



NEMRC CAMA Seminar

Computer Assisted Mass Appraisal

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Sr. Appraiser
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Appraisers



Agenda

Creating Batch PRC and Cost Reports

Best Practices Cost Reports

Tiny Homes

Creating Freeze Files

Camps in CAMA

Apex Refresher

Commercial Mini Storage

Can generate individual reports

Can generate batch reports by PID, Road, Owner

Date Printed 01/14/20

Residential Property Record Card

Owner Information

Parcel
Owner

000079

14 CRESCENT LANE
WOOD-CH, VT 06201

Location 14 CRESCENT LANE
Descr: WLE 91 92 93 94 & 1/2 OF 1 & 1/2 OF 2 RES

Parcel Value Information

Land Value	130,300	Homestead	235,000
Dwelling Value	143,700	Household	295,000
Site Improvmt	11,000		
Outbuildings	10,000		
Misc. Adj.	0		
TOTAL	295,000		

Parcel Information

Tax Map #	NRD	10
Span	783-219-10080	1.35 Acres
Status	A - Active	11/27/19

Sales Information

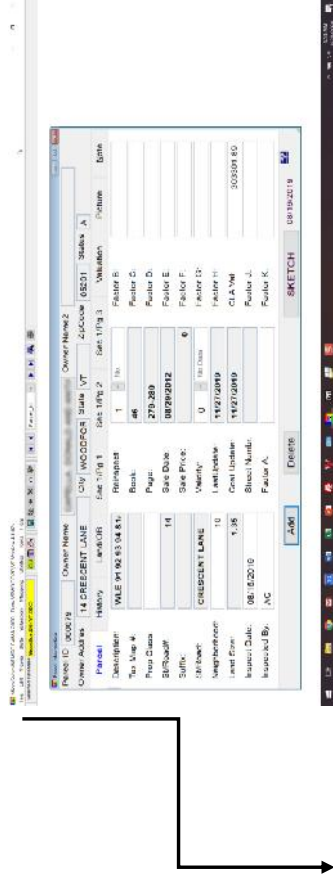
Book	46	Sale Date	06/29/12
Page	279-280	Sale Price	0

Status updated 06/16/19

BUILDING

Total Rooms	5	Year Built	1963	Building SF	1312	Energy Adj.	Average	Roughins	1
Bedrooms	2	Effect Age	57	Quality	3.25	Basmt Wall	Cont 8"	Plumb Fnd	5
Full Baths	1	Condition	Good	Style	1 Story	Basmt SF	1312.00	Fireplaces	0
Half Baths	0	Phys Degr	23	Design	Ranch	Basmt Fin	Rec	Porch	756
Kitchens	1	Funct Degr	0	Blg Type	Single	Basmt Fin SF	395	Gar/Shed	0
		Econ Degr	0			% Complete			0

Property Record Card Single Property



File Edit Viewer Data Valuation Mapping Utilities Tools Help

Selected Database: Woodford20 (VT.DBC)

Print Screen Window

Report Option

Print Screen

Other Custom Report or (PRC)

Cancel

Print Screen – Prints copy of screen being displayed.

Other Custom Report – Various PRC reports

Property Record Card

Parcel ID	Owner Name
000074	CAMPBELL, CATHERINE ADMINISTRATOR
000075	DEVLIN, ARTHUR J., SR & LINDA D
000076	CANTALINI, JOHN S.
000077	ALLARD DIANE
000078	CAPELLA ET AL., CARL-PATRICIA
000079	CAPELLA, DONALD AND ANITA
000081	CARPENTER, BARBARA, J
000083	GODBURN, ARTHUR A. & PATRICIA W.
000084	CARMODY, MARIANNE
000085	BRIGHAM, ALLISON R. PALISANO, FRANK

REPORT: 1 Page PRC No Color No Land PREVIEW

Choose Report Report on SINGLE Parcel

Select Report

OPDV Online PRC

1 Page PRC No Color No Land

One Page Property Record Card

Two Page Property Record Card

Three Page Property Record Card

Select New Printer Print Preview on Screen

Select a Property
Choose Print Screen Tab
Select PRC (Other Custom Reports)
Select Report
Select Printer or PDF (Defaults to Selected Printer)
Select report to Print or Preview
Report on Single Parcel

Print – Report goes directly to Printer

Preview on Screen - Report comes to Screen

Residential Property Record Card

Date Printed 01/14/20

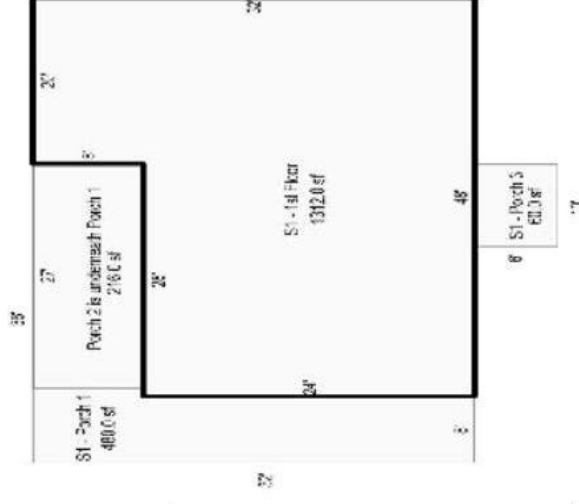
Parcel 000079
 Owner
 14 CRESCENT LANE
 WOODFORD, VT 05201
 Location 14 CRESCENT LANE
 Descr: WLE 91 92 93 94 & 1/2 OF 1 & 1/2 OF
 2 RES

