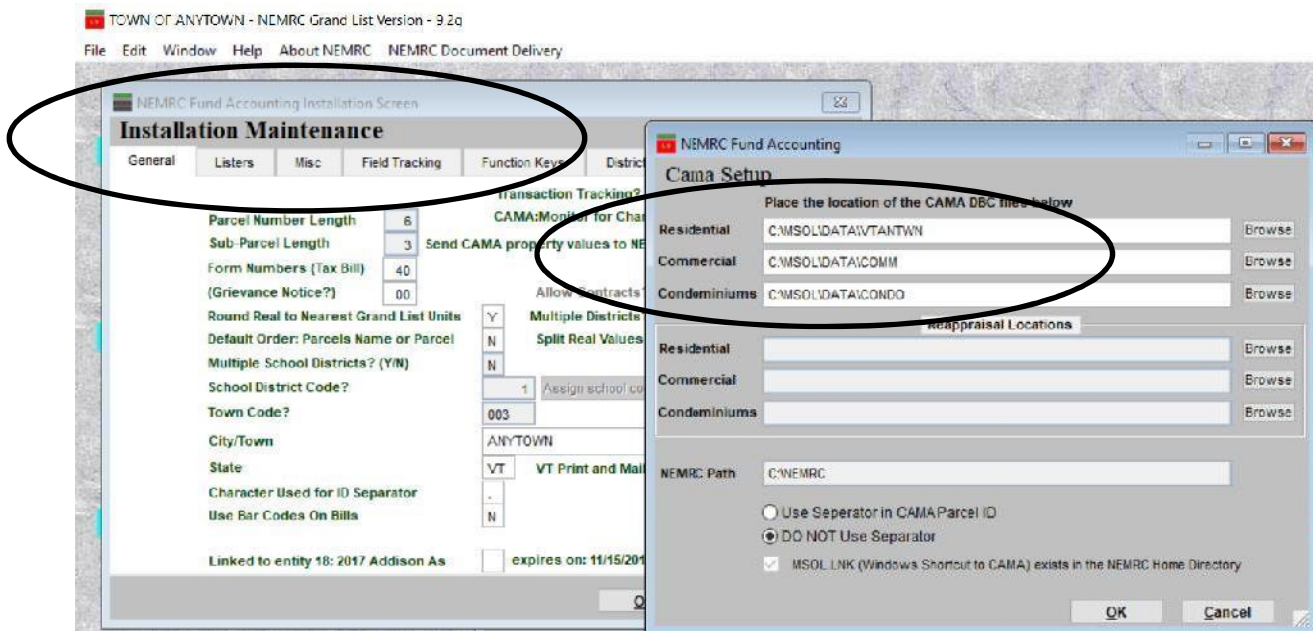


# Freezing CAMA Database(s)

Freezing a copy of your CAMA database(s), What, When, and How they can be used.

- A. What – this process allows you to create a read only copy of your current cama database(s) for future reference.
- B. When – Create these freeze files at the same time you create your ‘New Grand List Entity’ this way your Cama data matches the Grand list data for that year.
- C. How – Using the MSOL CAMA to create these files 1 time each year based on the CAMA files that are linked to your Grand List software.

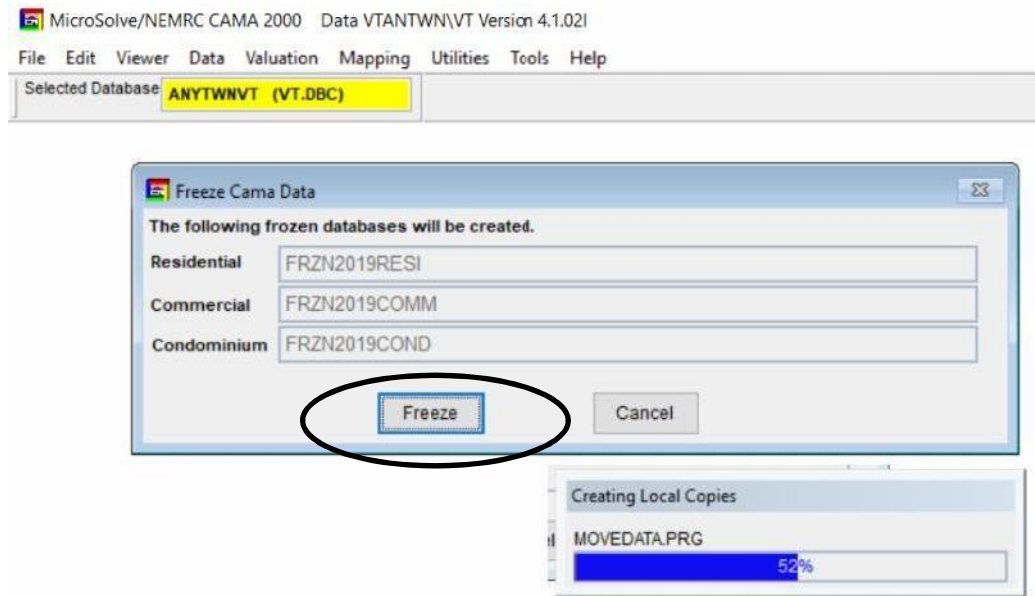
- 1. Your CAMA data can consist of 1 – 3 separate databases. Although your town may not use all 3 you may still have them available. Those databases are Commercial, Condo, and Residential. Many smaller municipalities only use the Residential database but may still see the other 2. Below is a picture of your Grand List ‘Installation’ screen that shows you what CAMA databases you have linked. **DO NOT CHANGE ANYTHING ON THIS SCREEN.**



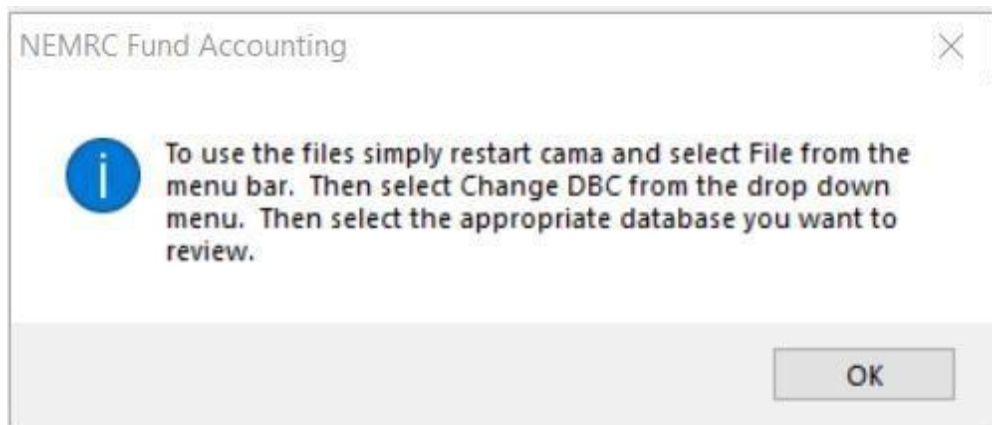
- 2. Next Make sure all users are out of the Working Grand List and CAMA software.
- 3. Then log into your Cama program and click ‘Utilities’ on the menu bar. Then select ‘Freeze a DBC’ as seen here.



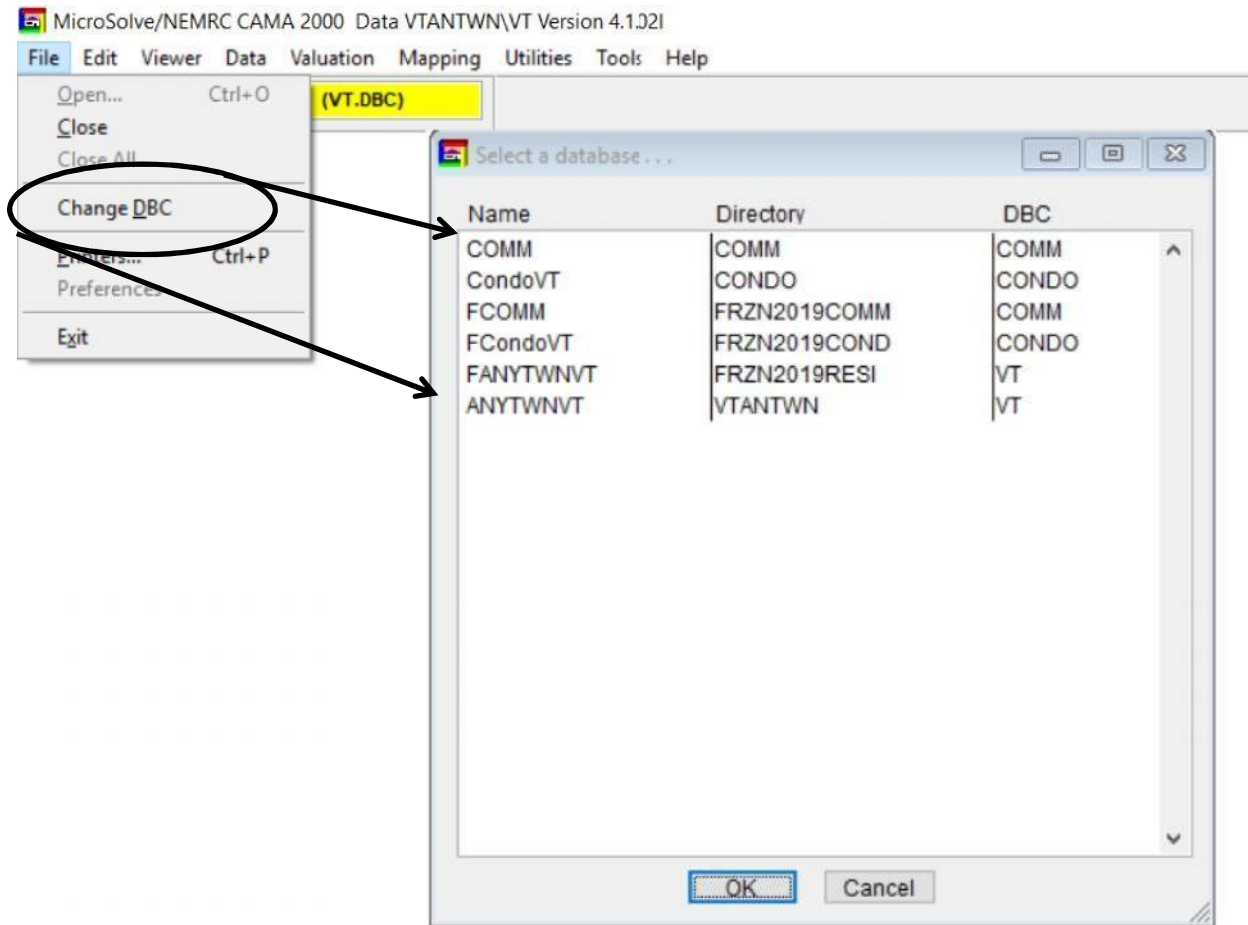
4. A window appears that shows you the names that will be assigned to your Frozen read only databases. The names are clearly labeled 'FRZN', year '2019' created, and database (Residential, Commercial, Condo). NOTE: The end user can not change these names on this screen.
5. Click the 'Freeze' button to continue. You will see a series of progress bars appear until the creation of your frozen databases are complete.



6. Once the frozen databases have been created you will be prompted to exit the software and log back in before you can access the new frozen databases.



7. Now that you are logged back into the software simply click 'File' from the menu bar. Select 'Change DBC' A window will appear that shows your existing databases along with your new frozen databases.
8. Select the database you want to use and press the 'OK' button. We are going to select 'FANYTWNVT' in the 'FRZN2019RESI' directory.

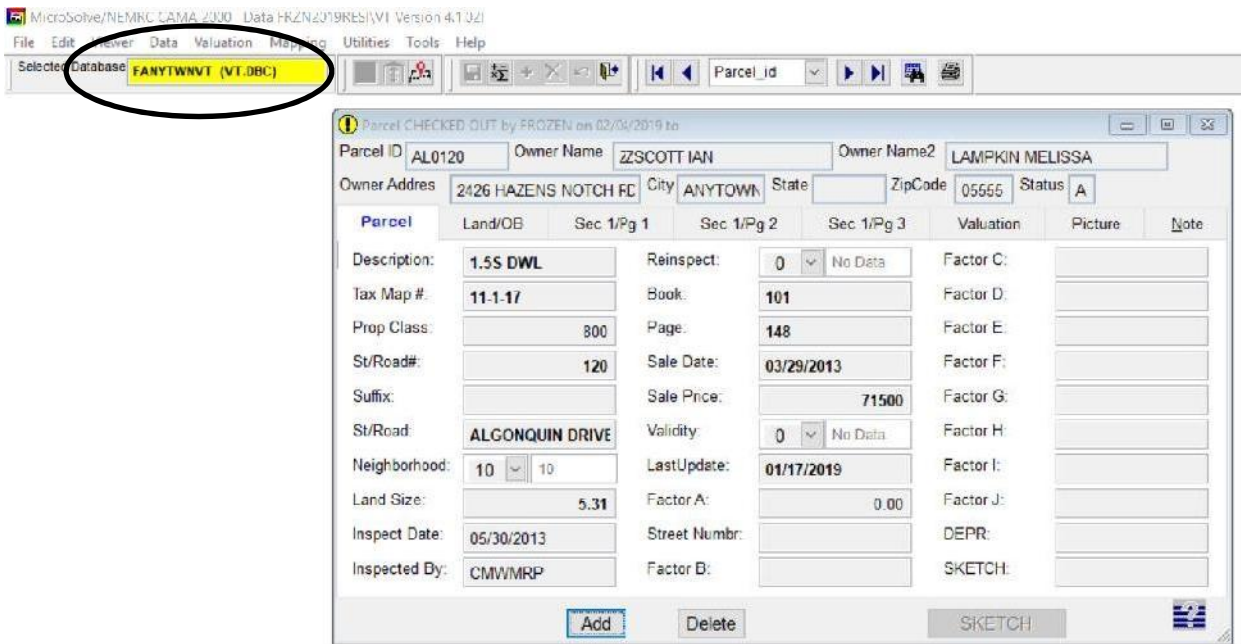


9. A warning will appear letting you know that 'parcels have been checked out of this database'. This simply means you can not edit any parcels in this database.



10 Now you are logged into the Frozen residential database which is identified in the ‘Selected Database window circled below.

11 When you open a parcel you will see the warning ‘Parcel Checked Out by Frozen’ confirming that you can not make changes to this record. You can not Run Cost on any parcel in the frozen database. However you can view all of the various data, print property record cards, Run other reports and export the data.



# Camp Valuation

Using CAMA



- Distinctions between Camps and Residential
- Depreciation for Camps
- Camp schedule peculiarities

**MOUNTAIN CABINS AND COTTAGES**

Special Study  
Illustrations  
Low-Cost Cottages

**GENERAL INFORMATION**

Costs of mountain and resort cottages or cabins vary greatly due to accessibility of location, available labor, availability of materials, amount of interior finish, etc. The costs given here are averages of structures erected on such sites around the country and therefore will include a cost element for remote area transport. Use the Local Multiplier for the nearest railroad or major source of materials.

**PREFABRICATED COTTAGES**

The following costs are averages of good quality, packaged, prefabricated cottages, erected in resort areas, using skilled labor for installation of fittings. The finished structure will conform to the Uniform Building Code and is often a year-round home with a cost very close to good conventional construction.

Typically, the cabins are wood post and rafter construction on concrete piers with a reasonably level building pad. Floors, roofs, walls and partitions are basically 2" T&G, although 2" x 4" studs and painted drywall interiors may be used. There are many prefabricated building systems available to the resort site owner, most of which are rotatably erected in road for site facilities and many variations in design and appearance are included.

The unfinished cabin will be "closed in" and have basic partitions, with the interior to be finished as a do-it-yourself project, while the finished building will have cabinets, insulated walls and roof and exterior wood paneling, ready for year-round use. Roofs on both will be composition or wood shingle.

| AREA Sq. Ft. | PINE       |           | CEDAR      |           |
|--------------|------------|-----------|------------|-----------|
|              | Unfinished | Finished  | Unfinished | Finished  |
| 300          | \$ 16,700  | \$ 23,300 | \$ 25,000  | \$ 30,800 |
| 400          | 24,000     | 30,200    | 32,300     | 39,600    |
| 500          | 29,200     | 36,600    | 39,200     | 48,300    |
| 600          | 34,400     | 43,000    | 46,500     | 56,500    |
| 700          | 39,200     | 49,000    | 53,000     | 64,500    |
| 800          | 44,400     | 55,200    | 59,700     | 72,000    |
| 1000         | 54,500     | 67,200    | 73,000     | 88,500    |
| 1200         | 64,000     | 78,750    | 85,750     | 104,000   |
| 1400         | 73,200     | 90,500    | 98,500     | 119,000   |
| 1600         | 82,750     | 102,000   | 110,000    | 134,500   |
| 1800         | 91,750     | 112,000   | 123,000    | 146,000   |
| 2000         | 100,000    | 124,000   | 135,000    | 163,000   |
| 2200         | 109,000    | 134,000   | 147,000    | 177,000   |
| 2400         | 118,000    | 145,000   | 159,000    | 191,000   |

All costs include electrical service and outlets averaging approximately one outlet per 75 square feet. Plumbing includes kitchen sink, water heater, toilet, lavatory and tub. Adjust for electric outlets at \$45.00 per outlet or switch box. Adjust for plumbing at \$7.75 per fixture for each fixture over or under the base. Sewage disposal systems cost \$2,200 to \$3,000. Heating may be added from Section B or C.

