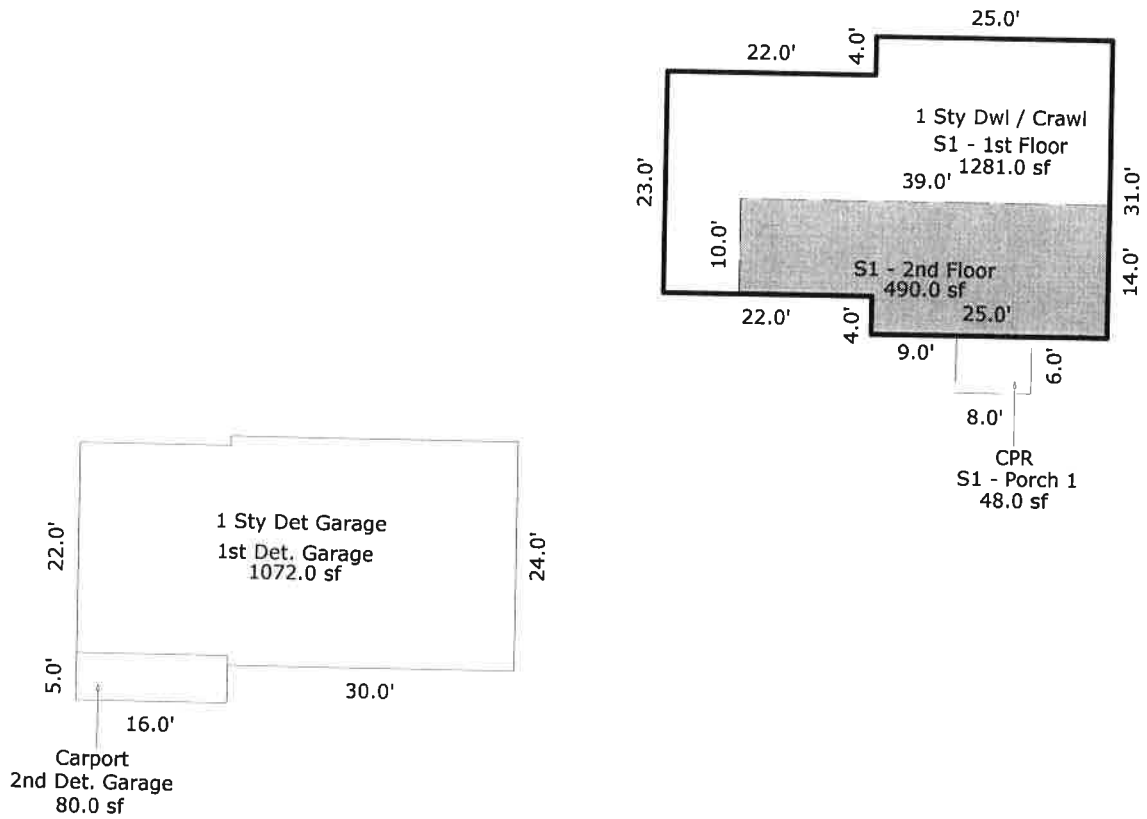
Item	Description	Percent	Quantity	Unit Cost	Total
	Eletric finish roughly 75%, plumbing finish 75% (no sinks in bathrooms), flooring 80% covered, finish trim 75%, and stairway 90% complete (no hand rail), calling total Dwl 93% complete, 5% func depr for layout & design, 3% func for size				

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address _____
 City _____ State _____ Zip _____
 Owner _____
 Client _____
 Appraiser Name _____