Parcel Value Information	
Land Value	130,300 Homestead 295,000
Dwelling Value	143,700 Housesite 295,000
Site Imprvmnt	11,000
Outbuildings	10,000
Misc. Adj.	0
Total	295,000



Parcel Information	
Tax Map #	NBHD 10
Span	783-249-10060 Acres 1.35
Status	A - Active Last Update 11/27/19

Sales Information	
Book	46 Sale Date 08/29/12
Page	279-280 Sale Price 0

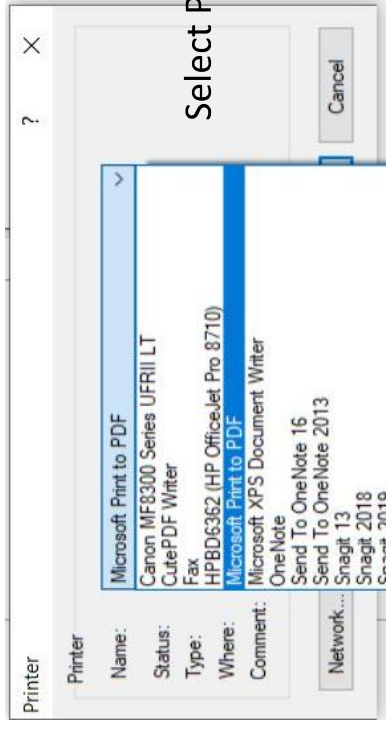
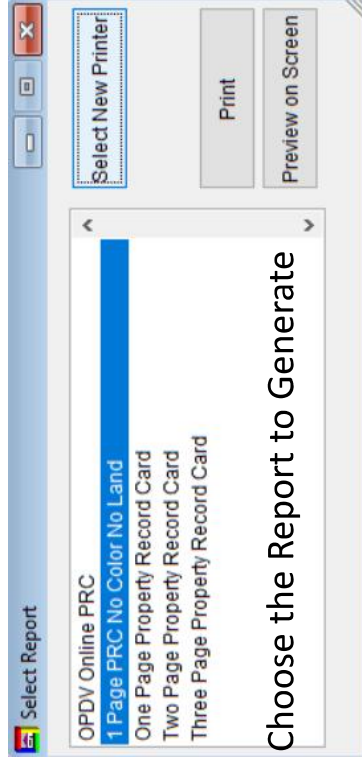


Sketch Updated: 08/16/19

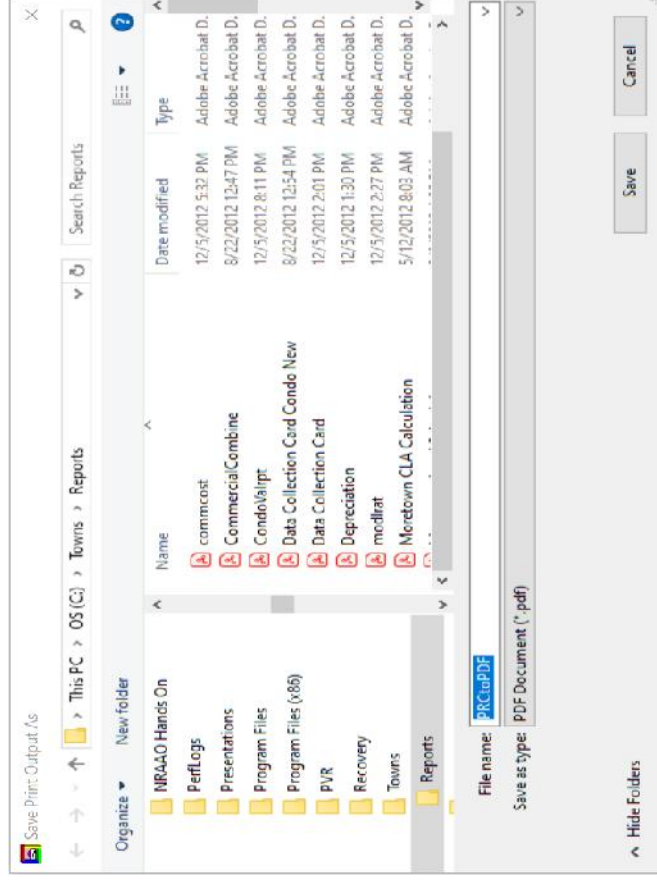
BUILDING

Total Rooms	5	Year Built	1963	Building SF	1312	Energy Adj	Average	Roughins	1
Bedrooms	2	Effect Age	57	Quality	3.25	Bsmt Wall	Conc 8"	Plumb Fixt	5
Full Baths	1	Condition	Good	Style	1 Story	Bsmt SF	1312.00	Fireplaces	0
Half Baths	0	Phys Depr	23	Design	Ranch	Bsmt Fin	Rec	Porch	756
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	396	Gar/Shed	0
		Econ Depr	0			% Complete:		0	