**LOW-COST COTTAGES**

The following costs are averages of cottages or cabins, usually erected with local part-time labor to maximum specifications, in resort areas. They are designed primarily for summer use.

Typically, the cabins are of light wood stud or single wall, box frame construction with exterior walls of board and batten or cheap siding. Floors are light T&G on wood joists and roofs are solid one inch sheathing with composition roll roofing. Low-cost materials commensurate with the size of the cabin are included.

Plumbing and electrical items and any fire or additional finish such as brick or stone, insulation, ceilings, etc., are extra. Fireplaces and heating units are not included. Winterizing, including floor sheathing, wall sheathing or composition siding, drywall or plywood ceiling and ceiling insulation will add \$5.00 to \$8.25 per square foot of floor area to the cost. For an unfinished attic with flooring add \$5.35 per square foot.

Finished cabins will have interior drywall or plywood finish, and drywall or plywood partitions. Unfinished cabins will have exterior walls exposed on the interior, but do include minimum partitioning. Electrical costs, which should be added, include a single 110-volt service with 75 ampere circuit in approximately one outlet, switch, or fixture for each 75 square feet. Plumbing is not included.

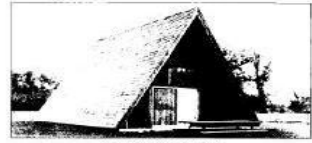
RESIDENTIAL COST ESTIMATOR with volume cover Building cost page 1-2002 © 2013 M & S MANUAL, A NIPPO, BOB CARL, P.E., and the University of Michigan. This data included on this page becomes obsolete after update delivery, scheduled for June 2014. page 5pec-3

**MOUNTAIN CABINS AND COTTAGES**

Special Study  
Illustrations



PREFABRICATED COTTAGE



WINTERIZED COTTAGE



LOG HOUSE



DOME HOUSE

RESIDENTIAL COST ESTIMATOR with volume cover Building cost page 1-2002 © 2013 M & S MANUAL, A NIPPO, BOB CARL, P.E., and the University of Michigan. This data included on this page becomes obsolete after update delivery, scheduled for June 2014. page 5pec-3

**Camp Schedule uses Low Cost Residential Tables**

- Discovered for 2013 Tables M&S Manual - No 1.5 story Tables.
- Therefore, 1 story camps and 1.5 story camps used same rates.
- Discovered for 2014 Tables factor calculation error. Fixed 2016
- Camp depreciation Table added 2016.
- Camp schedule does not go below 400 SQFT.

Considerations

| Component                          | Typical                             |
|------------------------------------|-------------------------------------|
| 1 Foundation/Basements             | Piers, Slab, Crawl                  |
| 2 Heat                             | None, Space, Baseboard              |
| 3 Insulation                       | None to Minimal                     |
| 4 Kitchens                         | Camp Style - Small, Stock Cabinetry |
| 5 Construction                     | 2 X 4 or even 2 X 6                 |
| 6 Would you live in it Year Round? |                                     |



Camp Quality Grade Equivalency  
Compared to Residential

|           | Quality | Equivalency | 1,000 SF (2018) |
|-----------|---------|-------------|-----------------|
| Low       | 1       | Adjustment  | 63.32           |
| Fair      | 2       | Adjustment  | 64.24           |
| Average   | 3       | Low         | 76.50           |
| Good      | 4       | Fair        | 85.00           |
| Very Good | 5       | Average     | 119.00          |
| Excellent | 6       | Good        | 157.00          |

Example of Grading Equivalency

Assessed as Fair Quality Dwelling  
 768 SQFT  
 Full Cellar



Sec ID: 1  
 Bldg Type: 1 Single  
 Quality: 2.00  
 Style: 1 1 Story  
 Building SF: 768

| Item                                   | Description           | Percent | Quantity | Unit Cost | Total   |
|--|-----------------------|---------|----------|-----------|---------|
| <b>BASE COST</b>                       |                       |         |          |           |         |
| Exterior Wall #:                       | Plywood / It-B        | 100.00  |          | 83.14     |         |
| <b>ADJUSTMENTS</b>                     |                       |         |          |           |         |
| Roof #:                                | MS/Pre                | 100.00  |          | 1.26      |         |
| Subfloor                               | Wood                  |         |          |           |         |
| Floor cover #:                         | Allowance             | 100.00  |          | 2.78      |         |
| Heat/cooling #:                        | For/Air               | 100.00  |          |           |         |
| Energy Adjustment                      | Below Avg             |         |          | -1.57     |         |
| ADJUSTED BASE COST                     |                       |         | 768.00   | 85.81     | 65,902  |
| <b>ADDITIONAL FEATURES</b>             |                       |         |          |           |         |
| Features (beyond allowance of 6)       |                       |         | -1.00    | 1,100.00  | 1,100   |
| Roughins (beyond allowance of 1)       |                       |         |          | 495.00    |         |
| Porch #:                               | WoodDeck/NoWall/NoRoo |         | 216.00   | 14.32     | 3,093   |
| Basement                               | Conc B'               |         | 768.00   | 21.60     | 16,742  |
| Subtotal                               |                       |         |          |           | 84,637  |
| Local multiplier                       |                       | 0.90    |          |           |         |
| Current multiplier                     |                       | 1.00    |          |           |         |
| REPLACEMENT COST NEW                   |                       |         |          |           | 76,173  |
| Condition                              | Fair                  | Percent |          |           |         |
| Physical depreciation                  |                       | 49.00   |          |           | -37,325 |
| Functional depreciation                |                       |         |          |           |         |
| Economic depreciation                  |                       |         |          |           |         |
| REPLACEMENT COST NEW LESS DEPRECIATION |                       |         |          |           | 38,800  |

Sec ID: 1  
 Bldg Type: 10 Camp  
 Quality: 4.00  
 Style: 1 1 Story  
 Building SF: 768

| Item                                   | Description           | Percent | Quantity | Unit Cost | Total   |
|--|-----------------------|---------|----------|-----------|---------|
| <b>BASE COST</b>                       |                       |         |          |           |         |
| Exterior Wall #:                       | Plywood / It-B        | 100.00  |          | 83.14     |         |
| <b>ADJUSTMENTS</b>                     |                       |         |          |           |         |
| Roof #:                                | MS/Pre                | 100.00  |          | 1.26      |         |
| Subfloor                               | Wood                  |         |          |           |         |
| Floor cover #:                         | Allowance             | 100.00  |          | 2.78      |         |
| Heat/cooling #:                        | For/Air               | 100.00  |          |           |         |
| Energy Adjustment                      | Below Avg             |         |          | -1.57     |         |
| ADJUSTED BASE COST                     |                       |         | 768.00   | 85.81     | 65,902  |
| <b>ADDITIONAL FEATURES</b>             |                       |         |          |           |         |
| Features (beyond allowance of 6)       |                       |         | -1.00    | 1,100.00  | 1,100   |
| Roughins (beyond allowance of 1)       |                       |         |          | 495.00    |         |
| Porch #:                               | WoodDeck/NoWall/NoRoo |         | 216.00   | 14.32     | 3,093   |
| Basement                               | Conc B'               |         | 768.00   | 21.60     | 16,742  |
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| REPLACEMENT COST NEW                   |                       |         |          |           | 76,173  |
| Condition                              | Fair                  | Percent |          |           |         |
| Physical depreciation                  |                       | 49.00   |          |           | -37,325 |
| Functional depreciation                |                       |         |          |           |         |
| Economic depreciation                  |                       |         |          |           |         |
| REPLACEMENT COST NEW LESS DEPRECIATION |                       |         |          |           | 38,800  |



Residential Quality Grades



**Low Quality**  
 Low Roof Pitch  
 Simple Design  
 No Ornamentation  
 Limited Fenestration



Quality Grades

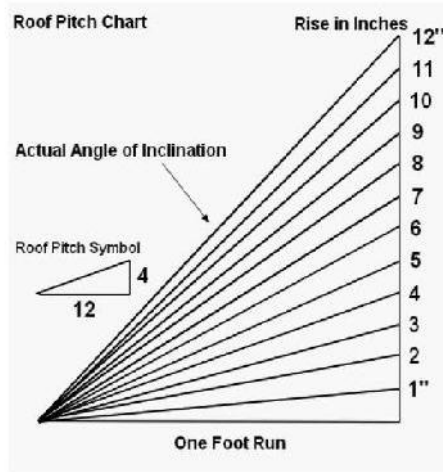
Quality Ratings

*Do Not Confuse Quality with Condition*

| Quality Considerations |   |
|------------------------|---|
| Design                 | Number of angles, cathedral ceilings, ornamentation |
| Fenestration           | Number and type of openings in the dwelling         |
| Roof                   | Angle of the pitch, with hips and valleys           |
| Kitchens and Baths     | Materials and fixtures                              |
| Flooring               | Mix of Vinyl vs carpeting vs wood vs slate          |

Roof Pitch Chart

Use this pitch chart to give you an idea how steep a roof is when someone says the pitch of the roof is 4/12 or whatever it is.



| Low (1)             | Description  |
|---------------------|--|
| Construction        | Lower cost production meet minimum requirements  |
| Design              | Design is for function and not appearance<br>One and two story structures  |
| Materials           | Low quality Cabinets, Doors, Plumbing, Hardware  |
| Workmanship         | Little attention to detail   |
| Fenestration        | Minimal windows and doors and other openings   |
| Foundation          | May be Piers, Slab or Continuous concrete or block perimeter   |
| Floor Cover         | Allowance is a weighting of coverings typical for this Quality   |
| Exterior Wall       | Typical Wood, Aluminum or vinyl  |
| Roof                | Rafters or prefabricated trusses with inexpensive sheathing<br>Pitch is generally less than 4 in 12 with minimal eave  |
| Roofing             | Lightweight composition shingle or metal roofing   |
| Interior Finish     | Inexpensive taped and painted drywall<br>Paint grade wood or vinyl veneer cabinets<br>Low grade Countertops are laminated plastic<br>Doors are hollow core<br>Minimal closet space |
| Heating and Cooling | Forced air furnace   |
| Energy              | Includes insulation, framing and glazing for moderate climate  |
| Electrical          | Minimal number of outlets and lighting fixtures  |
| Plumbing            | Five lower quality fixtures and one roughin (laundry)<br>Water Heater, laundry tray, shower stall, toilet, lavatory, tub<br>tub with shower, kitchen sink, dishwasher              |
| Fireplaces          | None included  |
| Basements           | Crawl space is considered in the base costs  |

Some structures used or classified as Camps, but are really Sheds.



From: [redacted]  
 Sent: Wednesday, May 27, 2015 8:38 AM  
 To: ed@rem.com  
 Subject: camp vs material stor

Greetings from [redacted], When your team did our appraisal and update, they listed many (don't know how many) camps as material storage outbuildings. Being new listers we changed the ones we visited to camps. They are assessing much higher. PLEASE HELP. These are hunting camps - no foundation, no electric, no plumbing in most - homemade... wood heat. What does the software code differently for camps than it does for material storage? Carol



Fair Quality Rating (2)



Average Quality Rating (3)



3.25 to 3.5 Quality



Good Quality Rating (4)



Good to Very Good Quality Rating



Very Good Quality Rating



Excellent Quality Rating



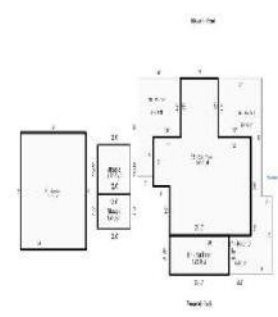

Parcel Information

Parcel ID: -02-033000 Owner Name: [Redacted] Owner Name2: [Redacted]

Owner Address: 60 HARRISON City: BROOKLIN State: MA ZipCode: 02446 Status: A

| Parcel       | History | Land/OB  | Sec 1/Pg 1    | Sec 1/Pg 2 | Sec 1/Pg 3 | Valuation     | Picture | Note      |
|--------------|---------|----------|---------------|------------|------------|---------------|---------|-----------|
| Sec ID:      | 1       |          | Roof ID:      | 1          | Bsmt FNA:  | 0             | No Data |           |
| Bldg Type:   | 10      | Camp     | Roof Cover:   | 5          | Mtl-Pre    | Bsmt Fin SF:  | 0       |           |
| Quality:     | 4.00    |          | Roof Cov %:   | 100        | %          | Bsmt Entry:   | 0       | No Data   |
| Style:       | 1       | 1 Story  | Dormer LinFt: | 0.00       |            | Subfloor:     | 1       | Wood      |
| Building SF: | 1004    |          | Dormer Roof:  | 0          | No Data    | Floor Insul:  | 0       | No Data   |
| Design:      | 2       | Camp     | Energy Adj:   | 2          | Average    | Floor Ins SF: |         |           |
| Frame:       | 1       | Studded  | P/Crawl/Slab: | 3          | SF w FrWl  | Heat ID:      | 1       |           |
| Extwall ID:  | 1       |          | Bsmt Wall:    | 0          | NoData     | Heat/Cool:    | 3       | Space Htr |
| Siding:      | 6       | WdSiding | Bsmt SF:      | 0.00       |            | Heat/Cool %:  | 30      | %         |
| Siding %:    | 100     | %        | Bsmt Garage:  | 0          | No Data    | Plaster Int:  |         | %         |

Add Delete SKETCH 08/29/2019

| Residential Property Record Card  |   |   |          | Date Printed 01/12/20  |             |             |            |            |             |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
|---|---|---|----------|--|-------------|-------------|------------|------------|-------------|------|------------|---------|----------|---|----------|---|------------|----|---------|------|-----------|--------|------------|---|------------|---|-----------|----------|-------|---------|---------|------|------------|---|------------|---|-----------|----|--------|------|----------|---------|-------|-----|----------|---|------------|---|-----------|------|-------------|---|----------|---|--|--|-----------|---|--|--|--|--|------------|-----|
| <b>Owner Information</b><br>Parcel 02-033000<br>Owner [REDACTED]<br>60 HARRISON<br>BROOKLINE, MA 02446<br>Location 659 PONEMAH PATH<br>Descr: 150X167 FRONTAGE & CAMP/BACKLOT   |   | <b>Parcel Value Information</b><br>Land Value 125,000 Homestead 234,900<br>Dwelling Value 64,000 Houseite 234,900<br>Site Imprvmt 15,000<br>Outbuildings 30,900<br>Misc Adj. 0<br>Total 234,900 |          |  <p style="text-align: center; font-size: small;">Sketch Updated 09/29/19</p> |             |             |            |            |             |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| <b>Parcel Information</b><br>Tax Map # NBHD 15<br>Span 423-132-10019 Acres 0.58<br>Status A - Active Last Update 09/11/20   |   |    |          |  |             |             |            |            |             |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| <b>Sales Information</b><br>Book 56 Sale Date 10/31/17<br>Page 303 Sale Price 234,000   |   |   |          |  |             |             |            |            |             |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| <b>BUILDING</b> <table border="1" style="width:100%; border-collapse: collapse; font-size: small;"> <tr> <td>Total Rooms</td><td>5</td><td>Year Built</td><td>1959</td><td>Building SF</td><td>1004</td><td>Energy Adj</td><td>Average</td><td>Roughins</td><td>1</td> </tr> <tr> <td>Bedrooms</td><td>3</td><td>Effect Age</td><td>61</td><td>Quality</td><td>4.00</td><td>Bsmt Wall</td><td>NoData</td><td>Plumb Fixd</td><td>5</td> </tr> <tr> <td>Full Baths</td><td>1</td><td>Condition</td><td>Avg/Good</td><td>Style</td><td>1 Story</td><td>Bsmt SF</td><td>0.00</td><td>Fireplaces</td><td>0</td> </tr> <tr> <td>Half Baths</td><td>0</td><td>Phys Depr</td><td>36</td><td>Design</td><td>Camp</td><td>Bsmt Fin</td><td>No Data</td><td>Porch</td><td>992</td> </tr> <tr> <td>Kitchens</td><td>1</td><td>Funct Depr</td><td>0</td><td>Bldg Type</td><td>Camp</td><td>Bsmt Fin SF</td><td>0</td><td>Gar/Shed</td><td>0</td> </tr> <tr> <td></td><td></td><td>Econ Depr</td><td>0</td><td></td><td></td><td></td><td></td><td>% Complete</td><td>100</td> </tr> </table> |   |   |          |  | Total Rooms | 5           | Year Built | 1959       | Building SF | 1004 | Energy Adj | Average | Roughins | 1 | Bedrooms | 3 | Effect Age | 61 | Quality | 4.00 | Bsmt Wall | NoData | Plumb Fixd | 5 | Full Baths | 1 | Condition | Avg/Good | Style | 1 Story | Bsmt SF | 0.00 | Fireplaces | 0 | Half Baths | 0 | Phys Depr | 36 | Design | Camp | Bsmt Fin | No Data | Porch | 992 | Kitchens | 1 | Funct Depr | 0 | Bldg Type | Camp | Bsmt Fin SF | 0 | Gar/Shed | 0 |  |  | Econ Depr | 0 |  |  |  |  | % Complete | 100 |
| Total Rooms   | 5 | Year Built  | 1959     | Building SF  | 1004        | Energy Adj  | Average    | Roughins   | 1           |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| Bedrooms  | 3 | Effect Age  | 61       | Quality  | 4.00        | Bsmt Wall   | NoData     | Plumb Fixd | 5           |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| Full Baths  | 1 | Condition   | Avg/Good | Style  | 1 Story     | Bsmt SF     | 0.00       | Fireplaces | 0           |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| Half Baths  | 0 | Phys Depr   | 36       | Design   | Camp        | Bsmt Fin    | No Data    | Porch      | 992         |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
| Kitchens  | 1 | Funct Depr  | 0        | Bldg Type  | Camp        | Bsmt Fin SF | 0          | Gar/Shed   | 0           |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |
|   |   | Econ Depr   | 0        |  |             |             |            | % Complete | 100         |      |            |         |          |   |          |   |            |    |         |      |           |        |            |   |            |   |           |          |       |         |         |      |            |   |            |   |           |    |        |      |          |         |       |     |          |   |            |   |           |      |             |   |          |   |  |  |           |   |  |  |  |  |            |     |

