

Parcel

Parcel Number :51544800

Owner Name :NORTH LIGHTS INVESTMENTS LLC

Owner Name2 :

OwnerAdd :PO BOX 1939

City :MANCHESTER CTR

State :VT

ZipCode :05255

St/Road #:736

St/Road :MAIN ST

Description :COMM BLDG & 1.10A

Tax Map # :

Section 1

Total Area12,868

Number of Stories(Section)1

Number of Stories(Building)1

Perimeter461

Age71

Base Date (yyyy/mm)1998/04

Overall Depreciation35.00%

Occupancy (section 1)

Name	Class	Height	Rank
100% Industrial Mfg. (Obsolete)	C	16	2.50

Component (section 1)

Name	Units/%	Other
Dry Sprinklers	12,868	
Concrete Block	100%	
Forced Air Unit	100%	

Addition (section 1)

Name
Extras
Extras

Cost Section 1

Description	Units/%	Cost	Total
Basic Structure			

Base Cost	12,868	24.77	318,740
Exterior Walls	12,868	7.68	98,826
Heating & Cooling	12,868	3.88	49,928
Sprinklers	12,868	2.36	30,368
Basic Structure Cost	12,868	38.69	497,862
Addition: Lot Paving	14,000	2.00	28,000
Addition: Covered Dock	255	15.00	3,825
Replacement Cost New	12,868	41.16	529,687
Less Depreciation			
Physical & Functional	35%	0.00	185,390
Depreciated Cost	12,868	26.76	344,297

Land Values

LAND	Size	Nbhd Mult	Grade	Depth	Cost
AC Bldg Lot	1.10	5.00	1.00		77,500
SITE IMPS	Quantity	Quality			
Water	Typical	Average			4,000
Sewer	Typical	Average			6,000
Landscape	Typical	Average			6,000
NOTES					
Bk 419 Pg 135					

Total Property Value

Total Property Cost	437,800
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SKETCH/AREA TABLE ADDENDUM

Parcel No 51544800

Property Address

City State Zip

Owner

Client

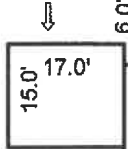
Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

736 MAIN ST

Loading Dock
255.0 sf



S1 - 1st Floor
12868.0 sf

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	12868.00	460.9	12868.00
P/P11	Loading Dock	1.00	255.00	64.0	255.00

Net BUILDING Area

(rounded w/ factors)

12868

AREA CALCULATIONS