Generate to PDF



Select Print to PDF



Generate the report

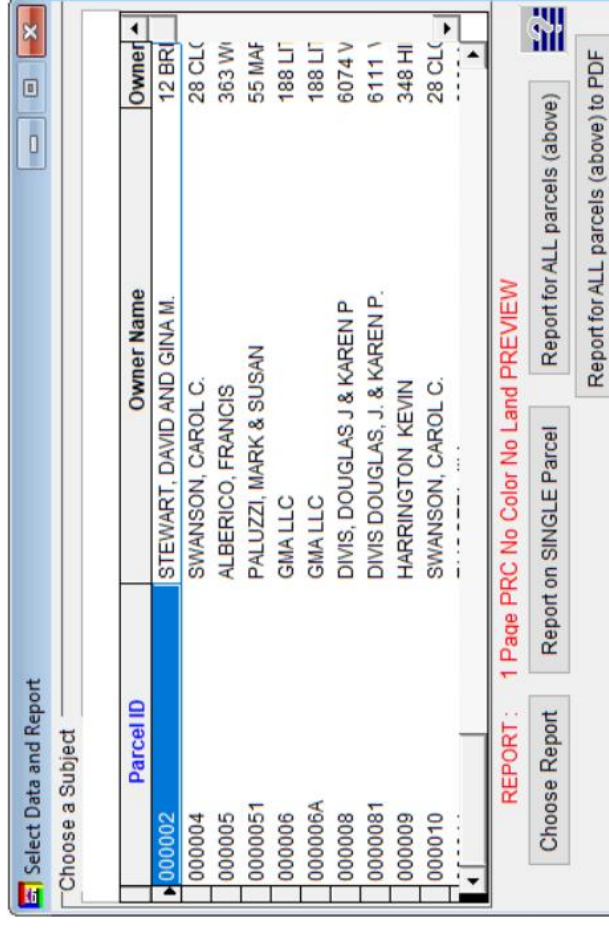
Select the Print Button

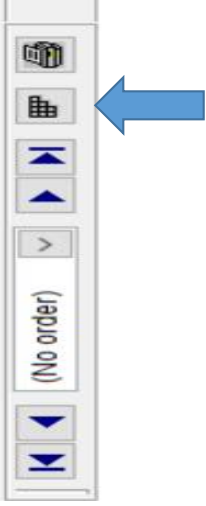
Give report a file name and location

Property Record Card Batch Mode



Go to Tools
Select Run Report
Choose Report to generate
Set Filter (Unless running all parcels – Not recommended)