MicroSolve CAMA 2000

| Normalized Property Costs                     |                       |                            |                |                            |         |
|---|-----------------------|----------------------------|----------------|----------------------------|---------|
| From Table: MAIN Section 1                    |                       |                            | Town of Newark |                            |         |
| Property ID: 02-033000                        |                       |                            | Record # 743   |                            |         |
| Span #: 423-132-10019                         |                       | Last Inspected: 09/29/2019 |                | Cost Update: 01/11/2020    |         |
| Owner(s):                                     |                       | Sale Price: 234,000        |                | Book: 56 Validity: Yes     |         |
| Address: 60 HARRISON                          |                       | Sale Date: 10/31/2017      |                | Page: 303                  |         |
| City/State: BROOKLINE MA 02446                |                       | Bldg Type: Camp            |                | Quality: 4.00 GOOD         |         |
| Location: 659 PONEMAH PATH                    |                       | Style: 1 Story             |                | Frames: Studded            |         |
| Description: 150X167 FRONTAGE & CAMP/BACKLOT  |                       | Area: 1004                 |                | Yr Built: 1959 Eff Age: 61 |         |
| Tax Map #:                                    |                       | # Rms: 5                   |                | # Basms: 3 # Kitchens: 1   |         |
|   |                       | # 1/2 Bath: 0              |                | # Baths: 1                 |         |
| Item  | Description           | Percent                    | Quantity       | Unit Cost                  | Total   |
| <b>BASE COST</b>                              |                       |                            |                |                            |         |
| Exterior Wall #1:                             | WdSiding / Ht=7       | 100.00                     |                | 82.39                      |         |
| <b>ADJUSTMENTS</b>                            |                       |                            |                |                            |         |
| Roof #1:                                      | MU-Fire               | 100.00                     |                | 1.33                       |         |
| Subfloor                                      | Wood                  |                            |                |                            |         |
| Floor cover #1:                               | Allowance             | 100.00                     |                | 2.97                       |         |
| Heat/cooling #1:                              | Space Htr             | 30.00                      |                | -0.87                      |         |
| Energy Adjustment                             | Average               |                            |                |                            |         |
| Foundation Adjustment                         | SF w FRW1             |                            |                | 5.39                       |         |
| <b>ADJUSTED BASE COST</b>                     |                       |                            | 1,004.00       | 91.61                      | 91,874  |
| <b>ADDITIONAL FEATURES</b>                    |                       |                            |                |                            |         |
| Fixtures (beyond allowance of 6)              |                       |                            | -1.00          | 1,170.00                   | -1,170  |
| Roughins (beyond allowance of 1)              |                       |                            |                | 625.00                     |         |
| Porch #1:                                     | WoodDck/Scren/Roof/C  |                            | 368.00         | 36.54                      | 13,447  |
| Porch #2:                                     | WoodDck/WdRI          |                            | 24.00          | 14.27                      | 3,425   |
| Porch #3:                                     | WoodDck/NoWall/Roof/N |                            | 64.00          | 40.82                      | 2,612   |
| Porch #4:                                     | WoodDck/NoWall/Roof/N |                            | 64.00          | 40.82                      | 2,612   |
| Porch #5:                                     | WoodDck/WdRI          |                            | 64.00          | 26.24                      | 1,699   |
| Porch #6:                                     | WoodDck/WdRI          |                            | 192.00         | 16.29                      | 3,120   |
| Subtotal                                      |                       |                            |                |                            | 117,626 |
| Local multiplier                              |                       | 0.85                       |                |                            |         |
| Current multiplier                            |                       | 1.00                       |                |                            |         |
| <b>REPLACEMENT COST NEW</b>                   |                       |                            |                |                            | 99,982  |
| Condition                                     | Avg/Good              | Percent                    |                |                            |         |
| Physical depreciation                         |                       | 36.00                      |                |                            | -35,994 |
| <b>Functional depreciation</b>                |                       |                            |                |                            |         |
| <b>Economic depreciation</b>                  |                       |                            |                |                            |         |
| <b>REPLACEMENT COST NEW LESS DEPRECIATION</b> |                       |                            |                |                            | 64,000  |
| <b>LAND PRICES</b>                            |                       |                            |                |                            |         |
| FR Bldg Lot                                   | Size                  | Nbhd Mult                  | Grade          | Depth/Rate                 |         |
|   | 150.00                | 1.00                       | 1.00           | 167.00                     | 125,000 |
| Total   | 0.58                  |                            |                |                            | 125,000 |
| <b>SITE IMPROVEMENTS</b>                      |                       |                            |                |                            |         |
| Water   | Haite/Hald            | Quantity                   | Quality        | Average                    | 5,000   |
| Sewer   | y/y                   | Typical                    | Average        |                            | 10,000  |
| Total   | y/y                   |                            |                |                            | 15,000  |
| <b>OUTBUILDINGS</b>                           |                       |                            |                |                            |         |
| Met storage                                   | Haite/Hald            | % Good                     | Size           | Rate                       | Extras  |
|   | y/y                   | 75                         | 204            | 20.63                      | 4,200   |
| DGS 1.55                                      | y/y                   | 75                         | 576            | 46.37                      | 26,700  |
| Total   |                       |                            |                |                            | 30,900  |
| <b>TOTAL PROPERTY VALUE</b>                   |                       |                            |                |                            | 234,900 |

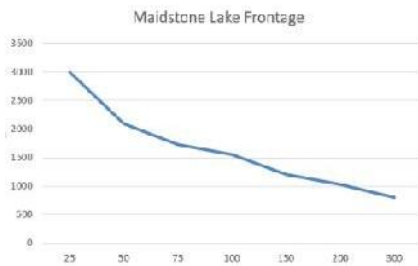
### Land Valuation for Camps (Lake Front)

Can Value Lots by:  
Front Feet  
Lot Value



### Land Valuation for Camps (Lake Front)

| Maidstone Lake Schedule 19 |         |            |          |
|----------------------------|---------|------------|----------|
| Frontage                   | Value   | Multiplier | Constant |
| 25                         | 75,000  |            |          |
|                            |         | 1,200      | 45,000   |
| 50                         | 105,000 |            |          |
|                            |         | 1,000      | 55,000   |
| 75                         | 130,000 |            |          |
|                            |         | 1,000      | 55,000   |
| 100                        | 155,000 |            |          |
|                            |         | 500        | 105,000  |
| 150                        | 180,000 |            |          |
|                            |         | 500        | 105,000  |
| 200                        | 205,000 |            |          |
|                            |         | 350        | 135,000  |
| 300                        | 240,000 |            |          |



| Frontage | Value   | \$/FT  | Frontage | Value   | \$/FT |
|----------|---------|--------|----------|---------|-------|
| 1        | 45,200  | 46,200 | 51       | 105,000 | 2,078 |
| 2        | 47,200  | 23,709 | 52       | 107,000 | 2,058 |
| 3        | 48,500  | 16,200 | 53       | 109,000 | 2,039 |
| 4        | 49,800  | 12,450 | 54       | 109,000 | 2,019 |
| 5        | 51,000  | 10,200 | 55       | 110,000 | 2,000 |
| 6        | 52,200  | 8,700  | 56       | 111,000 | 1,982 |
| 7        | 53,400  | 7,629  | 57       | 112,000 | 1,965 |
| 8        | 54,600  | 6,825  | 58       | 113,000 | 1,949 |
| 9        | 55,800  | 6,200  | 59       | 114,000 | 1,932 |
| 10       | 57,000  | 5,700  | 60       | 115,000 | 1,917 |
| 11       | 58,200  | 5,291  | 61       | 116,000 | 1,902 |
| 12       | 59,400  | 4,950  | 62       | 117,000 | 1,887 |
| 13       | 60,600  | 4,662  | 63       | 118,000 | 1,873 |
| 14       | 61,800  | 4,414  | 64       | 119,000 | 1,859 |
| 15       | 63,000  | 4,200  | 65       | 120,000 | 1,845 |
| 16       | 64,200  | 4,013  | 66       | 121,000 | 1,833 |
| 17       | 65,400  | 3,847  | 67       | 122,000 | 1,821 |
| 18       | 66,600  | 3,700  | 68       | 123,000 | 1,809 |
| 19       | 67,800  | 3,568  | 69       | 124,000 | 1,797 |
| 20       | 69,000  | 3,450  | 70       | 125,000 | 1,786 |
| 21       | 70,200  | 3,343  | 71       | 125,000 | 1,775 |
| 22       | 71,400  | 3,245  | 72       | 127,000 | 1,764 |
| 23       | 72,600  | 3,157  | 73       | 128,000 | 1,753 |
| 24       | 73,800  | 3,075  | 74       | 129,000 | 1,743 |
| 25       | 75,000  | 3,000  | 75       | 130,000 | 1,733 |
| 26       | 76,200  | 2,931  | 76       | 131,000 | 1,724 |
| 27       | 77,400  | 2,867  | 77       | 132,000 | 1,714 |
| 28       | 78,600  | 2,807  | 78       | 133,000 | 1,705 |
| 29       | 79,800  | 2,752  | 79       | 134,000 | 1,696 |
| 30       | 81,000  | 2,700  | 80       | 135,000 | 1,688 |
| 31       | 82,200  | 2,652  | 81       | 135,000 | 1,679 |
| 32       | 83,400  | 2,606  | 82       | 137,000 | 1,671 |
| 33       | 84,600  | 2,564  | 83       | 138,000 | 1,663 |
| 34       | 85,800  | 2,524  | 84       | 139,000 | 1,655 |
| 35       | 87,000  | 2,486  | 85       | 140,000 | 1,647 |
| 36       | 88,200  | 2,450  | 86       | 141,000 | 1,640 |
| 37       | 89,400  | 2,416  | 87       | 142,000 | 1,632 |
| 38       | 90,600  | 2,384  | 88       | 143,000 | 1,625 |
| 39       | 91,800  | 2,354  | 89       | 144,000 | 1,618 |
| 40       | 93,000  | 2,325  | 90       | 145,000 | 1,611 |
| 41       | 94,200  | 2,298  | 91       | 145,000 | 1,604 |
| 42       | 95,400  | 2,271  | 92       | 147,000 | 1,596 |
| 43       | 96,600  | 2,247  | 93       | 148,000 | 1,589 |
| 44       | 97,800  | 2,223  | 94       | 149,000 | 1,585 |
| 45       | 99,000  | 2,200  | 95       | 150,000 | 1,579 |
| 46       | 100,200 | 2,178  | 96       | 151,000 | 1,573 |
| 47       | 101,400 | 2,157  | 97       | 152,000 | 1,567 |
| 48       | 102,600 | 2,138  | 98       | 153,000 | 1,561 |
| 49       | 103,800 | 2,118  | 99       | 154,000 | 1,556 |
| 50       | 105,000 | 2,100  | 100      | 155,000 | 1,550 |



Example of FF Factor and Depth Factor  
Rate per Front Foot

| Rownum | Feet  | 1.00 | 2.00 | 3.00    | 4.00 | col05 | col06 | col07 | col08 | col09 |
|--------|-------|------|------|---------|------|-------|-------|-------|-------|-------|
| 2      | 10.00 | 3.50 | 0.35 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 3      | 15.00 | 3.00 | 0.35 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 4      | 20.00 | 2.75 | 0.50 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 5      | 25.00 | 2.50 | 0.50 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 6      | 30.00 | 2.18 | 0.65 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 7      | 35.00 | 1.94 | 0.65 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 8      | 40.00 | 1.76 | 0.75 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 9      | 45.00 | 1.63 | 0.75 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 10     | 50.00 | 1.52 | 0.80 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 11     | 55.00 | 1.46 | 0.80 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 12     | 60.00 | 1.42 | 0.82 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 13     | 65.00 | 1.38 | 0.82 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 14     | 70.00 | 1.34 | 0.84 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |
| 15     | 75.00 | 1.30 | 0.84 | 2000.00 | 0.00 | 0.00  | 0.00  | 0.00  | 0.00  | 0.00  |

Land ID: 1

Calc Method: 4 Fmnt&Dpth

Land Type: 1 Bldg Lot

Area: 0.58

Grade: 1.00

Frontage: 150

Depth: 167.00

Rate:

Frontage x Depth does not calculate the area.

Must input area to show on cost report.

| LAND PRICES | Size   | Nbhd Mult | Grade | Depth/Rate |         |
|-------------|--------|-----------|-------|------------|---------|
| FR Bldg Lot | 150.00 | 1.00      | 1.00  | 167.00     | 125,000 |
| Total       | 0.58   |           |       |            | 125,000 |

Lake Frontage Using Lot Value

Land ID: 1  
 Calc Method: 1 Site  
 Land Type: 1 Bldg Lot  
 Area: 0.57  
 Grade: 1.00  
 Frontage:  
 Depth:  
 Rate:

Woodford Lake Schedule

| Acres | Bulk Schedule Value | Multiplier | Constant  |
|-------|---------------------|------------|-----------|
| 1     | 125,000             | 15000.00   | 110000.00 |
| 2     | 140,000             | 12500.00   | 137500.00 |
| 10    | 150,000             | 6250.00    | 143750.00 |
| 50    | 175,000             | 500.00     | 150000.00 |
| 100   | 200,000             |            |           |

| Acres | Residual Schedule Value | Multiplier | Constant  |
|-------|-------------------------|------------|-----------|
| 1     | 1,250                   | 1,250.00   | 0.00      |
| 8     | 10,000                  | 625.00     | 5,000.00  |
| 48    | 35,000                  | 500.00     | 11,000.00 |
| 98    | 60,000                  |            |           |

| Acres | < 1 Acre Value | Multiplier | Constant |
|-------|----------------|------------|----------|
| 0.1   | 89,000         | 40,000     | 85,000   |
| 0.2   | 93,000         |            |          |
| 0.3   | 97,000         |            |          |
| 0.4   | 101,000        |            |          |
| 0.5   | 105,000        |            |          |
| 0.6   | 109,000        |            |          |
| 0.7   | 113,000        |            |          |
| 0.8   | 117,000        |            |          |
| 0.9   | 121,000        |            |          |

Principle of Diminishing Marginal Utility still applies

**Residential Property Record Card** Date Printed 01/14/20

|  |   |   |
|--|---|---|
| <p><b>Owner Information</b></p> <p>Parcel 000197<br/>                 Owner [REDACTED]<br/>                 PO BOX 53<br/>                 WEST WARD 05600, VT 05350<br/>                 Location 124 BEACH ROAD<br/>                 Descr: WLE 17 18 19 20 HOUSE &amp; GARAGE</p> | <p><b>Parcel Value Information</b></p> <p>Land Value 107,800 Homestead 0<br/>                 Dwelling Value 87,000 HouseSite 0<br/>                 Site Improvement 15,000<br/>                 Outbuildings 8,800<br/>                 Misc Adj 0<br/>                 Total 210,600</p> | <p style="text-align: center;">Sketch Updated: 08/18/19</p> |
| <p><b>Parcel Information</b></p> <p>Tax Map# NBHD 10<br/>                 Span 783249-10020 Acres 0.57<br/>                 Status A - Active Last Update 01/14/20</p>   |   |   |
| <p><b>Sales Information</b></p> <p>Book 51 Sale Date 07/31/19<br/>                 Page 481484 Sale Price 225,000</p>  |   |   |

| BUILDING    |   |            |      |             |         |             |          |            |     |
|-------------|---|------------|------|-------------|---------|-------------|----------|------------|-----|
| Total Rooms | 3 | Year Built | 1955 | Building SF | 961     | Energy Adj  | Average  | Roughins   | 0   |
| Bedrooms    | 2 | Effect Age | 40   | Quality     | 3.00    | Bsmt Wall   | Conc 8"  | Plumb Fix  | 7   |
| Full Baths  | 1 | Condition  | Good | Style       | 1.5 Fin | Bsmt SF     | 651.00   | Fireplaces | 0   |
| Half Baths  | 1 | Phys Depr  | 17   | Design      | Camp    | Bsmt Fin    | UnFinish | Porch      | 262 |
| Kitchens    | 1 | Funct Depr | 0    | Bldg Type   | Single  | Bsmt Fin SF | 0        | Gar/Shed   | 0   |
|             |   | Econ Depr  | 0    |             |         |             |          | % Complete | 100 |

