

Itemized Property Costs

Town of Windham 24

Record # 80

From Table: MAIN Section 1

Property ID: 040441 Span #: 765-243-10278 Last Inspected: 06/30/2023 Cost Update: 05/30/2024

Owner(s): MIALKOWSKI ERIK E  
 JOHNSON ALEXIS M  
 Address: 1147 HARRINGTON RD  
 City/St/Zip: WINDHAM VT 05359  
 Location: 1147 HARRINGTON RD  
 Description: LAND(P)/HOUSE  
 Tax Map #:

Sale Price: 56,000 Book: 52 Validity: Yes  
 Sale Date: 03/14/2014 Page: 86-88  
 Bldg Type: Single Quality: 2.75 FAIR/AVG  
 Style: 2.5U (SF) Frame: Studded  
 Area: 2184 Yr Built: 1900 Eff Age: 70  
 # Rms: 10 # Bedrm: 6 # Ktchns: 1  
 # 1/2 Bath: 0 # Baths: 2

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		115.16	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		3.95	
Heat/cooling #1:	HW BB/ST	100.00		2.88	
Energy Adjustment	Average				
<b>ADJUSTED BASE COST</b>			2,184.00	121.99	266,426
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 6)			3.00	1,850.00	5,550
Roughins (beyond allowance of 1)				767.50	
Fireplaces	2.5U (SF) / Single		1.00	6,881.25	6,881
Porch #1:	WoodDck/NoWall/NoRoo		132.00	27.31	3,605
Basement	Stone		1,110.00	29.11	32,312
Finished Basement	Dirt Floor		1,110.00	-3.45	-3,830
<b>Subtotal</b>					310,944
Local multiplier		1.15			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					357,586
Condition	Fair	Percent			
Physical depreciation		54.00			-193,096
Functional depreciation					
Economic depreciation					164,500
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					
<b>LAND PRICES</b>					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.00		60,000
AC Other	4.26	1.00	1.00		21,300
<b>Total</b>	6.26				81,300
<b>SITE IMPROVEMENTS</b>					
	Hsite/Hstd	Quantity	Quality		
Water	y/y	Typical	Average		5,000
Sewer	y/y	Typical	Average		20,000
<b>Total</b>					25,000
<b>OUTBUILDINGS</b>					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Equip bldg	y/y	10	540	3.33	
<b>Total</b>					1,800
					1,800
<b>TOTAL PROPERTY VALUE</b>					272,600

NOTES HOUSESITE VALUE : . 251,300  
 HOMESTEAD VALUE : . 272,600

2024; 3rd St finished? Floor in basement? Bathroom (fixture) count? Heat? Needs interior.  
 After grievance- 3rd floor unfinished, dirt floor in basement, 2 bathrooms, depreciated 54% based on physical description of interior and maintenance that needs to be performed. As yet no interior inspection.

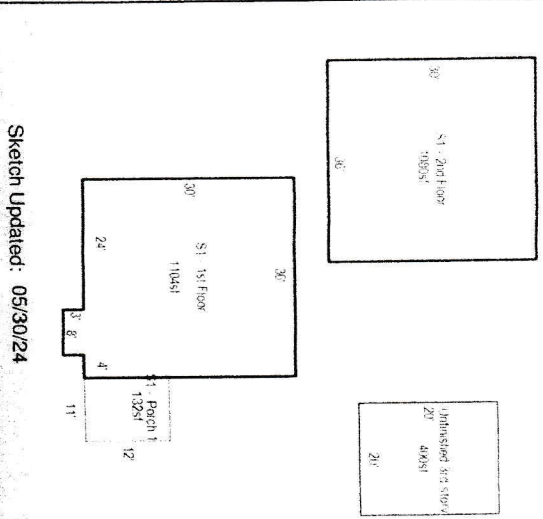
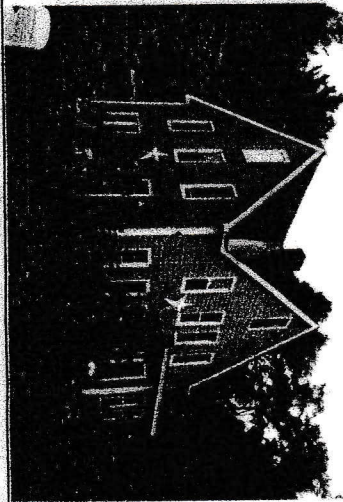
**Owner Information**

Parcel 040441  
 Owner MALKOWSKI ERIK E  
 JOHNSON ALEXIS M  
 1147 HARRINGTON RD  
 WINDHAM, VT 05359  
 Location 1147 HARRINGTON RD  
 Descr: LAND(P)/HOUSE

**Parcel Value Information**

Land Value 81,300 Homestead 272,600  
 Dwelling Value 164,500 Houseite 251,300  
 Site Imprmnt 25,000  
 Outbuildings 1,800  
 Misc. Adj. 0  
 Total 272,600

**Parcel Information**  
 Tax Map # NBHD 1  
 Span 765-243-10278 Acres 6.26  
 Status A - Active Last Update 07/05/24  
**Sales Information**  
 Book 52 Sale Date 03/14/14  
 Page 86-88 Sale Price 56,000



Sketch Updated: 05/30/24

BUILDING	Total Rooms	10	Year Built	1900	Building SF	2184	Energy Adj	Average	Roughins	1
Bedrooms	6	Effect Age	70	Quality	2.75	Bsmt Wall	Stone	Plumb Fixt	9	
Full Baths	2	Condition	Fair	Style	2.5U (SF)	Bsmt SF	1110.00	Fireplaces	1	
Half Baths	0	Phys Depr	54	Design	Colonial	Bsmt Fin	Dirt Floor	Porch	132	
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	1110	Gar/Shed	0	
		Econ Depr	0					% Complete:	100	

INSPECT INSP. Complete INSP. Left Card INSP. Reapprais APPT NoData APPTSCHD

**NOTES**

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