Filter Button

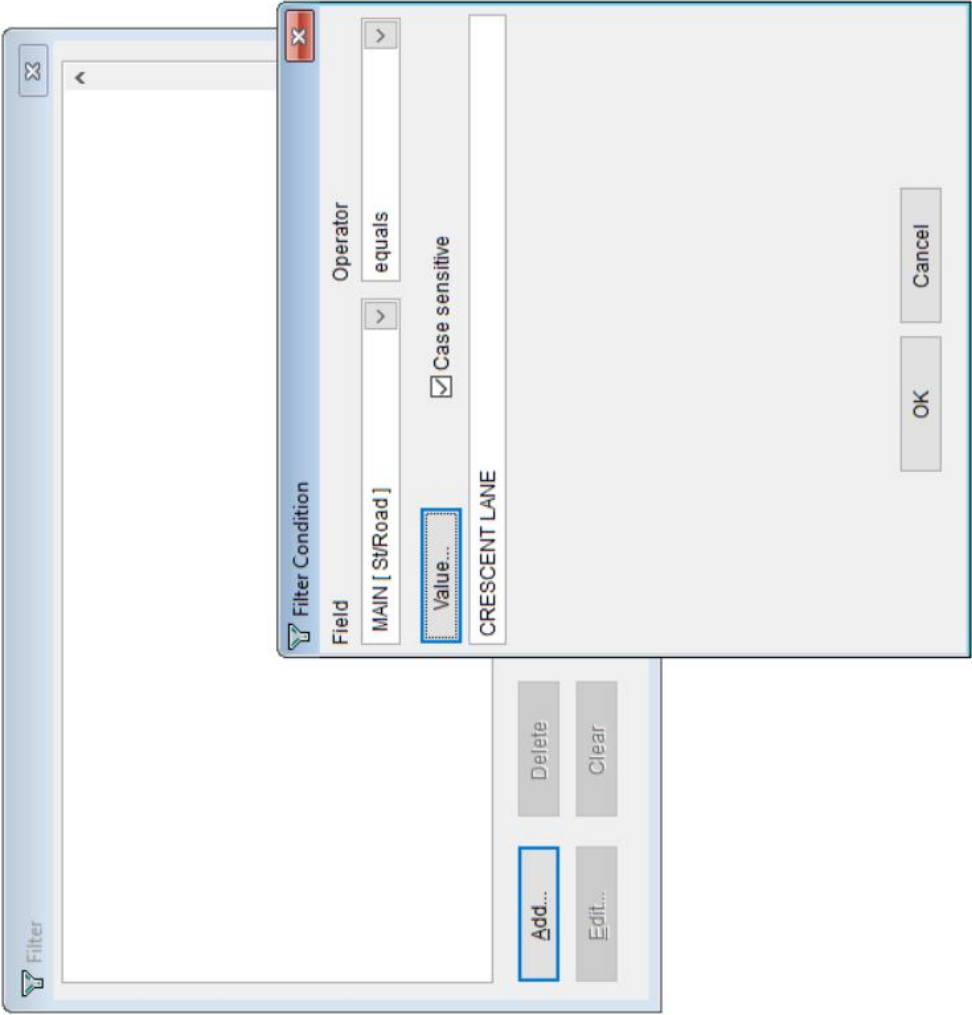
Choose Filter Button

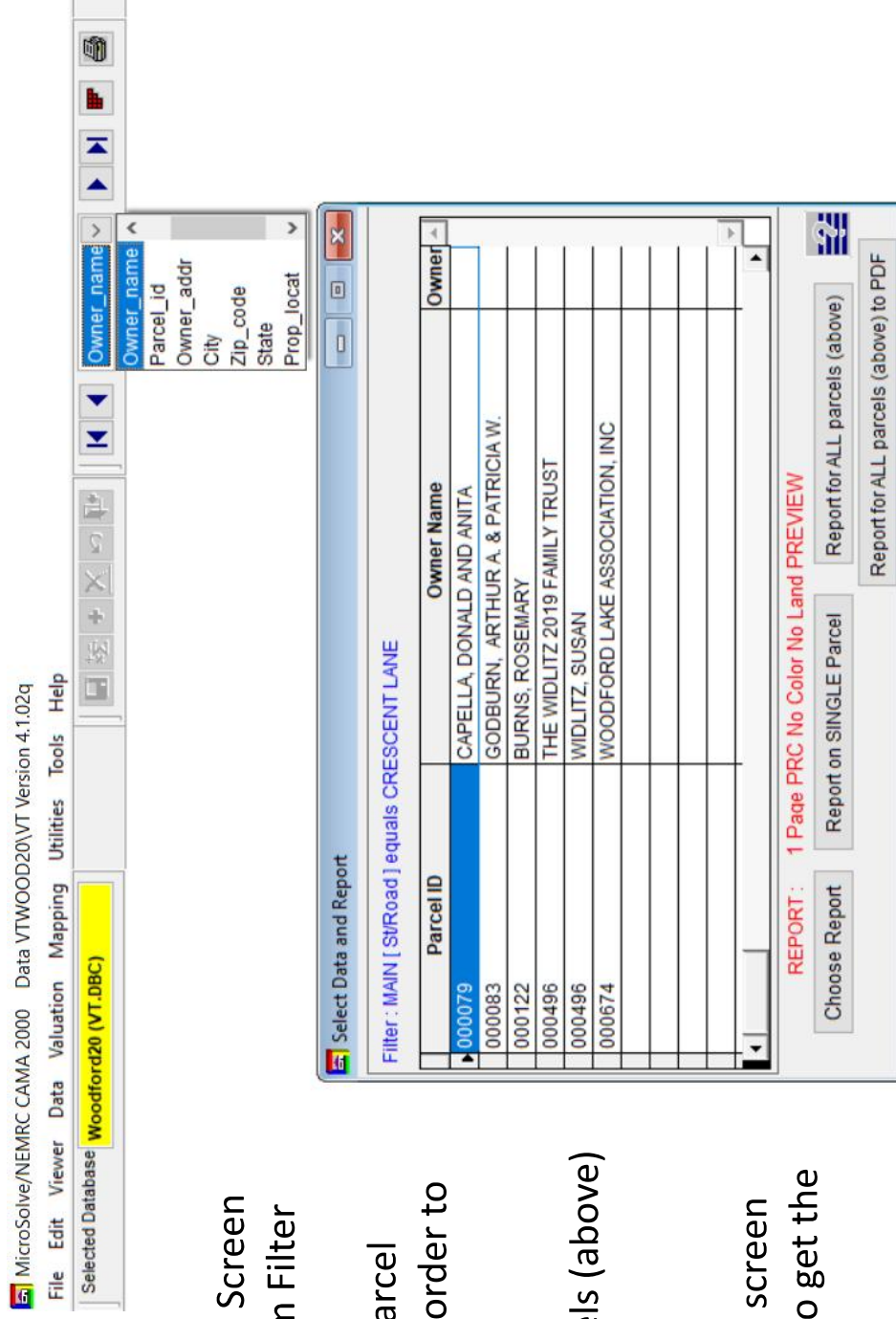
Add Button

Select Filter Criteria

If no filter is set, parcels will be printed in PID order.

Set A Filter





The Select Data and Report Screen shows parcels selected from Filter

Next go to the Sort tab in Parcel Navigation and choose the order to print the report

Choose Report for All parcels (above)

Note:

The Select Data and Report screen may need to be refreshed to get the drop down from the Parcel Navigation tab.

Hit red X and come back from Tools.

Reports will be generated
in order of selected index

Parcel 000122

Owner BURNS, ROSEMARY

45 WESTFORD ROAD
STAFFORD SPRINGS, CT 06076

Location 18 CRESCENT LANE

Descr: WLE 1 2 (38' OF 2) & HOUSE

Parcel Value Information

Land Value

57,400-Homesite

164,300

Dwelling Value

Site Improvmt

184,300

Outbuildings

Misc Adj

0

Total

164,300

Parcel Information

Tax Map #

783249-19071

AGRS

11/27/19

Block

47

Sale Date

12/20/12

Page

195204

Sale Price

35,000

Parcel Value Information

Land Value

57,400-Homesite

164,300

Dwelling Value

Site Improvmt

184,300

Outbuildings

Misc Adj

0

Total

164,300

Parcel Information

Tax Map #

783249-19071

AGRS

11/27/19

Block

47

Sale Date

12/20/12

Page

195204

Sale Price

35,000

Parcel Value Information

Land Value

57,400-Homesite

164,300

Dwelling Value

Site Improvmt

184,300

Outbuildings

Misc Adj

0

Total

164,300

Parcel Information

Tax Map #

783249-19071

AGRS

11/27/19

Block

47

Sale Date

12/20/12

Page

195204

Sale Price

35,000

Parcel 000078

Owner CAPELLA, DONALD AND ANITA

14 CRESCENT LANE
WOODFORD, VT 05591

Location 14 CRESCENT LANE

Descr: WLE 91 02 03 04 8 1/2 OF 1 & 1/2 OF 2 RES

Parcel Value Information

Land Value

136,300-Homesite

235,000

Dwelling Value

Site Improvmt

235,000

Outbuildings

Misc Adj

0

Total

235,000

Parcel Information

Tax Map #

783249-18090

AGRS

11/27/19

Block

46

Sale Date

08/20/12

Page

279293

Sale Price

0

Parcel Value Information

Land Value

136,300-Homesite

235,000

Dwelling Value

Site Improvmt

235,000

Outbuildings

Misc Adj

0

Total

235,000

Parcel Information

Tax Map #

783249-18090

AGRS

11/27/19

Block

46

Sale Date

08/20/12

Page

279293

Sale Price

0

BUILDING			
Total Rooms	6	Year Built	1964
Bedrooms	3	Effect App	56
Full Baths	1	Condition	Average
Half Baths	0	Phys Depr	41
Kitchens	1	Fund Depr	0
Econ Depr		0	