MicroSolve CAM A 2880

| Itemized Property Costs                       |                     |                       |              |                            |         |
|---|---------------------|-----------------------|--------------|----------------------------|---------|
| From Table: MAIN Section 1                    |                     |                       | Record # 585 |                            |         |
| Property ID: 000157                           |                     | Span #: 793-249-10020 |              | Last Inspected: 08/13/2019 |         |
| Owner(s):                                     |                     | Sale Price: 235,000   |              | Books: 51                  |         |
| Address: PO BOX 53                            |                     | Sale Date: 07/31/2018 |              | Pages: 481-494             |         |
| City/State/Zip: WEST WARDSDORO VT 05360       |                     | Bldg Type: Single     |              | Quality: 3.00 - AVERAGE    |         |
| Location: 124 BEACH ROAD                      |                     | Style: 1.5 Fin        |              | Frame: Studded             |         |
| Description: WLE 17 10 19 20 HOUSE & GARAGE   |                     | Area: 961             |              | Yr Built: 1955             |         |
| Tax Map #:                                    |                     | # Rms: 3              |              | # Baths: 1                 |         |
|   |                     | # 1/2 Bath: 1         |              | # Kitchens: 1              |         |
| Item  | Description         | Percent               | Quantity     | Unit Cost                  | Total   |
| <b>BASE COST</b>                              |                     |                       |              |                            |         |
| Exterior Wall #1:                             | Shingle /Ht=8       | 100.00                |              | 92.78                      |         |
| <b>ADJUSTMENTS</b>                            |                     |                       |              |                            |         |
| Roof #1:                                      | Comp Shg            | 100.00                |              |                            |         |
| Subfloor:                                     | Wood                |                       |              |                            |         |
| Floor cover #1:                               | Allowance           | 100.00                |              | 4.25                       |         |
| Heat/cooling #1:                              | Space Htr           | 100.00                |              | -2.10                      |         |
| Energy Adjustment                             | Average             |                       |              |                            |         |
| <b>ADJUSTED BASE COST</b>                     |                     |                       | 951.00       | 94.93                      | 91,227  |
| <b>ADDITIONAL FEATURES</b>                    |                     |                       |              |                            |         |
| Fixtures (beyond allowance of 8)              |                     |                       | -1.00        | 1,470.00                   | -1,470  |
| Roughins (beyond allowance of 1)              |                     |                       | -1.00        | 595.00                     | -595    |
| Porch #1:                                     | WoodDeckNoWallNoRoc |                       | 25.20        | 15.53                      | 394.4   |
| Basement                                      | Conc #1             |                       | 65.10        | 26.45                      | 1,721.5 |
| Subtotal                                      |                     |                       |              |                            | 110,294 |
| Local multiplier                              |                     | 0.95                  |              |                            |         |
| Current multiplier                            |                     | 1.00                  |              |                            |         |
| <b>REPLACEMENT COST NEW</b>                   |                     |                       |              |                            | 104,779 |
| Condition                                     | Good                | Percent               |              |                            |         |
| Physical depreciation                         |                     | 17.00                 |              |                            | -17,812 |
| Functional depreciation                       |                     |                       |              |                            |         |
| Economic depreciation                         |                     |                       |              |                            |         |
| <b>REPLACEMENT COST NEW LESS DEPRECIATION</b> |                     |                       |              |                            | 87,000  |
| <b>LAND PRICES</b>                            |                     |                       |              |                            |         |
| SI Bldg Lot                                   | Size                | Nbhd Mult             | Grade        | Depth/Rate                 |         |
| Total   | 0.57                | 1.00                  | 1.00         |                            | 107,000 |
| <b>SITE IMPROVEMENTS</b>                      |                     |                       |              |                            |         |
| Water   | Hate/Hstd           | Quantity              | Quality      | Average                    | 5,000   |
| Sewer   | y/y                 | Typical               | Average      |                            | 10,000  |
| Total   |                     |                       |              |                            | 15,000  |
| <b>OUTBUILDINGS</b>                           |                     |                       |              |                            |         |
| DGS \$S                                       | Hate/Hstd           | % Good                | Size         | Rate                       | Extras  |
| Total   | y/y                 | 60                    | 384          | 22.89                      |         |
|   |                     |                       |              |                            | 8,800   |
|   |                     |                       |              |                            | 8,800   |
| <b>TOTAL PROPERTY VALUE</b>                   |                     |                       |              |                            | 218,600 |

Update Cost Tables

List / Description    Cost Table    Add Page(s)    Excel Table Link

Table Description: Depreciation

Table Number: 40    Verify Table Structure

Categorical (If Any)

Description: Depreciation    0

Pages: Residential - MHO - Camp - Page    0

Rows: Effective age    0

Columns: Condition    0

Verify All Table Structures

Update Cost Tables

List / Description      Cost Table      Add Page(s)      Excel Table Link

Table # **40**      Depreciation      Residential - MHO - Camp - Page **3**

| Rownum | Effective a | 1.00  | 2.00  | 3.00  | 4.00  | 5.00  | 6.00  | 7.00  | 8.00 | 9.00 | 1.00 |
|--------|-------------|-------|-------|-------|-------|-------|-------|-------|------|------|------|
| 0      | 0.00        | 1.00  | 2.00  | 3.00  | 4.00  | 5.00  | 6.00  | 7.00  | 8.00 | 9.00 | 1.00 |
| 1      | 1.00        | 19.00 | 11.00 | 4.00  | 0.00  | 0.00  | 0.00  | 0.00  | 0.00 | 0.00 | 0.00 |
| 2      | 2.00        | 20.00 | 15.00 | 10.00 | 5.00  | 1.00  | 0.00  | 0.00  | 0.00 | 0.00 | 0.00 |
| 3      | 3.00        | 21.00 | 17.00 | 12.00 | 8.00  | 3.00  | 0.00  | 0.00  | 0.00 | 0.00 | 0.00 |
| 4      | 4.00        | 22.00 | 18.00 | 14.00 | 10.00 | 5.00  | 1.00  | 0.00  | 0.00 | 0.00 | 0.00 |
| 5      | 5.00        | 23.00 | 20.00 | 15.00 | 11.00 | 6.00  | 3.00  | 1.00  | 0.00 | 0.00 | 0.00 |
| 6      | 6.00        | 25.00 | 21.00 | 16.00 | 12.00 | 8.00  | 4.00  | 3.00  | 1.00 | 0.00 | 0.00 |
| 7      | 7.00        | 26.00 | 23.00 | 17.00 | 14.00 | 9.00  | 5.00  | 4.00  | 3.00 | 0.00 | 0.00 |
| 8      | 8.00        | 28.00 | 24.00 | 18.00 | 15.00 | 10.00 | 6.00  | 5.00  | 4.00 | 1.00 | 0.00 |
| 9      | 9.00        | 30.00 | 25.00 | 20.00 | 16.00 | 11.00 | 8.00  | 6.00  | 5.00 | 2.00 | 0.00 |
| 10     | 10.00       | 31.00 | 26.00 | 21.00 | 18.00 | 13.00 | 9.00  | 8.00  | 6.00 | 3.00 | 0.00 |
| 11     | 11.00       | 33.00 | 27.00 | 22.00 | 19.00 | 14.00 | 10.00 | 9.00  | 7.00 | 4.00 | 0.00 |
| 12     | 12.00       | 34.00 | 29.00 | 23.00 | 20.00 | 15.00 | 11.00 | 10.00 | 7.00 | 5.00 | 0.00 |
| 13     | 13.00       | 35.00 | 30.00 | 25.00 | 21.00 | 16.00 | 13.00 | 11.00 | 8.00 | 5.00 | 0.00 |

Build a Report for Camps

Browse - Display / Print / Reset

**Browse**

- MAIN.ASSESS\_YEA (Assess Year)
- MAIN.book (Book)
- MAIN.cama\_dwll (CAMA Dwell)
- MAIN.cama\_land (CAMA Land)
- MAIN.cama\_outb (CAMA Outbuil)
- MAIN.CAMA\_SITE2 (Homestead \$)
- MAIN.cama\_site1 (CAMA SiteImp)
- MAIN.CAMA\_TOTAL (CAMA Total)
- MAIN.CITY (City)
- MAIN.ChkOutDie (ChkOut Date)
- MAIN.ChkOutDt (ChkOut By)
- MAIN.current\_st (Homestead)
- MAIN.FAC\_209 (CAMA Ratio)
- MAIN.FAC\_210 (Regr Value)
- MAIN.FAC\_211 (Regr Ratio)
- MAIN.FAC\_212 (Fback Land)
- MAIN.FAC\_213 (Fback Bldg)

**Field Selection**

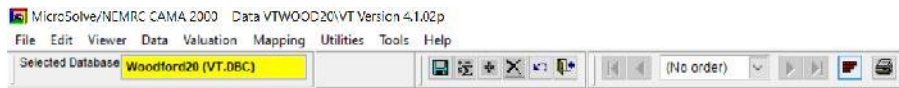
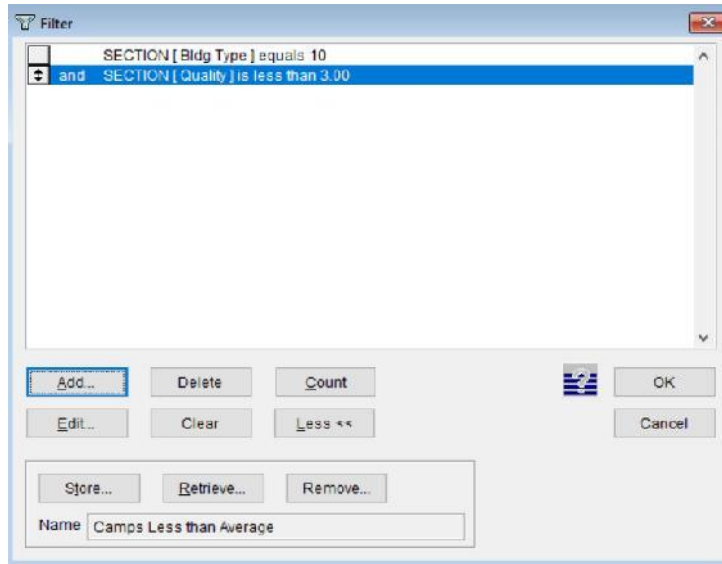
- MAIN.PARCEL\_ID (Parcel ID)
- MAIN.OWNER\_NAME (Owner Name)
- MAIN.FACTORH (Description)
- MAIN.NEIGHBORHO (Neighborhood)
- MAIN.FACTORJ (Land Size)
- MAIN.FACTORG (St/Road#)
- MAIN.PROP\_LOCAT (St/Road)
- SECTION.BLDG\_SF (Building SF)

Add category level labels when available

**CAMPS**

Reset      Save Profile

Create Filter to find Camps less than Average Quality



Filter: SECTION [ Bldg Type ] equals 10 and SECTION [ Quality ] is less than 3.00

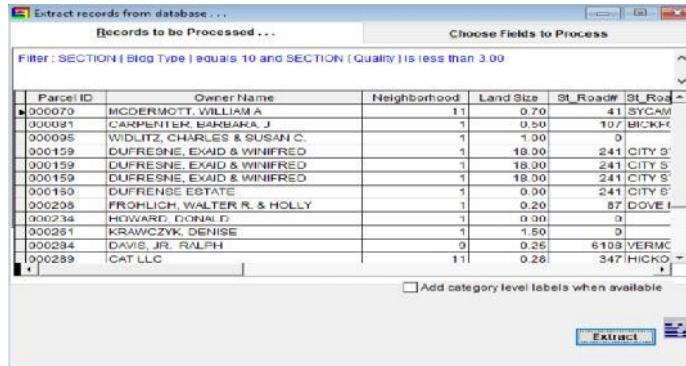
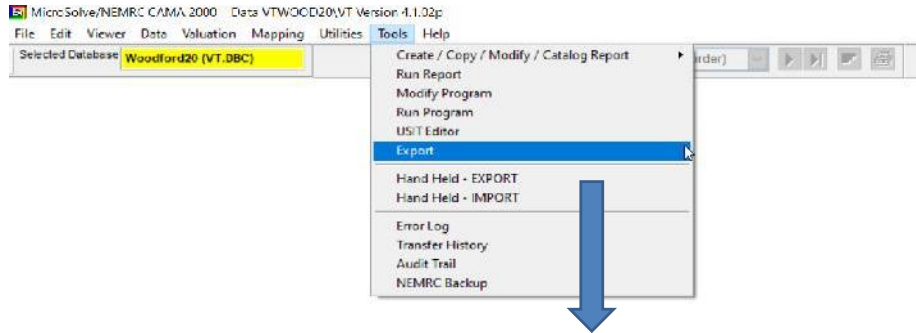
| Parcel ID | Owner Name                  | Neighborhood | Land Size | St_Road# | St_Road              | Building SF |
|-----------|-----------------------------|--------------|-----------|----------|----------------------|-------------|
| 000070    | MCDERMOTT, WILLIAM A        | 11           | 0.70      | 41       | SYCAMORE ROAD        | 356         |
| 000081    | CARPENTER, BARBARA, J       | 1            | 0.50      | 107      | BICKFORD HOLLOW ROAD | 336         |
| 000095    | WIDLITZ, CHARLES & SUSAN C. | 1            | 1.00      | 0        |                      | 468         |
| 000159    | DUFRESNE, EXAID & WINIFRED  | 1            | 18.00     | 241      | CITY STREAM ROAD     | 288         |
| 000159    | DUFRESNE, EXAID & WINIFRED  | 1            | 18.00     | 241      | CITY STREAM ROAD     | 320         |
| 000159    | DUFRESNE, EXAID & WINIFRED  | 1            | 18.00     | 241      | CITY STREAM ROAD     | 398         |
| 000160    | DUFRENSE ESTATE             | 1            | 0.00      | 241      | CITY STREAM ROAD     | 398         |
| 000208    | FROHLICH, WALTER R. & HOLLY | 1            | 0.20      | 87       | DOVE ROAD            | 1305        |
| 000234    | HOWARD, DONALD              | 1            | 0.00      | 0        |                      | 280         |
| 000261    | KRAWCZYK, DENISE            | 1            | 1.50      | 0        |                      | 350         |
| 000284    | DAVIS, JR, RALPH            | 9            | 0.25      | 6108     | VERMONT ROUTE 9      | 1028        |
| 000289    | CAT LLC                     | 11           | 0.28      | 347      | HICKORY ROAD         | 768         |
| 000309    | MALLORY, TRUMAN C/O GLENN   | 1            | 1.00      | 0        |                      | 352         |

Add category level labels when available  
Report

Basic Report Does not Allow Formatting

01/14/2020      REPORT OF THE WOODFORD20 DATABASE [?]      Page 1  
 Location: C:\MSOL\DATA\VTWO\OD20\      \* Filter = SECTION [ BLDG TYPE ] EQUALS 10 AND SECTION [ QUALITY ] IS LESS THAN 3.00\*

| Parcel ID | Owner Name         | Neighborhood | Land Size | St_Road# | St_Road         | Build |
|-----------|--------------------|--------------|-----------|----------|-----------------|-------|
| 00007     | MCDERMOTT, WILLIAM | 11           | 0.70      | 41       | SYCAMORE ROAD   |       |
| 00008     | CARPENTER, BARBARA | 1            | 0.50      | 107      | BICKFORD HOLLOW |       |
| 00009     | WIDLITZ, CHARLES & | 1            | 1.00      | 0        |                 |       |
| 00015     | DUFRESNE, EXAID &  | 1            | 18.00     | 241      | CITY STREAM RO  |       |
| 00015     | DUFRESNE, EXAID &  | 1            | 18.00     | 241      | CITY STREAM RO  |       |
| 00015     | DUFRESNE, EXAID &  | 1            | 18.00     | 241      | CITY STREAM RO  |       |
| 00016     | DUFRENSE ESTATE    | 1            | 0.00      | 241      | CITY STREAM RO  |       |
| 00020     | FROHLICH, WALTER R | 1            | 0.20      | 87       | DOVE ROAD       |       |
| 00023     | HOWARD, DONALD     | 1            | 0.00      | 0        |                 |       |
| 00026     | KRAWCZYK, DENISE   | 1            | 1.50      | 0        |                 |       |
| 00028     | DAVIS, JR. RALPH   | 9            | 0.25      | 6,108    | VERMONT ROUTE 9 |       |
| 00028     | CAT LLC            | 11           | 0.28      | 347      | HICKORY ROAD    |       |
| 00030     | MALLORY, TRUMAN C/ | 1            | 1.00      | 0        |                 |       |
| 00032     | GOMAN, CRAIG E. &  | 9            | 2.50      | 6,923    | VERMONT ROUTE 9 |       |
| 00033     | GOMAN, CURTIS WAYN | 9            | 0.68      | 6,923    | VERMONT ROUTE 9 |       |
| 00039     | CAZA, BECKY        | 9            | 1.00      | 5,191    | VERMONT ROUTE 9 |       |
| 00060     | WOODWARD, DANIEL   | 9            | 2.50      | 8,752    | VERMONT ROUTE 9 |       |



Select type of output for export file ...

What type of File do you wish to create ?

Select type of Output Format

ASCII Fixed  
 Excel V5  
 DBF table  
 Parcel\_ID

Continue Cancel



Form

Where do you wish to save the EXTRACT file ?

MSOL\data\VTWOOD20\

Export File Name CAMPS

Save Cancel

Export File Layout

Extract File: CAMPS.XLS File Type: Spread Sheet Created: 01/14/2020  
 Profile: CAMPS Number of Records: 17  
 Location: MSOL\data\VTWOOD20\

Filter: SECTION|BLDG\_TYPE=10 and SECTION|QUALITY<3.00

| Column | Source Table | Field Name   |
|--------|--------------|--------------|
| 1      | MAIN         | Parcel ID    |
| 2      | MAIN         | Owner Name   |
| 3      | MAIN         | Neighborhood |
| 4      | MAIN         | Land Size    |
| 5      | MAIN         | St/Road#     |
| 6      | MAIN         | St/Road      |
| 7      | SECTION      | Building SF  |

Extract records from database ...