IMPROVEMENTS SKETCH



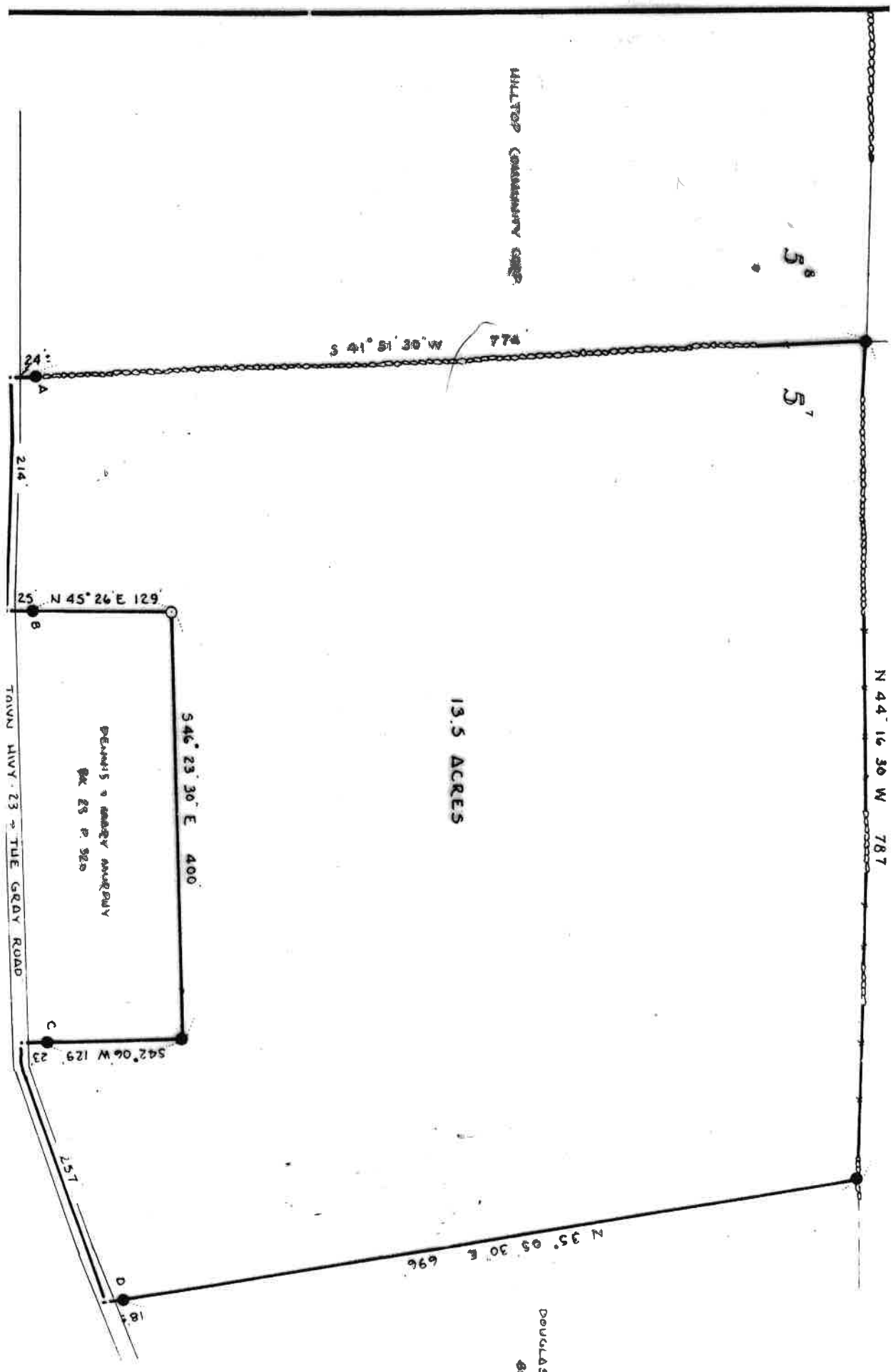
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1281.0	156.0	1281.0
1FL2	S1 - 2nd Floor	1.00	490.0	106.0	490.0
P/P11	S1 - Porch 1	1.00	48.0	28.0	48.0
1DG	1st Det. Garage	1.00	1072.0	140.0	1072.0
2DG	2nd Det. Garage	1.00	80.0	42.0	80.0
Net BUILDING Area			(rounded w/ factors)	1771	

Scale: 1 = 20

Comment Table 1	
Comment Table 2	Comment Table 3



THIS SURVEY WAS MADE WITHOUT ANY PHYSICAL EVIDENCE FOUND.
INFORMATION ABSTRACTED FROM THE LAND RECORDS AND
THE INSTRUCTIONS OF JOHN RIDER