Parcel 000083

Owner GODBURN, ARTHUR A & PATRICIA

132 MILBURY AVENUE
MILTON, VT 05468

Location 30 CRESCENT LANE

Descr: WLE 4 & 5 & 6(A) & HOUSE

Parcel Value Information

Land Value

139,000-Homesite

0

Dwelling Value

Site Improvmt

21,600-Homesite

Outbuildings

Misc Adj

0

Total

120,500

Parcel Information

Tax Map #

783248-10063

AGRS

045

Block

46

Sale Date

11/27/19

Page

112484

Sale Price

0

Parcel Value Information

Land Value

139,000-Homesite

0

Dwelling Value

Site Improvmt

21,600-Homesite

Outbuildings

Misc Adj

0

Total

120,500

Parcel Information

Tax Map #

783248-10063

AGRS

045

Block

46

Sale Date

11/27/19

Page

112484

Sale Price

0

BUILDING			
Total Rooms	6	Year Built	1963
Bedrooms	2	Effect Age	57
Full Baths	1	Condition	Good
Half Baths	0	Phys Depr	23
Kitchens	1	Fund Depr	0
Econ Depr		0	

BUILDING

Total Rooms	3	Year Built	1949	Building SF	400	Energy Adj	Average	Roughness	0
Bedrooms	2	Effect Age	71	Quality	3.56	Bent Wall	No Data	Plumb Fw	5
Full Baths	1	Condition	AggGood	Style	1 Story	Bent SF	6.00	Fireplaces	0
Half Baths	0	Phys Depr	41	Design	Camp	Bent Fin	No Data	Porch	200
Kitchens	1	Fund Depr	0	Blgd Type	Camp	Bent Fin SF	0	Gar/Shed	0
Econ Depr		0		% Complete		0			

11/20/2019 10:44:30 AM

Generating Cost Reports

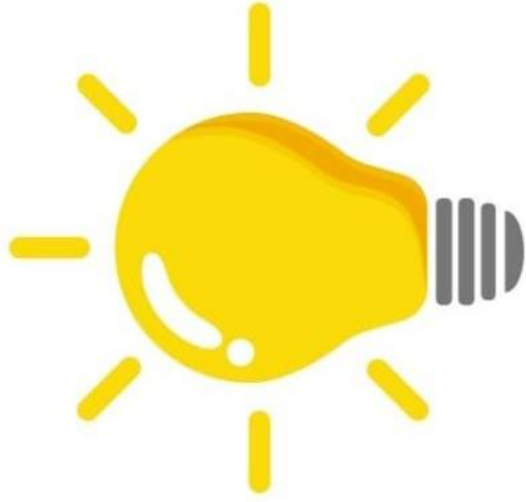
Can run:

Individual Cost Reports Directly from Data Entry Screen

Or

Batch of Cost Reports based on Filter Selection

01/04/2019										Page 1	
From Table: MARK Section 1										Normalized Property Costs	
Property ID: 0103102000										Received # 1	
Owner(s): ATKINS CLARK										Cost Method: 01.04.20.19	
Address: ATKINS ELIZABETH H										Validity: No Data	
City/State: LINCOLN VT 0543										AVG PAGE: 3.00	
Description: 30 ACRE AND DWELLING										Should be: 0.72	
Tax Map #: 03-01-62-000										# Bedrooms: 1	
										# Bath: 1	
										# Kitchens: 1	
										Total	
BASE COST										Unit Cost	
Excavator Work #1:										Quantity	
Roof #1:										Percent	
Siding #1:										100.00	
Floor cover #1:										100.00	
Heat/cooling #1:										100.00	
ADJUSTED BASE COST										1,954.00	
ADDITIONAL FEATURES										1,954.00	
Features (beyond allowance of 8)										-3.00	
Roughness (beyond allowance of 1)										1,470.00	
Porch #1:										218.00	
Porch #2:										255.00	
Subtotal										473.00	
Current multiplier										1.00	
REPLACEMENT COST NEW										197,593	
Physical depreciation										Percent	
Economic depreciation										34.00	
REPLACEMENT COST NEW LESS DEPRECIATION										Average	
SHRINK LOT										Normal	
SHRINK LOT										1.00	
SHRINK LOT										Grade	
SHRINK LOT										0.50	
SHRINK LOT										Depth/Rate	
SHRINK LOT										32,200	
SHRINK LOT										32,200	
SHRINK LOT										6,000	
SHRINK LOT										15,000	
SHRINK LOT										6,200	
SHRINK LOT										20,500	
SHRINK LOT										20,500	
SHRINK LOT										197,700	
SHRINK LOT										197,700	
SHRINK LOT										HOMESITE VALUE	
SHRINK LOT										HOMESTEAD VALUE	
SHRINK LOT										ATKINS RD:	
SHRINK LOT										0.0000000000000000	



The type of Cost output is selected for each user login and retains that selected output.

Remember – if the Default Cost report shows the user will need to re-select the correct report.