Records to be Processed ...

Choose Fields to Process

Filter: SECTION|Bldg Type| equals 10 and SECTION|Quality| is less than 3.00

| Parcel ID | Owner Name                 | Neighborhood | Land Size | St_Road# | St_Road              | Building SF |
|-----------|----------------------------|--------------|-----------|----------|----------------------|-------------|
| 000070    | MCDERMOTT, WILLIAM A       | 41           | 0.70      | 41       | SYCAMORE ROAD        | 356         |
| 000081    | CARPENTER, BARBARA J       | 1            | 0.50      | 107      | BICKFORD HOLLOW ROAD | 336         |
| 000095    | WIDLITZ, CHARLES & SUSAN C | 1            | 1.00      | 0        |                      | 460         |
| 000159    | DUFRESNE, EXAID & WINIFRED | 1            | 18.00     | 241      | CITY STREAM ROAD     | 288         |
| 000159    | DUFRESNE, EXAID & WINIFRED | 1            | 18.00     | 241      | CITY STREAM ROAD     | 320         |
| 000160    | DUFRESNE, EXAID & WINIFRED | 1            | 0.00      | 241      | CITY STREAM ROAD     | 396         |
| 000200    | FROHLICH, WALTER R & HEILY | 1            | 0.20      | 87       | DOVE ROAD            | 1305        |
| 000234    | HOWARD, DONALD             | 1            | 0.00      | 0        |                      | 288         |
| 000261    | KRAWCZYK, DENISE           | 1            | 1.50      | 0        |                      | 390         |
| 000284    | DAVIS, JR, RALPH           | 0            | 0.25      | 6108     | VERMONT ROUTE 9      | 1028        |
| 000289    | CAT LLC                    | 11           | 0.28      | 347      | HICKORY ROAD         | 768         |

17 records created in a Spread Sheet located in ...  
 MSOL\data\VTWOOD20\CAMPS.XLS

Extract

Spreadsheet of Data

- Can be formatted
- Can be sorted
- Can be printed
- Can be saved

|    | A      | B                             | C  | D     | E    | F                    | G    |
|----|--------|-------------------------------|----|-------|------|----------------------|------|
| 1  | PID    | Owner                         | NR | Acres | Num  | Road                 | SQFT |
| 2  | 000095 | WIDLITZ, CHARLES & SUSAN C.   | 1  |       | 1    | 0                    | 460  |
| 3  | 000234 | HOWARD, DONALD                | 1  |       | 0    | 0                    | 288  |
| 4  | 000261 | KRAWCZYK, DENISE              | 1  | 1.5   | 0    |                      | 390  |
| 5  | 000070 | MCDERMOTT, WILLIAM A          | 1  |       | 1    | 0                    | 356  |
| 6  | 000081 | CARPENTER, BARBARA J          | 1  | 0.5   | 107  | BICKFORD HOLLOW ROAD | 336  |
| 7  | 000159 | DUFRESNE, EXAID & WINIFRED    | 1  | 18    | 241  | CITY STREAM ROAD     | 288  |
| 8  | 000159 | DUFRESNE, EXAID & WINIFRED    | 1  | 18    | 241  | CITY STREAM ROAD     | 320  |
| 9  | 000159 | DUFRESNE, EXAID & WINIFRED    | 1  | 18    | 241  | CITY STREAM ROAD     | 396  |
| 10 | 000160 | DUFRESNE, EXAID & WINIFRED    | 1  | 0     | 241  | CITY STREAM ROAD     | 396  |
| 11 | 000200 | FROHLICH, WALTER R & HEILY    | 1  | 0.2   | 87   | DOVE ROAD            | 1305 |
| 12 | 000289 | CAT LLC                       | 11 | 0.20  | 347  | HICKORY ROAD         | 768  |
| 13 | 000070 | MCDERMOTT, WILLIAM A          | 11 | 0.7   | 41   | SYCAMORE ROAD        | 356  |
| 14 | 000284 | DAVIS, JR, RALPH              | 9  | 0.25  | 6108 | VERMONT ROUTE 9      | 1028 |
| 15 | 000329 | GOMAN, CRAIG E. & KIMBERLIE S | 9  | 2.5   | 6923 | VERMONT ROUTE 9      | 705  |
| 16 | 000330 | GOMAN, CURTIS WAYNE JOHN      | 9  | 0.68  | 6923 | VERMONT ROUTE 9      | 867  |
| 17 | 000391 | GAZA, BECKY                   | 9  | 1     | 5191 | VERMONT ROUTE 9      | 702  |
| 18 | 000605 | WOODWARD, DANIEL              | 9  | 2.5   | 8752 | VERMONT ROUTE 9      | 768  |

## Apex Sketching Refresher

Examples showing Angles and Turns

Example showing Curve

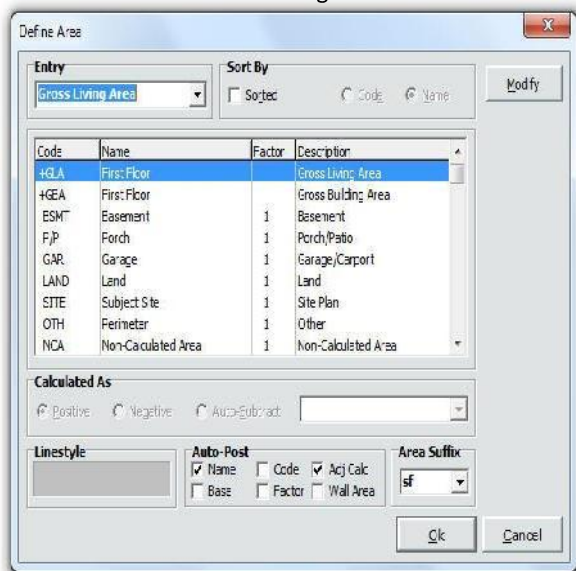
Example showing AutoComplete

Example showing Circle

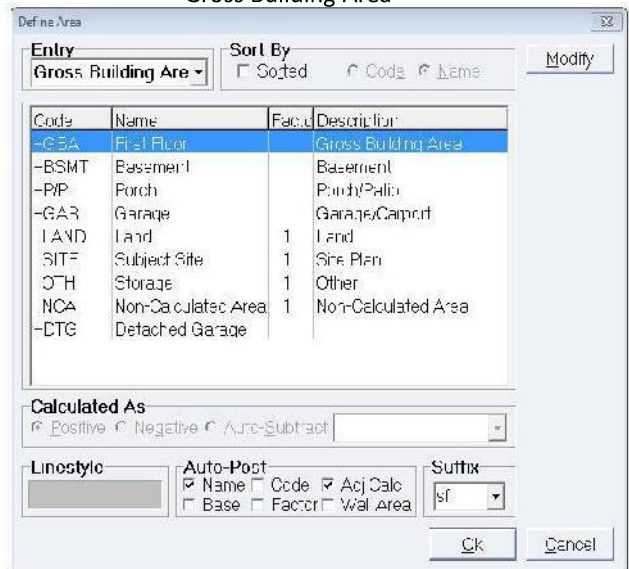
Will Complete 4 Sketches

### Make Sure Using Correct Area Code Table

Incorrect Area Code Table  
Gross Living Area



Correct Area Code Table  
Gross Building Area





Define Area Table and Sub Category Table

Area Code Table Fields

Fill Area Field

Code

- Land LAND
- Gross Building Area FL
- Basement Area BS
- Basement Fin SF BF
- Porch P/P
- Garage (Attached) GAR
- Detached Garage DG

| Code  | Name              | Factor Description    |
|-------|-------------------|-----------------------|
| -GSA  | First Floor       | Gross Building Area   |
| -BSMT | Basement          | Basement              |
| -P/P  | Porch             | Porch/Patio           |
| -GAR  | Garage            | Garage/Carport        |
| -LAND | Land              | 1 Land                |
| SITE  | Subject Site      | 1 Site Plan           |
| OTH   | Storage           | 1 Other               |
| NCA   | Non-Occupied Area | 1 Non-Calculated Area |
| -DTG  | Detached Garage   |                       |

| Code | Name                 |
|------|----------------------|
| 2FL1 | S2 - 1st Floor       |
| 2FL2 | S2 - 2nd Floor       |
| 2FL3 | S2 - 3rd Floor       |
| 2FL4 | S2 - 1 1/2 Fl Fin    |
| 2FL5 | S2 - 1 + 2 Floor     |
| 2FL6 | S2 - 2 1/2 Fl Fin    |
| 2FL7 | S2 - 1 + 2 + 3 Floor |

Correct Sub Categories Table  
Section 2 Fields

| Code | Name                 |
|------|----------------------|
| 2FL1 | S2 - 1st Floor       |
| 2FL2 | S2 - 2nd Floor       |
| 2FL3 | S2 - 3rd Floor       |
| 2FL4 | S2 - 1 1/2 Fl Fin    |
| 2FL5 | S2 - 1 + 2 Floor     |
| 2FL6 | S2 - 2 1/2 Fl Fin    |
| 2FL7 | S2 - 1 + 2 + 3 Floor |

| Code | Type                              | Factor |
|------|-----------------------------------|--------|
| 2FL1 | Section 2 – 1 <sup>st</sup> Floor | 1.0    |
| 2FL2 | Section 2 – 2 <sup>nd</sup> Floor | 1.0    |
| 2FL3 | Section 2 – 3 <sup>rd</sup> Floor | 1.0    |
| 2FL4 | Section 2 – 1 ½ Story             | 1.6    |
| 2FL5 | Section 2 – 2 Story               | 2.0    |
| 2FL6 | Section 2 – 2 ½ Story             | 2.6    |
| 2FL7 | Section 2 – 3 Story               | 3.0    |

APEX Basics

### Reminders

When working in Section 1 – Need to use S1 Codes

When working in Section 2 – Need to use S2 Codes

For Example –

If sketching a Section 2 area, and use Section 1 codes the square footage area will populate or add to Section 1, rather than Section 2.

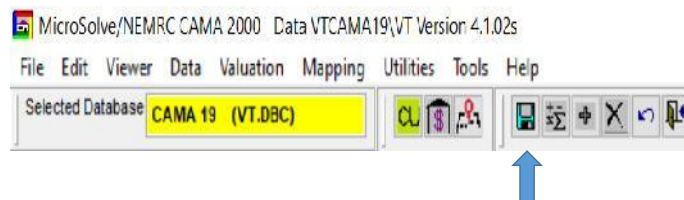
APEX Basics

### Reminders

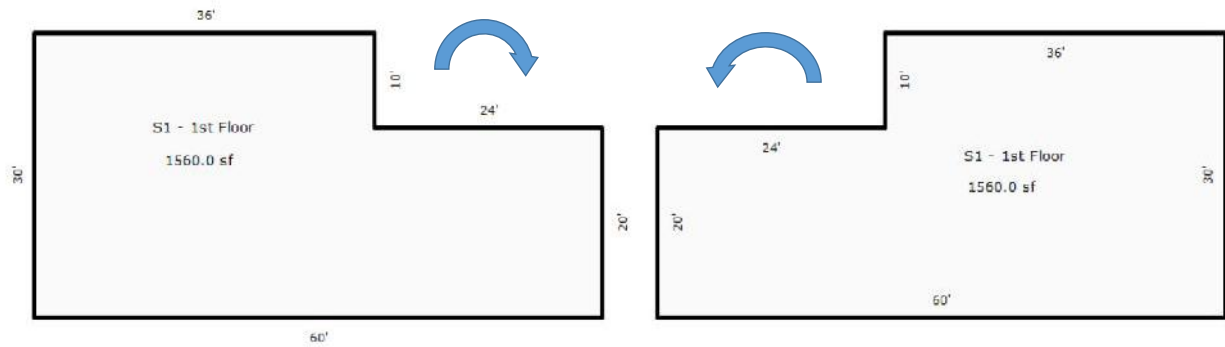
Save the Sketch in Apex



Next, Save Sketch in CAMA



## APEX Basics



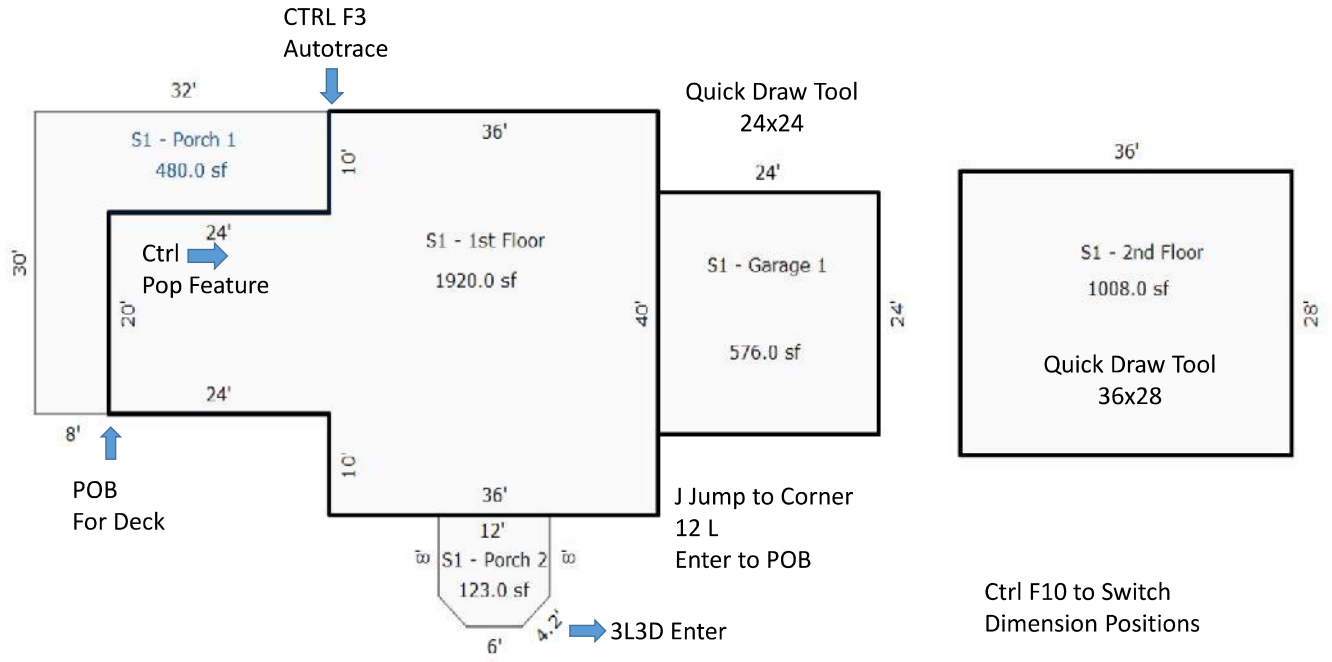
Sketching Clock-wise places Dimensions  
Outside

Sketching Counter Clock-wise places Dimensions  
Inside

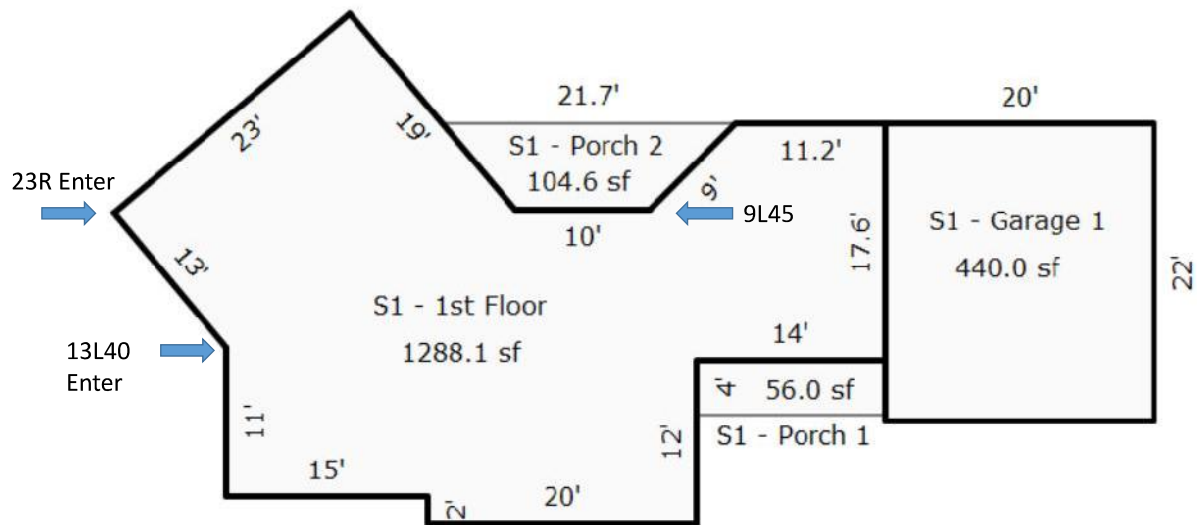
## Apex Tricks

## Useful Short Cut Keys

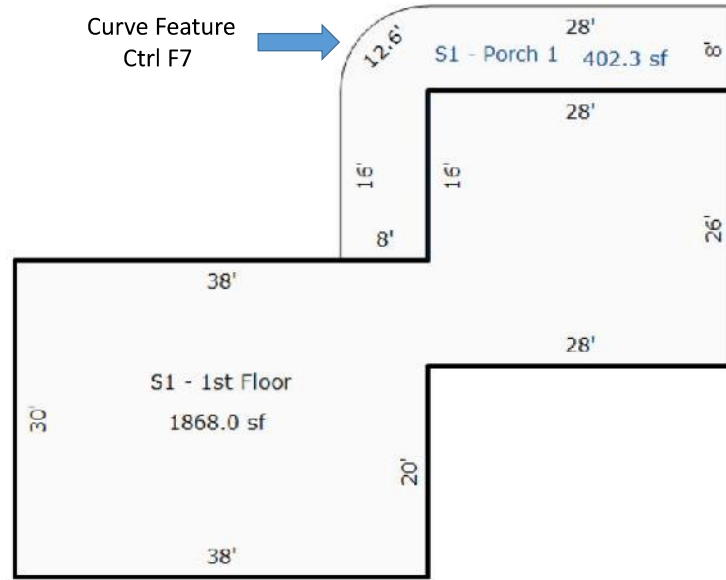
- J Jump to nearest corner
- C Center sketch on page
- A Auto close
- L Line attributes (select line)
- M Move sketch
- T Text Function
- F4 Define an area
- F6 View Calculations
- F7 Curve Function
- F2 Save
- F12 Save As
- Ctrl R Rescale sketch
- Ctrl F3 Auto Trace Function (must be at corner)
- Ctrl F10 Cycle through Dimensions
- Ctrl → ⇄ Alignment Tool