SURVEY THE LINES:
B-A 5 43° 53' 30" E 200
B-C 2 00° 00' 00" E 200

Paul C. Harrington



PLAN OF LAND OF

JOHN & HELEN RIDER

ON THE SOUTHERLY SIDE OF THE GRAY ROAD - T.M. 23
PLAINFIELD, VERMONT

SCALE : 1 INCH = 100 FEET → AUGUST 1980



SURVEYED BY : PAUL C. HARRINGTON & MIDDLESEX, VT.

Rider, John & Helen
April 15, 1981
South Side Gray Rd.
#1



LAST REVISED: 10/30/18

101

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, Helen E. Rider, Grantor, currently of Reford, in the County of Clinton and State of New York, in consideration of TEN OR MORE (\$10.00) DOLLARS and other good and valuable considerations, paid to my full satisfaction by R. Dee Kalea, the Grantee hereunder, presently of Montpelier, in the County of Washington and State of Vermont, by these presents, do freely give, grant, sell, convey, and confirm unto the said Grantee, R. Dee Kalea, and her heirs, executors, administrators, successors and/or assigns forever, a certain piece of land in the Town of Plainfield, County of Washington and State of Vermont, described as follows:

Being all and the same land and premises recently conveyed back to the Grantor herein by warranty deed from John and Dawn Vermette, dated November 26, 1997 and recorded in Book 40, pages 342-343 of the Town of Plainfield Land Records, said property being part of, and the remainder of, all and the same land and premises originally conveyed to John (since deceased) and Helen Rider by warranty deed from Chester and Lillian White, dated July 16, 1952 and recorded July 21, 1952 in Book 19, Page 305 of the Town of Plainfield Land Records, said remainder now consisting of an estimated 13.5 acres of land, together with a 70' X 14' 1985 brown colored Titan mobile home situated thereon, and located on so-called East Hill Road in said Town.

Said property is also all and the same land and premises conveyed by the Grantor herein to John and Dawn Vermette by warranty deed dated April 23, 1996 and recorded in Book 40, Page 155 of the aforesaid land records.

The above described property is conveyed subject to any and all easements, rights of way, and water rights of record, including water pipeline rights Dennis and Mary Murphy currently have in respect to a spring situated on lands located easterly of the Murphy and Grantor's lands, as described in earlier deeds in the chain of title. the Grantor quitclaiming only that portion of said property which lies within the legal right of way limits of any State or Town roads abutting the same.

Reference is hereby made to the aforesaid deed and to all other deeds and records in the chain of title for a more complete and particular description of the land and premises conveyed herein.

To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, her heirs, executors, administrators, successors and/or assigns, to her own use and behoof forever.

And I, the said Grantor, for myself and my heirs, executors and administrators, do covenant with the said Grantee, and her heirs, executors, administrators, successors and/or assigns, that until the ensembling of these presents, I am the sole owner of the aforesaid land and premises, have good right and title to convey the same in manner aforesaid, and that they are free from every encumbrance; except as aforesaid and property taxes due the Town of Plainfield for the 1998-1999 tax year (April to April), which the Grantee, by acceptance and recording of this instrument, agrees to assume, pay, and keep the Grantor completely harmless from.

And I, the said Grantor, hereby engage to Warrant and Defend the same against all lawful claims whatever, except as noted.

Executed at Plainfield, VT this 29th day of June, 1998.

In the presence of:

Joseph P. Tubitt
Witness

Helen E. Rider
Helen E. Rider

STATE OF VERMONT
WASHINGTON COUNTY, SS.

At Plainfield, Vermont this 29th day of June, 1998, Helen E. Rider personally appeared, and she acknowledged this instrument, by her subscribed, to be her free act and deed.

Joseph P. Tubitt
Notary Public

Plainfield Town Clerk's Office: Received for recording July 1, 1998
A.D. at 1:00 o'clock and 0 minutes P.M. Attest Charles Smith
Asst. Clerk