01/04/19	MicroSolve CAMA System				Page 1
Itemized Property Costs- based on Marshall & Swift					
From Table: MAIN		Section 1	Record # 1		
Property ID:	01030152000		Building Type:	Single	
Owner Name:	ATKINS CLARK		Quality:	3.00	
Parcel Address:	ATKINS RD		Construction:	Studded	
Year Built:	1972		Style:	2 Story	
Building Age:	80		Total Area:	1864	
Bedrooms:	4		Total Rooms:	10	
Item	Description	Percent	Quantity	Unit Cost	
BASE COST					
Exterior Wall #1:	WdSiding /Ht-8	100.00		82.36	
ADJUSTMENTS					
Roof #1:	Metal-Grn	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW/BBST	100.00		2.15	
Energy Adjustment	Good			2.25	
ADJUSTED BASE COST			1,864.00	91.01	
ADDITIONAL FEATURES					
Furniture (beyond allowance of 8)			-3.00	1,470.00	
Roughins (beyond allowance of 1)				595.00	
Features #1:	ATT SHED		210.00	10.00	
Porch #1:	WoodDeck/Hall/Roofn		265.00	28.41	
Porch #2:	WoodDeck/Hall/Roofn		48.00	49.42	
Drivement	Stone		-432.00	30.56	
Subtotal					
Local multiplier		1.05			
Current multiplier		0.94			
REPLACE MENT COST NEW					
Condition	Average	Percent			
Physical depreciation		34.00			
Functional depreciation					
Economic depreciation					
REPLACE MENT COST NEW LESS DEPRECIATION					
LAND PRICE S	Size		Grade	Depth/Rate	
SI BNG Lot	0.64		1.00	0.90	
Total	0.54				
SITE IMPROVEMENTS					
Water	Hate/Hed	Quantity	Quality		
Sewer	y/y	Typical	Average		
Total	y/y	Typical	Average		
OUTBUILDING S					
DGS TS	Hate/Hed	% Good	Size	Extras	
Barn, GP	y/y	30	750	8.23	
Total	y/y	50	1776	11.55	
TOTAL PROPERTY VALUE					
NOTES					
ATKINS RD: HOUSESITE VALUE : 197,700					
HOMESTEAD VALUE : 197,700					

Replace the Default Report with the regular cost report by re-setting (selecting) the desired cost report.

Default Report

01/04/19	MicroSolve CAMA System				Page	1
From Table: MAIN		Itemized Property Costs- based on Marshall & Swift		Record # 1		
Property ID: 01030152000		Building Type: Single		AVERAGE		
Owner Name: ATKINS CLARK		Quality: 3.00		AVERAGE		
Parcel Address: ATKINS RD		Construction: Studded				
Year Built: 1972		Style: 2 Story				
Building Age: 80		Total Area: 1864				
Bedrooms: 4		Total Rooms: 10				
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSiding / Ht=8	100.00		82.36		
ADJUSTMENTS						
Roof #1:	Metal-Chn	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		4.25		
Heat/cooling #1:	HW BBSST	100.00		2.15		
Energy Adjustment	Good			2.25		
ADJUSTED BASE COST				1,864.00	169,642	
ADDITIONAL FEATURES						
Features (beyond allowance of 8)			-3.00	1,470.00	-4,410	
Roughlins (beyond allowance of 1)				595.00		
Features #1:	ATT SHED		210.00	10.00	2,100	
Porch #1:	WoodDeckNoWallRoofN		255.00	28.41	7,245	
Porch #2:	WoodDeckNoWallRoofN		48.00	49.42	2,372	
Basement	Stone		432.00	30.36	13,116	
Subtotal					190,064	
Local multiplier		1.05				
Current multiplier		0.94				
REPLACEMENT COST NEW					187,593	
Condition	Average	Percent				
Physical depreciation		34.00			-63,782	
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					123,800	
LAND PRICES						
SI Bldg Lot	Size	0.54	Grade	0.90	Depth/Rate	
Total						
SITE IMPROVEMENTS						
Water	Hate/Hatd	Quantity	Quality			
Sewer	y/y	Typical	Average			
Total						
OUTBUILDINGS	Hate/Hatd	% Good	Size	Rate	Extras	
DGS 15	y/y	30	750	8.23	6,200	
Barn, GP	y/y	50	1776	11.55	20,500	
Total					26,700	
TOTAL PROPERTY VALUE					197,700	
NOTES						
ATKINS RD:				HOUSESITE VALUE :	197,700	
				HOMESTEAD VALUE :	197,700	

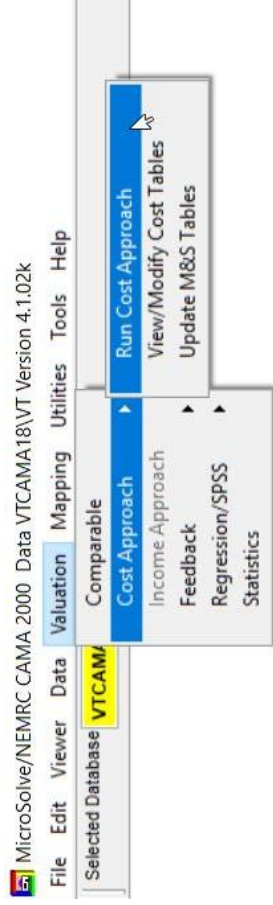
MicroSolve CAMA5500 (s)