Sketch Showing Angle and Turn Features



APEX Basics



11



Draw Tab and Select Circle

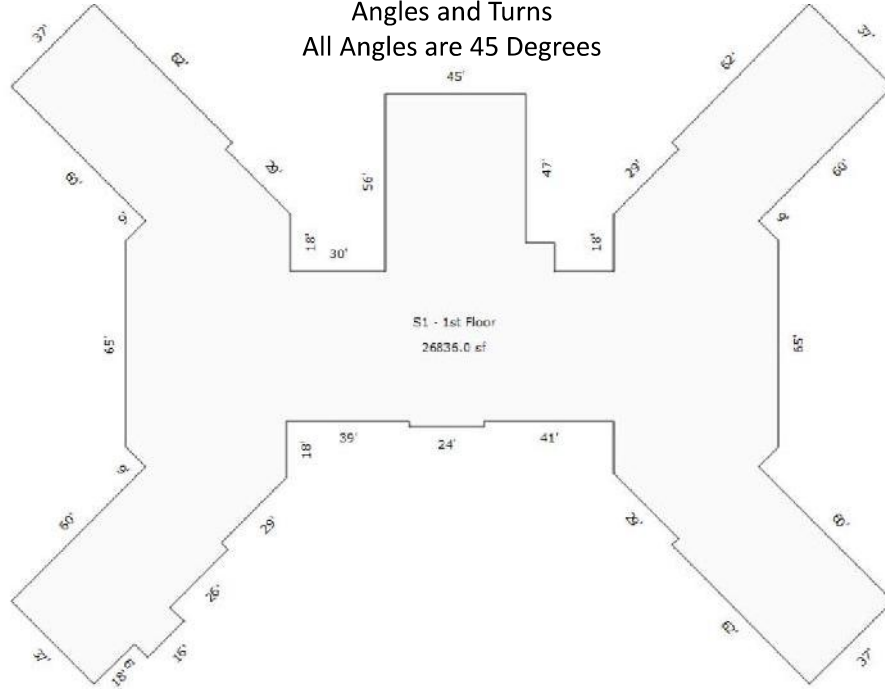
Anchor point

Enter length of Radius and Enter

10R

12

Brandon Training School  
Hospital  
Angles and Turns  
All Angles are 45 Degrees









## Using Commercial System

### Valuation of Mini Storage

**Wolcott Mini Storage**

Home Rent Storage Map Contact Us

Make a Payment/Log in

|  |   |
|--|---|
| <p><b>Upstairs 6x14 (14 x 5 x 7)</b></p>  <p>Upstairs Unit (Ramp Access, no elevator)<br/>Plywood Floor<br/>Roll Up Door</p> <p>\$70 / month<br/><a href="#">Waiting List</a></p> | <p><b>Downstairs 6x14 (14 x 8 x 7)</b></p>  <p>Downstairs unit, smaller than rest due to walkway to security room.<br/>Concrete floor<br/>Roll Up door</p> <p>\$70 / month<br/><a href="#">Waiting List</a></p> |
| <p><b>Downstairs 10x14 (14 x 10 x 7)</b></p>  <p>Ground Level<br/>concrete floor<br/>Roll Up Door</p> <p>\$90 / month<br/><a href="#">Waiting List</a></p>                        | <p><b>Upstairs 10x14 (14 x 10 x 7)</b></p>  <p>Upstairs Unit (Ramp Access, no elevator)<br/>Plywood Floor<br/>Roll Up Door</p> <p>\$90 / month<br/><a href="#">Waiting List</a></p>                             |
| <p><b>Barn - Bulk/Auto (20 x 10 x 7)</b></p>  <p>Open Layout Barn Storage for Cars/Trucks/Boats</p> <p>Starting at \$200 / month<br/><a href="#">Rent Now</a></p>                 | <p><b>Upstairs 20x14 (14 x 20 x 7)</b></p>  <p>Upstairs Unit (Ramp Access, no elevator)<br/>Plywood Floor<br/>Roll Up Door</p> <p>\$130 / month<br/><a href="#">Waiting List</a></p>                            |

Parcel Information

Parcel ID: 024198000 Owner Name: COTRONEO PROPERTIES LLC Owner Name2: [ ]

OwnerAdd: 254 BITTERSWEET FALLS ROAD City: WEYBRIDGE State: [ ] ZipCode: 05753 Status: A

| Parcel Info   | Land              | Section/Occ | Components   | Additions  | Basement Info | Valuation | Picture | Note |
|---------------|-------------------|-------------|--------------|------------|---------------|-----------|---------|------|
| Pr Zip Code:  | 05753             | R           | Reinspect:   | 0 NoData   | Tax Load:     | 0.0230    |         |      |
| Description:  | .4 AC & COMM. BLD |             | Book:        | 234        | Lan As Perc:  | %         |         |      |
| Tax Map #:    | 024198.000        |             | Page:        | 760        | Bld As Perc:  | %         |         |      |
| St/Road #:    | 21                |             | Sale Price:  | 0          |               |           |         |      |
| Suffix:       |                   |             | Sale Date:   | 03/13/2008 |               |           |         |      |
| St/Road:      | MACINTYRE LANE    |             | Validity:    | 0 NoData   |               |           |         |      |
| Neighborhood: | 2                 | <           | Last Update: | 01/17/2020 |               |           |         |      |
| Land Size:    | 0.40              |             | Vac/Cr Loss: | 0.0000     |               |           |         |      |
| Inspect Date: | 11/12/2018        |             | Tot Expense: | 0.3000     |               |           |         |      |
| Inspected By: | BM                |             | Cap Rate:    | 0.0830     |               |           |         |      |

[Add](#)
[Delete](#)
**SKETCH** 05/09/2019





MicroSolve Commercial

| Occ Code | Occ Name     | %  | Class | Height | Rank |
|----------|--------------|----|-------|--------|------|
| 50       | Retail Store | 40 | D     | 10     | 2    |
| 34       | Laundromat   | 60 | D     | 14     | 2    |

- **Occupancy Percent**                      Total of all occupancies in a section must be 100%
  
- **Example:**                      **Total SQFT = 7,000**  
**Retail = 4,200**  
**Laundromat = 2,800**  
**Laundromat Percent = 2,800/7,000 = .40 or 40%**  
**Retail = 100 – 40 = 60%**

5

MicroSolve Commercial

| Occ Code | Occ Name     | %  | Class | Height | Rank |
|----------|--------------|----|-------|--------|------|
| 50       | Retail Store | 40 | D     | 10     | 2    |
| 34       | Laundromat   | 60 | D     | 14     | 2    |

- **Class of Construction**
  - Divides buildings into basic cost groups by type of framing (supporting columns and beams), walls, floor and roof structures and fireproofing.

- A - Fireproof Structural Steel Frame
- B - Reinforced Concrete Frame
- C – Masonry Bearing Walls
- D - Wood or Steel Stud Framed Exterior Walls
- S - Metal Frame Walls

6

MicroSolve Commercial

### Story Height

| Occ Code | Occ Name     | %  | Class | Height | Rank |
|----------|--------------|----|-------|--------|------|
| 50       | Retail Store | 40 | D     | 10     | 2    |
| 34       | Laundromat   | 60 | D     | 14     | 2    |

- Story height is the vertical distance from the top of one floor to the top of the next floor.
- In a one-story building, measure story height from the floor surface to the roof eave. (Do not include parapets (extensions of the wall above the roofline) in story height.)
- Must enter a story height for each occupancy. (Different from manual)

7

MicroSolve Commercial

### Rank

| Occ Code | Occ Name     | %  | Class | Height | Rank |
|----------|--------------|----|-------|--------|------|
| 50       | Retail Store | 40 | D     | 10     | 2    |
| 34       | Laundromat   | 60 | D     | 14     | 1.5  |

Rank refers to Quality .

The quality scales against which most buildings and their parts must be rated are:

**Rank 1 - LOW COST**

**Rank 2 – AVERAGE**

**Rank 3 – GOOD**

**Rank 4 – EXCELLENT**

Split grades are allowed.

8


Parcel Information

Parcel ID: 024198000 Owner Name: COTRONEO PROPERTIES LLC Owner Name2:   
 OwnerAdd: 254 BITTERSWEET FALLS ROAD City: WEYBRIDGE State: ZipCode: 05753 Status: A

| Parcel Info   | Land       | Section/Occ  | Components    | Additions | Basement Info | Valuation     | Picture | Note         |
|---------------|------------|--------------|---------------|-----------|---------------|---------------|---------|--------------|
| Section ID:   | 1          |              | Overall Depr: | 40.00     | %             | Occ ID:       | 1       |              |
| Tot Flr Area: | 7362       | R            | Phys Depr:    |           | %             | Occ Type:     | 50      | RetailStor R |
| Stor per sec: | 1.00       | R            | Func Depr:    |           | %             | Occ Perc:     | 64.00   | R            |
| Stor per bld: | 1.00       | R            | Econ Depr:    |           | %             | Occ Class:    | D       | R            |
| Sec/Perimet:  | 727.00     | R            | Inc Mo/Gros:  |           |               | Occ Grade:    | 2.00    | R            |
| Sec Shape:    | 2          | SityIrrgrl R | Income Rms:   |           |               | Occ Wall Hgt: | 8.00    | R            |
| Base Date:    | 04/01/2004 | R            | Income Unit:  |           |               | Occ ID:       | 2       |              |
| Bldg Adj:     |            |              | Rate/SF:      | 9.00      |               | Occ Type:     | 98      | StorWareho R |
| Year Built:   | 1930       | R            | Rate/Room:    |           |               | Occ Perc:     | 36.00   | R            |
| Eff. Age:     | 50         | R            | Rate/Unit:    |           |               | Occ Class:    | D       | R            |
|               |            |              |               |           |               | Occ Grade:    | 2.00    | R            |
|               |            |              |               |           |               | Occ Wall Hgt: | 10.00   | R            |

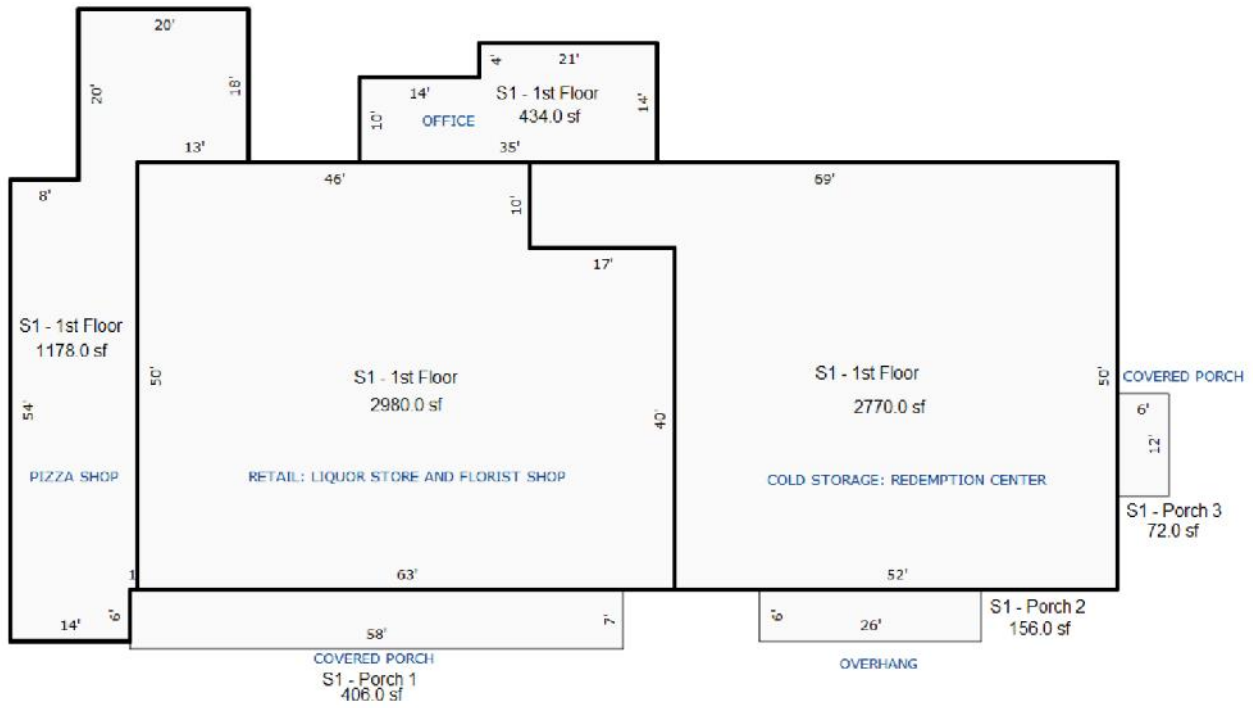
Add Delete

Parcel Information

Parcel ID: 024198000 Owner Name:  Owner Name2:   
 OwnerAdd: 254 BITTERSWEET FALLS ROAD City: WEYBRIDGE State: ZipCode: 05753 Status: A

| Parcel Info  | Land   | Section/Occ  | Components    | Additions | Basement Info | Valuation | Picture | Note |
|--------------|--------|--------------|---------------|-----------|---------------|-----------|---------|------|
| ExtWall ID:  | 1      |              | HC Oth Units: |           |               |           |         |      |
| Wall Type:   | 57     | SWTextPlyw R | HC Depr:      |           | %             |           |         |      |
| Wall Perc:   | 100.00 | %            | Comp ID:      | 1         |               |           |         |      |
| Wall Grade:  | 2.00   |              | Comp Type:    | 0         | NoData        |           |         |      |
| Wall Depr:   |        | %            | Comp Perc:    | 0         | NoData        | 0         |         |      |
| HeatCool ID: | 1      |              | Comp Units:   | 1         | Elev Area     | 650       |         |      |
| HC Type:     | 3      | ForcAirUn R  | Comp Grade:   | 2         | Elev Count    | 651       |         |      |
| HC Perc:     | 100.00 | %            | Comp UOM:     | 3         | EIFrt Powr    | 652       |         |      |
| HC Units:    | 1.00   |              | CompOthUn:    | 4         | EIFrt Manu    | 653       |         |      |
| HC Grade:    | 2.00   |              | Comp Depr:    | 5         | SprnkIrs      | 681       |         |      |
|              |        |              |               | 6         | Sprink Dry    | 682       |         |      |

Add Delete SKETCH 05/09/2019



Parcel Information

Parcel ID: 024198000    Owner Name: [REDACTED]    Owner Name2: [REDACTED]

OwnerAdd: 254 BITTERSWEET FALLS ROAD    City: WEYBRIDGE    State: [REDACTED]    ZipCode: 05753    Status: A

Parcel Info    Land    Section/Occ    Components    Additions    Basement Info    Valuation    **Picture**    Note

PHOTO\_ID: 1

Photo Name: 024198000-4.JPG

**Change**

**Clear**

Add    Delete    **SKETCH**    05/09/2019

Parcel Information

Parcel ID: 024198000 Owner Name: [REDACTED] Owner Name2: [REDACTED]

OwnerAdd: 254 BITTERSWEET FALLS ROAD City: WEYBRIDGE State: [REDACTED] ZipCode: 05753 Status: A

| Parcel Info   | Land      | Section/Occ | Components    | Additions     | Basement Info | Valuation | Picture | Note |
|---------------|-----------|-------------|---------------|---------------|---------------|-----------|---------|------|
| Assess Year:  |           |             | SPAN:         | 387-120-10648 |               |           |         |      |
| CAMA RCNLD:   | 292100    |             | Select Value: | 0             | NoData        |           |         |      |
| CAMA Land:    | 127000    |             | T.Inc.Value:  | 423176        |               |           |         |      |
| CAMA Total:   | 419100    |             |               |               |               |           |         |      |
| Cama Ratio:   |           |             |               |               |               |           |         |      |
| Other Value:  | 357800.00 |             |               |               |               |           |         |      |
| Other Ratio:  |           |             |               |               |               |           |         |      |
| Misc Adjust:  |           |             |               |               |               |           |         |      |
| Housesite \$: |           |             |               |               |               |           |         |      |
| Homestead \$: | 0         |             |               |               |               |           |         |      |