New Report

01/04/2019	Itemized Property Costs				Page	1
From Table: MAIN		Sample Town		Record # 1		
Property ID: 01030152000		Spn #: 354-109-1.0004		Last Inspected: 10/19/2009		Cost Update: 01/04/2019
Owner(s): ATKINS CLARK		Sale Price: / /		Books: 0		Yieldity: No Data
Address: ATKINS ELIZABETH H		Bldg Type: Single		Quality: 3.00		AVERAGE
City/Zip: LINCOLN VT 05443		Style: 2 Story		Framer: Studded		
Location: 37 ATKINS RD		Area: 1864		Yr Built: 1972		Eff Age: 80
Description: 54 ACRE AND DWELLING		# Rms: 10		# Bedrm: 4		# Kitchens: 1
Tax Map #: 03-01-52.000		# 1/2 Bath: 0		# Baths: 1		
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	WdSiding / Ht=8	100.00		82.36		
ADJUSTMENTS						
Roof #1:	Metal-Chn	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		4.25		
Heat/cooling #1:	HW BBSST	100.00		2.15		
Energy Adjustment	Good			2.25		
ADJUSTED BASE COST				1,864.00	169,642	
ADDITIONAL FEATURES						
Features (beyond allowance of 8)			-3.00	1,470.00	-4,410	
Roughlins (beyond allowance of 1)				595.00		
Features #1:	ATT SHED		210.00	10.00	2,100	
Porch #1:	WoodDeckNoWallRoofN		255.00	28.41	7,245	
Porch #2:	WoodDeckNoWallRoofN		48.00	49.42	2,372	
Basement	Stone		432.00	30.36	13,116	
Subtotal					190,064	
Local multiplier		1.05				
Current multiplier		0.94				
REPLACEMENT COST NEW					187,593	
Condition	Average	Percent				
Physical depreciation		34.00			-63,782	
Functional depreciation						
Economic depreciation						
REPLACEMENT COST NEW LESS DEPRECIATION					123,800	
LAND PRICES						
SI Bldg Lot	Size	0.54	Grade	0.90	Depth/Rate	
Total						
SITE IMPROVEMENTS						
Water	Hate/Hatd	Quantity	Quality			
Sewer	y/y	Typical	Average			
Total						
OUTBUILDINGS	Hate/Hatd	% Good	Size	Rate	Extras	
DGS 15	y/y	30	750	8.23	6,200	
Barn, GP	y/y	50	1776	11.55	20,500	
Total					26,700	
TOTAL PROPERTY VALUE					197,700	
NOTES						
ATKINS RD:				HOUSESITE VALUE :	197,700	
				HOMESTEAD VALUE :	197,700	

MicroSolve CAMA 2000

Step 1

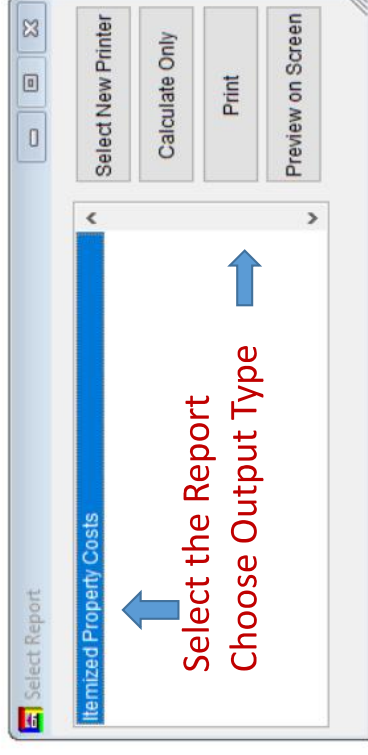


Valuation Tab - Choose Cost Approach and Run Cost Approach

Step 2



Step 3

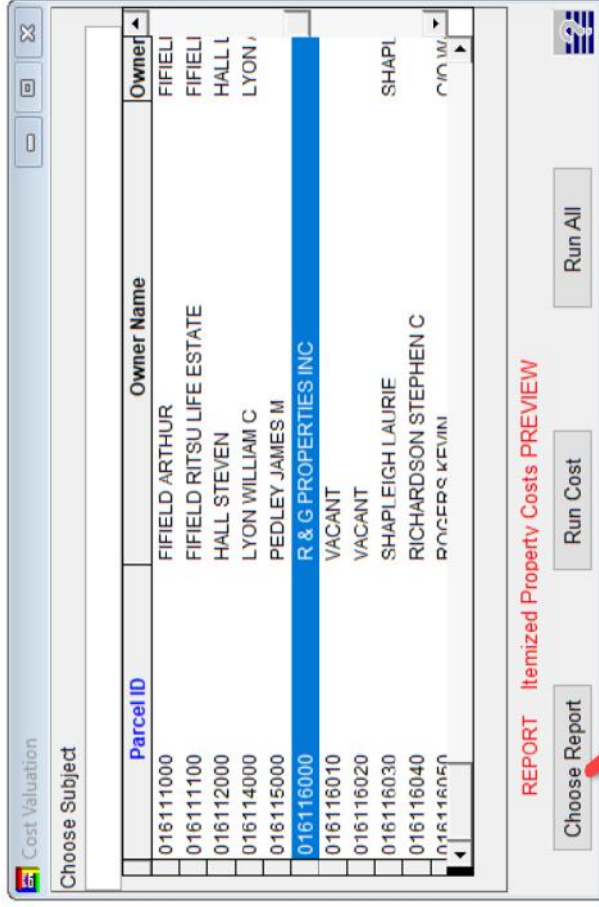


Step 4



Run Cost on a Parcel





Select New Printer



Calculate Only

Runs cost on all selected properties. No Output.

Print

Runs cost and prints report directly to printer.

Preview on Screen

Runs cost and puts report on screen.