Add Delete SKETCH 05/09/2019

Parcel

Parcel Number : 024198000  
 Owner Name : [REDACTED]  
 OwnerAdd : 254 BITTERSWEET FALLS ROAD  
 City : WEYBRIDGE  
 State :  
 St/Road : MACINTYRE LANE  
 St/Road # : 21  
 Pr State :  
 Pr Zip Code : 05753

Section 1

|                             |          |  |  |  |
|-----------------------------|----------|--|--|--|
| Total Area                  | 7,362    |  |  |  |
| Number of Stories(Section)  | 1        |  |  |  |
| Number of Stories(Building) | 1        |  |  |  |
| Perimeter                   | 727      |  |  |  |
| Shape                       | CityingV |  |  |  |
| Age                         | 50       |  |  |  |
| Base Date (yyyy/mm)         | 2018/04  |  |  |  |
| Overall Depreciation        | 40.00%   |  |  |  |

Occupancy (section 1)

| Name                  | Class | Height | Rank |
|-----------------------|-------|--------|------|
| 60% Retail Store      | D     | 8      | 2.00 |
| 30% Storage Warehouse | D     | 10     | 2.00 |

Component (section 1)

| Name                   | Units% | Other |
|------------------------|--------|-------|
| Stud -Textured Plywood | 0      |       |
| Forced Air Unit        | 100%   |       |

Cost Section 1

| Description           | Units/ft | Cost  | Total   |
|-----------------------|----------|-------|---------|
| Basic Structure       |          |       |         |
| Basic Cost            | 7,362    | 53.19 | 391,585 |
| Exterior Walls        | 7,362    | 12.93 | 95,191  |
| Heating & Cooling     | 1        | 8.00  | 8       |
| Basic Structure Cost  | 7,362    | 66.12 | 486,784 |
| Less Depreciation     |          |       |         |
| Physical & Functional | 40%      | 0.00  | 194,712 |
| Depreciated Cost      | 7,362    | 39.87 | 292,071 |

Land Values

| LAND     | Site     | Hard Mult | Grade | Depth | Cost    |
|----------|----------|-----------|-------|-------|---------|
| Ac Total | 0.40     | 1.00      | 1.00  |       | 112,000 |
| SITE IMP | quantity | Average   |       |       | 5,000   |
| Water    | Typical  | Average   |       |       | 10,000  |
| Sewer    |          |           |       |       |         |
| NOTES    |          |           |       |       |         |

Total Property Value

Total Property Cost: 419,100

| PROPERTY IDENTIFICATION                      |                          |                  |                    |               |                  |    |         |
|--|--------------------------|------------------|--------------------|---------------|------------------|----|---------|
| PARCEL ID                                    | 21198000                 |                  |                    |               |                  |    |         |
| NAME   | 00000000                 |                  |                    |               |                  |    |         |
| PROP. DESC.                                  | 4 AC & COMM. BLDG/RETAIL |                  |                    |               |                  |    |         |
| NEIGHBORHOOD                                 | 2                        |                  |                    |               |                  |    |         |
| LAND - COST                                  | \$ 177,000               | RESIDUAL LAND:   |                    |               |                  |    | \$ -    |
| BLDG - COST                                  | \$ 252,100               |                  |                    |               |                  |    |         |
| VALUE-COST                                   | \$ 429,100               | OR               | \$ 58.93           | /SF           |                  |    |         |
| VALUE INCOME                                 | \$ 423,200               | OR               | \$ 67.48           | /SF           |                  |    |         |
| FINAL VALUE                                  |                          | OR               | #DIV/0!            | /SF           |                  |    |         |
|  |                          |                  | VALUE/UNIT:        | #DIV/0!       |                  |    |         |
| INCOME/EXPENSE INFORMATION                   |                          |                  |                    |               |                  |    |         |
| NET LEASABLE                                 |                          |                  |                    |               |                  |    |         |
| USE  | UNIT OF COMPARISON       | UNITS OR SIZE/SF | ECONOMIC RENT/UNIT | ECONOMIC RENT |                  |    |         |
| ROOMS  | \$/RENT/DAY              | -                | -                  | \$ -          |                  |    |         |
| EFFICIENCY UNITS                             | \$/RENT/MO.              | -                | -                  | \$ -          |                  |    |         |
| 1-BEDROOM UNITS                              | \$/RENT/MO.              | -                | -                  | \$ -          |                  |    |         |
| 2-BEDROOM UNITS                              | \$/RENT/MO.              | -                | -                  | \$ -          |                  |    |         |
| 3-BEDROOM UNITS                              | \$/RENT/MO.              | -                | -                  | \$ -          |                  |    |         |
| SOIARFF FT                                   | \$/SF/YR.                | 7,382            | \$ 800             | \$ 5,905,600  |                  |    |         |
| 0  | \$/SF/YR.                | -                | \$ -               | \$ -          |                  |    |         |
| 0  | \$/SF/YR.                | -                | -                  | \$ -          |                  |    |         |
| 0  | \$/3F/YR.                | -                | -                  | \$ -          |                  |    |         |
| 0  | \$/3F/YR.                | -                | -                  | \$ -          |                  |    |         |
| 0  | \$/5F/YR.                | -                | -                  | \$ -          |                  |    |         |
| 0  | \$/5F/YR.                | -                | -                  | \$ -          |                  |    |         |
| 0  | \$/5F/YR.                | -                | -                  | \$ -          |                  |    |         |
| TOTAL SF                                     | TOTAL UNITS              |                  | 7,382              | TOTAL INCOME  | \$ 5,905,600     |    |         |
| VAC. & CR. LOSS                              | 0%                       |                  |                    |               |                  |    |         |
| EXPENSE %                                    | 0.00%                    |                  |                    |               |                  |    |         |
| CAP. RATE                                    | 0.00%                    |                  |                    |               |                  |    |         |
| TAX LOAD                                     | 2.00%                    |                  |                    |               |                  |    |         |
| INCOME APPROACH VALUE INDICATIONS            |                          |                  |                    |               |                  |    |         |
| <b>INCOME APPROACH SUMMARY ECONOMIC RENT</b> |                          |                  |                    |               |                  |    |         |
| GROSS INCOME                                 | \$                       | 00,258           | 100.0%             |               |                  |    |         |
| VAC. & CR. LOSS                              | \$                       | -                | 0.0%               |               |                  |    |         |
| EFF. GROSS INCOME                            | \$                       | 88,268           | 100.0%             |               |                  |    |         |
| EXPENSES (TOTAL)                             | \$                       | 21,401           | 24.2%              |               |                  |    |         |
| NET INCOME                                   | \$                       | 44,867           | 50.8%              |               |                  |    |         |
| OPR CAP                                      | 10.6%                    |                  |                    |               |                  |    |         |
| VALUE INDICATION                             | \$                       | 423,178          |                    |               | RESIDUAL LAND:   | \$ | -       |
|  |                          |                  |                    |               | INDICATED VALUE: | \$ | 423,178 |

### Mini Storage Buildings



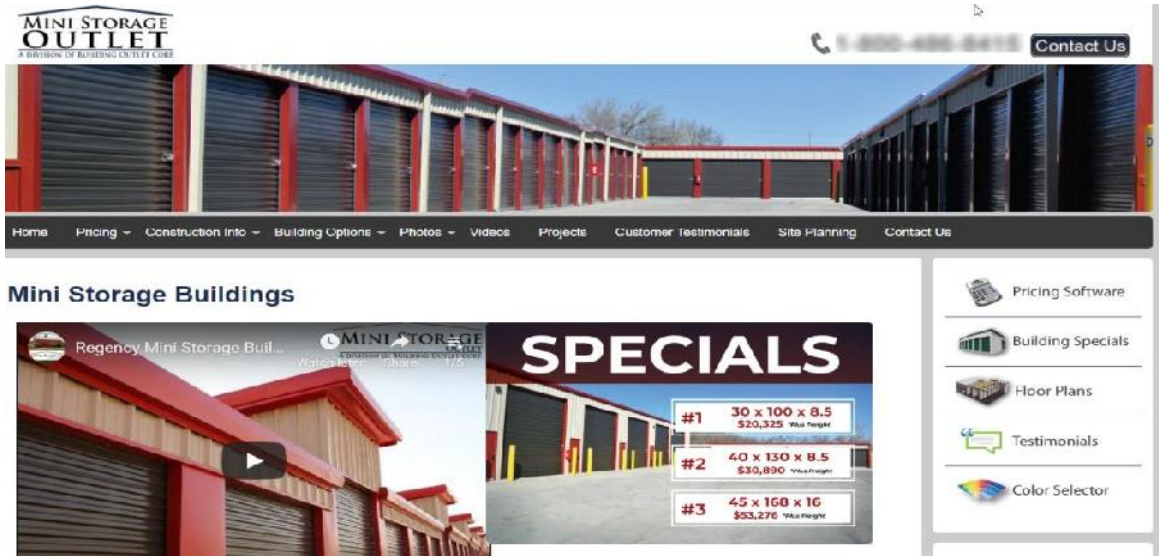
In many locations around Vermont

Build Up seems to have slowed

Principle of Supply and Demand

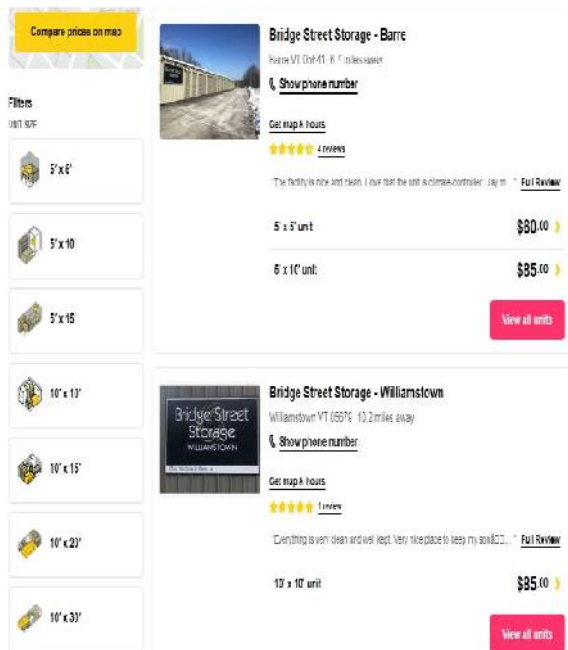
Age and Condition

Value by Cost and Income  
(Commercial Cost – Residential)



|                  |          |          |          |                                       |
|------------------|----------|----------|----------|---------------------------------------|
| Basic Cost Units | 30 x 100 | \$20,325 | \$7/SQFT | } Does not include Construction Costs |
|                  | 40 X 130 | \$30,890 | \$6/SQFT |                                       |
|                  | 45 X 168 | \$53,276 | \$7/SQFT |                                       |

Pricing is Available Online



|                  |             |              |             |                           |
|------------------|-------------|--------------|-------------|---------------------------|
| <b>ALL UNITS</b> | SMALL UNITS | MEDIUM UNITS | LARGE UNITS | <b>STORAGE CALCULATOR</b> |
|------------------|-------------|--------------|-------------|---------------------------|

|              |                        |                   |                 |                |  |
|--------------|------------------------|-------------------|-----------------|----------------|--|
| <b>5x10</b>  | Self Storage           | Call for Specials | Wkly Rate \$55  | <b>MOVE IN</b> | <b>FEATURES</b><br>  |
| <b>10x10</b> | Self Storage           | Call for Specials | Wkly Rate \$75  | <b>MOVE IN</b> |  |
| <b>10x10</b> | Self Storage - Lighted | Call for Specials | Wkly Rate \$90  | <b>MOVE IN</b> | <b>DRIVE-UP ACCESS</b><br>Plenty of room to park your vehicle in front of your storage unit. |
| <b>10x20</b> | Self Storage           | Call for Specials | Wkly Rate \$105 | <b>MOVE IN</b> |  |
| <b>10x30</b> | Self Storage           | Call for Specials | Wkly Rate \$175 | <b>MOVE IN</b> |  |
| <b>10x30</b> | Self Storage - Lighted | Call for Specials | Wkly Rate \$190 | <b>MOVE IN</b> |  |

### Mini Storage Rent Rates

| Facility                    | Town                 | Climate            | 5 X 5 | 5 X 10 | 5 X 10 CC | 5 X 15 | 5 X 15 CC | 6 X 10 | 7.5 X 10 CC | 10 X 10 | 10 X 10 CC |
|-----------------------------|----------------------|--------------------|-------|--------|-----------|--------|-----------|--------|-------------|---------|------------|
| Flynn Ave Self Storage      | Burlington           | Cold               | 80    | 90     |           |        |           |        |             | 119     |            |
| Breezy Valley Storage       | St. George           | Cold               |       | 65     |           |        |           |        |             | 85      |            |
| Saxon Hill Mini Storage     | Essex                | Cold               |       | 60     |           |        |           |        |             | 85      |            |
| Essex Mini Storage          | Essex                | Cold               |       | 94     |           |        |           |        |             | 121     |            |
| Lyman Storage               | Hinesburg            | Cold               |       | 45     |           |        |           | 51     |             | 70      |            |
| Ethan Allen Highway Storage | New Haven            | Climate Controlled |       |        | 75        |        |           |        |             |         | 125        |
|                             |                      | Cold               |       | 45     |           |        |           |        |             | 70      |            |
| Brandon Self Storage        | Brandon              | Cold               |       | 54     |           |        |           |        |             | 70      |            |
|                             |                      | Climate Controlled |       |        |           |        |           |        |             |         |            |
| Bristol Stor-Mcr            | Bristol              | Cold               |       | 50     |           |        |           |        |             | 70      |            |
| Airport Auto Self Storage   | Middlebury           | Cold               |       |        |           |        |           |        |             | 50      |            |
| Smart Move Storage          | Middlebury           | Cold               |       | 55     |           | 60     |           |        |             | 70      |            |
| ABC Storage                 | Middlebury           | Cold               |       |        |           |        |           |        |             | 93.5    |            |
|                             |                      | Climate Controlled |       |        |           |        |           |        |             |         | 130        |
| Prime Storage               | Middlebury           | Cold               |       | 94     |           |        |           |        |             | 121     |            |
| Waterbury Storage           | Waterbury            | Cold               |       | 56     |           |        |           |        |             |         |            |
| Perr Rfect Self Storage     | Berlin               | Cold               |       | 55     |           |        |           |        |             | 80      |            |
| Bridge Street Storage       | Barre / Williamstown | Cold               |       | 60     |           |        |           |        |             | 85      |            |
|                             |                      | Climate Controlled | 60    |        | 85        |        | 108       |        | 108         |         | 110        |
| Burto Self Storage          | Chester              | Cold               |       | 60     |           |        |           |        |             | 90      |            |
|                             |                      |                    |       |        |           |        |           |        |             |         |            |
|                             |                      | AVG \$ per Month   | 70.0  | 63.1   | 80.0      | 60.0   | 108.0     | 51.0   | 108.0       | 85.3    | 121.7      |
|                             |                      | MED                |       |        | 1.27      |        |           |        |             |         | 1.43       |

Parcel Information

Parcel ID: 024198010    Owner Name: [REDACTED]    Owner Name2: [REDACTED]

OwnerAdd: 254 BITTERSWEET FALLS ROAD    City: WEYBRIDGE    State: [REDACTED]    ZipCode: 05753    Status: A

| Parcel Info   | Land | Section/Occ | Components    | Additions | Basement Info | Valuation     | Picture | Note         |
|---------------|------|-------------|---------------|-----------|---------------|---------------|---------|--------------|
| Section ID:   | 1    |             | Overall Depr: | 30.00     | %             | Occ ID:       | 1       |              |
| Tot Flr Area: | 3000 | R           | Phys Depr:    |           | %             | Occ Type:     | 167     | MiniWareho R |
| Stor per sec: | 1.00 | R           | Func Depr:    |           | %             | Occ Perc:     | 100.00  | R            |
| Stor per bld: | 1.00 | R           | Econ Depr:    |           | %             | Occ Class:    | S       | R            |
| Sec/Perimet:  |      | R           | Inc Mo/Gros:  |           |               | Occ Grade:    | 2.00    | R            |
| Sec Shape:    | 1    | ApprxSq R   | Income Rms:   |           |               | Occ Wall Hgt: | 8.00    | R            |
| Base Date:    | / /  | R           | Income Unit:  |           |               |               |         |              |
| Bldg Adj:     |      |             | Rate/SF:      |           |               |               |         |              |
| Year Built:   | 2016 | R           | Rate/Room:    |           |               |               |         |              |
| Eff. Age:     | 0    | R           | Rate/Unit:    |           |               |               |         |              |

Add    Delete    SKETCH



|                                |          |           |         |
|--------------------------------|----------|-----------|---------|
| <b>Section 1</b>               |          |           |         |
| Total Area                     | 3,000    |           |         |
| Number of Stories(Section)     | 1        |           |         |
| Number of Stories(Building)    | 1        |           |         |
| Shape                          | ApproxSq |           |         |
| Age                            | 4        |           |         |
| Base Date (yyyy/mm)            | 2018/04  |           |         |
| Overall Depreciation           | 30.00%   |           |         |
| <b>Occupancy (section 1)</b>   |          |           |         |
| Name                           | Class    | Height    | Rank    |
| 100% Mini Warehouse, High-Rise | S        | 8         | 2.00    |
| <b>Component (section 1)</b>   |          |           |         |
| Name                           | Units%   | Other     |         |
| Stud -Metal Siding             | 0        |           |         |
| No HVAC                        | 100%     |           |         |
| 100%                           |          |           |         |
| <b>Cost Section 1</b>          |          |           |         |
| Description                    | Units%   | Cost      | Total   |
| Basic Structure                |          |           |         |
| Basic Cost                     | 3,000    | 30.12     | 90,360  |
| Exterior Walls                 | 3,000    | 10.44     | 31,320  |
| Basic Structure Cost           | 3,000    | 40.56     | 121,680 |
| Less Depreciation              |          |           |         |
| Physical & Functional          | 30%      | 0.00      | 38,504  |
| Depreciated Cost               | 3,000    | 20.39     | 85,176  |
| <b>Land Values</b>             |          |           |         |
| LAND                           | Size     | Nbhd Mult | Grade   |
| AC Total                       | 0.95     | 1.00      | 1.00    |
| SITE IMP                       | Quantity | Quality   |         |
| Water                          | Typical  | Average   | 5,000   |
| Sewer                          | Typical  | Average   | 10,000  |
| NOTES                          |          |           |         |
| <b>Total Property Value</b>    |          |           |         |
| Total Property Cost            | 258,200  |           |         |

Commercial Mini Storage

3,000 SF Class S Average

Depreciated to 85,176

28.39 /SF

Example Using Light Commercial Utility Residential

|                |   |            |                |     |
|----------------|---|------------|----------------|-----|
| Quality:       | 0 | No Data    | Finish:        |     |
| Quantity:      | 0 | No Data    | Class:         | 6   |
| SI Name:       |   |            | Quality:       | 4   |
| Rate:          |   |            | % Good:        | 100 |
| Add to Hsited: | 0 | NoData     | Name:          |     |
| Add to Hmstd:  | 0 | NoData     | Rate:          |     |
| Outbid ID:     | 1 |            | Add to Hsited: | 2   |
| Type:          | 1 | Lt Cm Util | Add to Hmstd:  | 2   |
| Area/Diam:     |   | 3000       | Silo/BarnHt:   |     |
| Siding:        | 3 | Metal      |                |     |

|  |                         |                     |                         |              |        |
|--|-------------------------|---------------------|-------------------------|--------------|--------|
| 01/17/2020                             | Itemized Property Costs |                     |                         | Page         | 1      |
| From Table: MAIN Section 1             |                         | Sample Town         |                         | Record # 763 |        |
| Property ID: 12345naw                  | Span #: 354-109-107G7   | Last Inspected: / / | Cost Update: 01/17/2020 |              |        |
| Owner(s): ED                           | Sale Price: 0           | Book:               | Validity: No Data       |              |        |
| Address:                               | Sale Date: / /          | Page:               |                         |              |        |
| City/St/Zip:                           | Bldg Type: No Data      | Quality: 0 00       |                         |              |        |
| Location: 0                            | Style: No Data          | Frame: No Data      |                         |              |        |
| Description:                           | Area: 0                 | Yr Built: 0         | Eff Age: 0              |              |        |
| Tax Map #:                             | # Rms: 0                | # Bedrm: 0          | # Kitchens: 0           |              |        |
|  | # 1/2 Bath: 0           | # Baths: 0          |                         |              |        |
| Item                                   | Description             | Percent             | Quantity                | Unit Cost    | Total  |
| BASE COST                              |                         |                     |                         |              |        |
| ADJUSTED BASE COST                     |                         |                     |                         |              |        |
| Subtotal                               |                         |                     |                         |              |        |
| REPLACEMENT COST NEW                   |                         |                     |                         |              |        |
| REPLACEMENT COST NEW LESS DEPRECIATION |                         |                     |                         |              |        |
| LAND PRICES                            |                         |                     |                         |              |        |
|  | Size                    | Nbhd Mult           | Grade                   | Depth/Rate   |        |
| OUTBUILDINGS                           | Hsited/Hstd % Good      | Size                | Rate                    | Extras       |        |
| Lt Cm Util                             | y/y                     | 3000                | 26.73                   |              | 80,200 |
| Total                                  |                         |                     |                         |              | 80,200 |
| TOTAL PROPERTY VALUE                   |                         |                     |                         |              |        |
| 80,200                                 |                         |                     |                         |              |        |
| NOTES                                  |                         |                     |                         |              |        |

Lt Cm Utility in Outbuildings

Class S – Quality Good

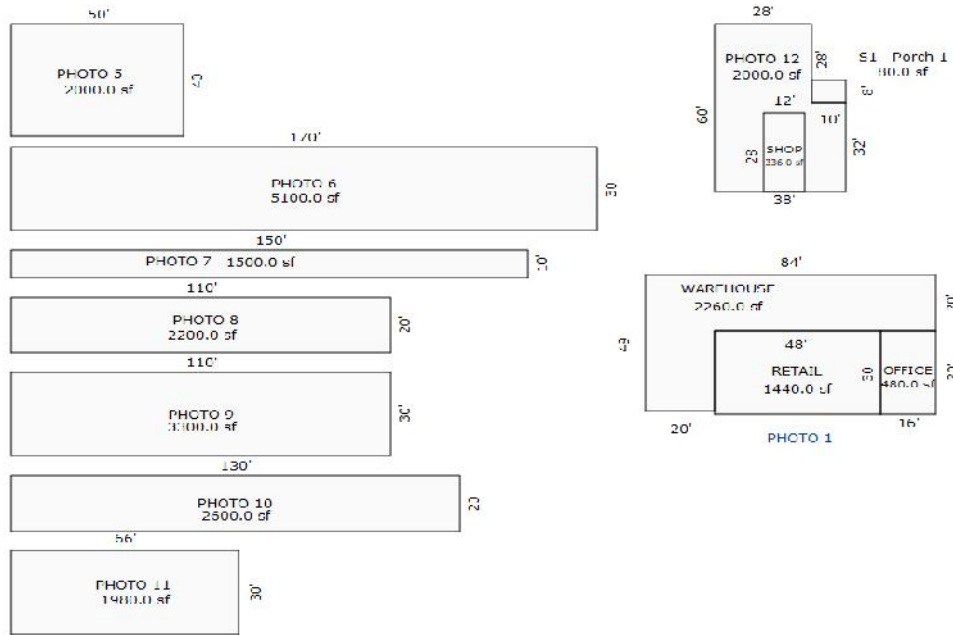
3,000 SF \* 26.73 = \$80,200

With Mini Storage Frequently the Value is more than the Cost to Build.

Need to run Income to determine Value.



| Parcel Information |                  |             |              |            |               |              |             |                  |       |                          |
|--------------------|------------------|-------------|--------------|------------|---------------|--------------|-------------|------------------|-------|--------------------------|
| Parcel ID          | 004046000        |             | Owner Name   | [REDACTED] |               |              | Owner Name2 | HINSDALE MELINDA |       |                          |
| OwnerAdd           | PO BOX 148       |             | City         | VERGENNES  |               | State        | VT          | ZipCode          | 05491 |                          |
| Status             | A                |             |              |            |               |              |             |                  |       |                          |
| <b>Parcel Info</b> | Land             | Section/Occ | Components   | Additions  | Basement Info | Valuation    | Picture     | Note             |       |                          |
| Pr Zip Code:       | 05753            | R           | Reinspect:   | 1          | No            | Tax Load:    |             | 0.0000           |       |                          |
| Description:       | 2.8 AC & STORAGE |             | Book:        | 286        |               | Lan As Perc: |             | %                |       |                          |
| Tax Map #:         | 004046.000       |             | Page:        | 309-312    |               | Bld As Perc: |             | %                |       |                          |
| St/Road #:         | 1419             |             | Sale Price:  | 850000     |               |              |             |                  |       |                          |
| Suffix:            |                  |             | Sale Date:   | 10/31/2016 |               |              |             |                  |       |                          |
| St/Road:           | ROUTE 7 NORTH    |             | Validity:    | 2          | Yes           |              |             |                  |       |                          |
| Neighborhood:      | 7                |             | Last Update: | 01/17/2020 |               |              |             |                  |       | 172 Units in 9 Buildings |
| Land Size:         | 2.80             |             | Vac/Cr Loss: | 0.0000     |               |              |             |                  |       |                          |
| Inspect Date:      | 11/19/2018       |             | Tot Expense: | 0.0000     |               |              |             |                  |       |                          |
| Inspected By:      | BM               |             | Cap Rate:    | 0.0000     |               |              |             |                  |       |                          |
| Add                |                  |             | Delete       |            |               | SKETCH       |             | 01/17/2020       |       |                          |



Parcel Information

Parcel ID: 004046000 Owner Name: SCOTT W. HILLARD Owner Name2: HINSDALE MELINDA  
 OwnerAdd: PO BOX 148 City: VERGENNES State: VT ZipCode: 05491 Status: A

| Parcel Info   | Land | Section/Occ | Components    | Additions | Basement Info | Valuation     | Picture       | Note |
|---------------|------|-------------|---------------|-----------|---------------|---------------|---------------|------|
| Section ID:   | 1    |             | Overall Depr: | 35.00     | %             | Occ ID:       | 1             |      |
| Tot Flr Area: | 1    | 4244 R      | Phys Depr:    |           | %             | Occ Type:     | 99 DistWareho | R    |
| Stor per sec: | 2    | 1.00 R      | Func Depr:    |           | %             | Occ Perc:     | 55.00         | R    |
| Stor per bld: | 3    | 1.00 R      | Econ Depr:    |           | %             | Occ Class:    | D             | R    |
| Sec/Perimet:  | 4    | 274.00 R    | Inc Mo/Gros:  |           |               | Occ Grade:    | 2.00          | R    |
| Sec Shape:    | 5    | by/lrrglr R | Income Rms:   |           |               | Occ Wall Hgt: | 13.00         | R    |
| Base Date:    | 6    |             | Income Unit:  |           |               |               |               |      |
| Bldg Adj:     | 7    |             | Rate/SF:      |           |               |               |               |      |
| Year Built:   |      | 0 R         | Rate/Room:    |           |               |               |               |      |
| Eff. Age:     |      | 50 R        | Rate/Unit:    |           |               |               |               |      |

Add Delete SKETCH 01/17/2020

Parcel Information

Parcel ID: 004046000 Owner Name: [REDACTED] Owner Name2: HINSDALE MELINDA

OwnerAdd: PO BOX 148 City: VERGENNES State: VT ZipCode: 05491 Status: A

| Parcel Info   | Land       | Section/Occ | Components    | Additions | Basement Info | Valuation     | Picture | Note         |
|---------------|------------|-------------|---------------|-----------|---------------|---------------|---------|--------------|
| Section ID:   | 4          |             | Overall Depr: | 30.00     | %             | Occ ID:       | 1       |              |
| Tot Flr Area: | 5100       | R           | Phys Depr:    | 0.00      | %             | Occ Type:     | 80      | MiniWareho R |
| Stor per sec: | 1.00       | R           | Func Depr:    | 0.00      | %             | Occ Perc:     | 100.00  | R            |
| Stor per bld: | 1.00       | R           | Econ Depr:    | 0.00      | %             | Occ Class:    | S       | R            |
| Sec/Perimet:  | 400.00     | R           | Inc Mo/Gros:  | 0         |               | Occ Grade:    | 2.00    | R            |
| Sec Shape:    | 1          | ApprxSq R   | Income Rms:   | 0         |               | Occ Wall Hgt: | 9.00    | R            |
| Base Date:    | 04/01/2005 | R           | Income Unit:  | 0         |               |               |         |              |
| Bldg Adj:     | 0.00       |             | Rate/SF:      | 0.00      |               |               |         |              |
| Year Built:   | 1990       | R           | Rate/Room:    | 0.00      |               |               |         |              |
| Eff. Age:     | 15         | R           | Rate/Unit:    | 0.00      |               |               |         |              |

Add Delete SKETCH 01/17/2020

Date: 01/28/2020

Commercial Cost Report

Cost Section 5

| Description           | Units/% | Cost  | Total  |
|-----------------------|---------|-------|--------|
| Basic Structure       |         |       |        |
| Base Cost             | 1,500   | 33.19 | 49,705 |
| Exterior Walls        | 1,500   | 7.24  | 10,860 |
| Basic Structure Cost  | 1,500   | 40.43 | 60,645 |
| Less Depreciation     |         |       |        |
| Physical & Functional | 30%     | 0.00  | 18,194 |
| Depreciated Cost      | 1,500   | 28.30 | 42,451 |

Cost Section 6

| Description           | Units/% | Cost  | Total  |
|-----------------------|---------|-------|--------|
| Basic Structure       |         |       |        |
| Base Cost             | 2,200   | 28.22 | 62,084 |
| Exterior Walls        | 2,200   | 6.15  | 13,530 |
| Basic Structure Cost  | 2,200   | 34.37 | 75,614 |
| Less Depreciation     |         |       |        |
| Physical & Functional | 30%     | 0.00  | 22,684 |
| Depreciated Cost      | 2,200   | 24.06 | 52,930 |

Cost Section 7

| Description           | Units/% | Cost  | Total   |
|-----------------------|---------|-------|---------|
| Basic Structure       |         |       |         |
| Base Cost             | 3,300   | 25.11 | 82,883  |
| Exterior Walls        | 3,300   | 5.47  | 18,051  |
| Basic Structure Cost  | 3,300   | 30.58 | 100,914 |
| Less Depreciation     |         |       |         |
| Physical & Functional | 30%     | 0.00  | 30,274  |
| Depreciated Cost      | 3,300   | 21.41 | 70,640  |

Land Values

|           | Size     | Nbhd Mult | Grade | Depth | Cost    |
|-----------|----------|-----------|-------|-------|---------|
| LAND      | 2.80     | 1.00      | 1.50  |       | 137,300 |
| AC Total  |          |           |       |       |         |
| SITE IMPS | Quantity | Quality   |       |       |         |
| Water     | Typical  | Average   |       |       | 5,000   |
| Sewer     | Typical  | Average   |       |       | 10,000  |
| NOTES     |          |           |       |       |         |

Total Property Value

|                            |           |
|----------------------------|-----------|
| Basic Structure Cost       | 1,031,200 |
| Total Super Structure Cost | 1,031,200 |
| Building Cost New          | 1,031,200 |
| Replacement Cost New       | 1,031,200 |
| Depreciated Cost           | 700,600   |
| Total Building Cost        | 700,600   |
| Land, Site Imp, Etc.       | 152,300   |
| Total Property Cost        | 852,900   |

Final Cost Value = \$852,900

| NET LEASABLE                            |  | INCOME/EXPENSE INFORMATION |                                   |
|---|--|----------------------------|-----------------------------------|
|   | SF   |                            |                                   |
|   | Units                                      | Type                       | Market Rent \$/Year               |
|   | 37   | 5 X 10                     | \$ 55.00 \$ 24,420.00             |
|   | 37   | 5 X 15                     | \$ 60.00 \$ 26,640.00             |
|   | 47   | 10 X 10                    | \$ 70.00 \$ 39,480.00             |
|   | 47   | 10 X 15                    | \$ 85.00 \$ 47,940.00             |
|   | 4  | 10 X 20                    | \$ 110.00 \$ 5,280.00             |
|   | <b>Gross Annual Income</b>                 |                            | \$ 143,760.00                     |
|   | <b>Less Vacancy &amp; Collection</b>       |                            | \$ 7,188.00                       |
|   | <b>Annual Effective Gross Income (EGI)</b> |                            | \$ 136,572.00                     |
| EXPENSES                                |  | Type                       | Amount                            |
|   |  | Insurance                  |                                   |
|   |  | Payroll                    |                                   |
|   |  | Repairs/Maint.             |                                   |
|   |  | Advertising                |                                   |
|   |  | Utilities - Electric       |                                   |
|   |  | Charges/Fees               |                                   |
|   |  | Grounds/Maint              |                                   |
|   |  | Cleaning Units             |                                   |
|   |  | Trash Removal              |                                   |
|   |  | Reserves 2%                |                                   |
|   |  | Management 8%              |                                   |
|   | <b>Total Expenses</b>                      |                            | \$0.00                            |
|   | <b>VAC. &amp; CR. LOSS</b>                 | 5.0%                       |                                   |
|   | <b>EXPENSE %</b>                           | 30.0%                      |                                   |
|   | <b>CAP. RATE</b>                           | 8.30%                      |                                   |
|   | <b>Effective Tax Rate</b>                  | 2.31%                      |                                   |
|   | <b>Total Cap Rate</b>                      | 10.61%                     |                                   |
| INCOME APPROACH VALUE INDICATIONS       |  |                            |                                   |
| INCOME APPROACH SUMMARY - ECONOMIC RENT |  |                            |                                   |
| GROSS INCOME                            | \$   | 143,760                    |                                   |
| VAC. & CR. LOSS                         | \$   | 7,188                      |                                   |
| EFF. GROSS INCOM                        | \$   | 136,572                    |                                   |
| EXPENSES (TOTAL)                        | \$   | 40,972                     |                                   |
| NFI INCOME                              | \$   | 95,600                     |                                   |
| OAR CAP                                 |  | 10.61%                     |                                   |
| VALUE INDICATION                        | \$   | 901,041                    | <b>INDICATED VALUE: \$900,000</b> |

**NEMRC**  
**New England Municipal Resource Center, Ltd**

**SEMINAR EVALUATION FORM**

We appreciate you taking a moment to supply us with your honest and objective input about today's seminar. This will allow us to better prepare for future seminars.

Seminar Title \_\_\_\_\_ Date \_\_\_\_\_

Name & Title \_\_\_\_\_ Organization \_\_\_\_\_

1. Please tell us what you thought about this seminar.