* The last selected reporting format remains for each user login.

Itemized Property Costs									
From Table: MAIN Section 1				Sample Town		Record # 1			
Property ID: 01030152000		Span #: 35.4-109-1.0004		Last Inspected: 10/19/2009		Cost Updated: 01/04/2019			
Owner(s): ATKINS CLARK		Sale Price: / /		Book: /		Page: /		Validity: No Data	
Address: 37 ATKINS RD		Bldg Type: Single		Quality: 3.00		AVERAGE			
City/State/Zip: LINGOLN VT 05443		Style: 2 Story		Frame: Shudd					
Location: 37 ATKINS RD		Area: 1864		Yr Built: 1872		Eff Age: 80			
Description: 5.4 ACRE AND DWELLING		# Rms: 10		# Bedrm: 4		# Kitchens: 1			
Tax Map #: 03-01-52-000		# 1/2 Bath: 0		# Baths: 1					
Item	Description	Percent	Quantity	Unit Cost	Total				
BASE COST									
Exterior Wall #1:	WdSdg / Ht=8	100.00		82.36					
ADJUSTMENTS									
Roof #1:	Metal-Chn	100.00							
Subfloor	Wood								
Floor cover #1:	Allowance	100.00		4.25					
Heat/cooling #1:	HW BBLST	100.00		2.15					
Energy Adjustment	Good			2.25					
ADJUSTED BASE COST			1,864.00	91.01	169,642				
ADDITIONAL FEATURES									
Fixtures (beyond allowance of 8)			-3.00	1,470.00	-4,410				
Roughlins (beyond allowance of 1)				595.00					
Features #1:	ATT SHED		210.00	10.00	2,100				
Porch #1:	WoodDckNoWallRoof/N		255.00	28.41	7,245				
Porch #2:	WoodDckNoWallRoof/N		48.00	49.42	2,372				
Basement	Stone		432.00	30.36	13,116				
Subtotal					190,064				
Local multiplier		1.05							
Current multiplier		0.94							
REPLACEMENT COST NEW					187,593				
Condition	Average	Percent							
Physical depreciation		34.00			-63,782				
Functional depreciation									
Economic depreciation									
REPLACEMENT COST NEW LESS DEPRECIATION					123,800				
LAND PRICES									
St Bldg Lot	Size	Nbrd Mult	Grade	Depth/Rate					
	0.54	1.00	0.90		32,200				
Total	0.54				32,200				
SITE IMPROVEMENTS									
Water	Rate/Head	Quantity	Quality						
Sewer	y/y Typical	y/y Typical	Average						
Total					5,000				
OUTBUILDINGS									
DGS 15	Rate/Head	% Good	Size	Rate	Extras				
Barn, GP	y/y	30	750	8.23	6,200				
Total	y/y	50	1776	11.55	20,500				
					26,700				
TOTAL PROPERTY VALUE					197,700				
NOTES	HOUSESITE VALUE : -								
ATKINS RD:	HOMESTEAD VALUE : -								

Correct Vermont Cost Report

* Remember *

The last selected reporting format remains for each user login.

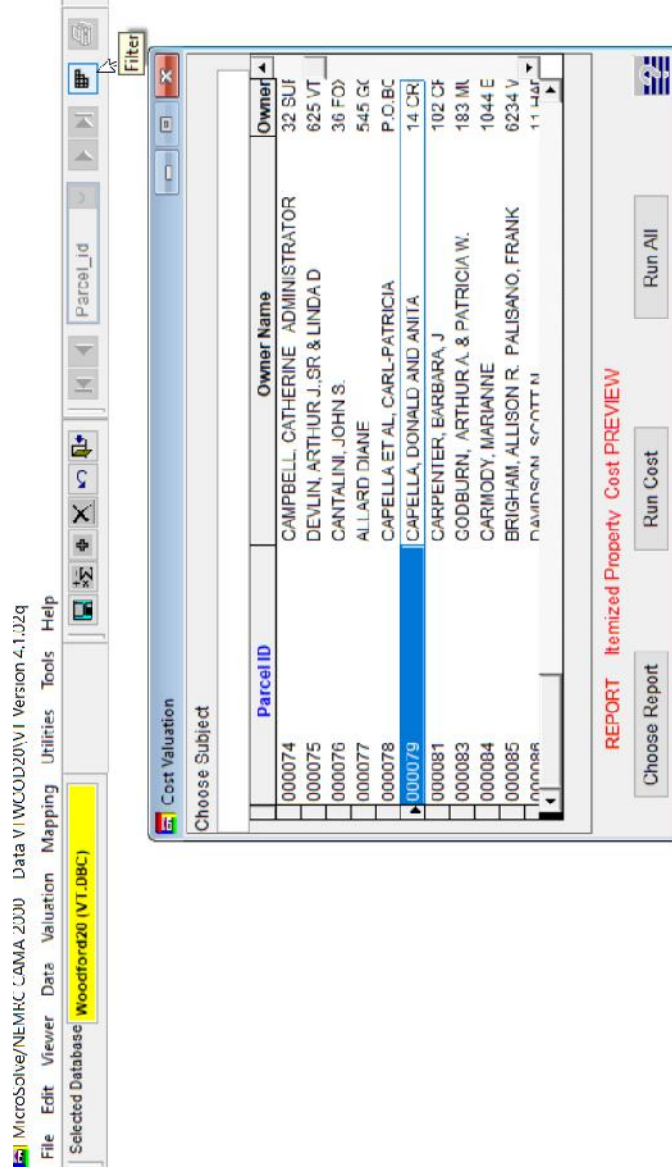
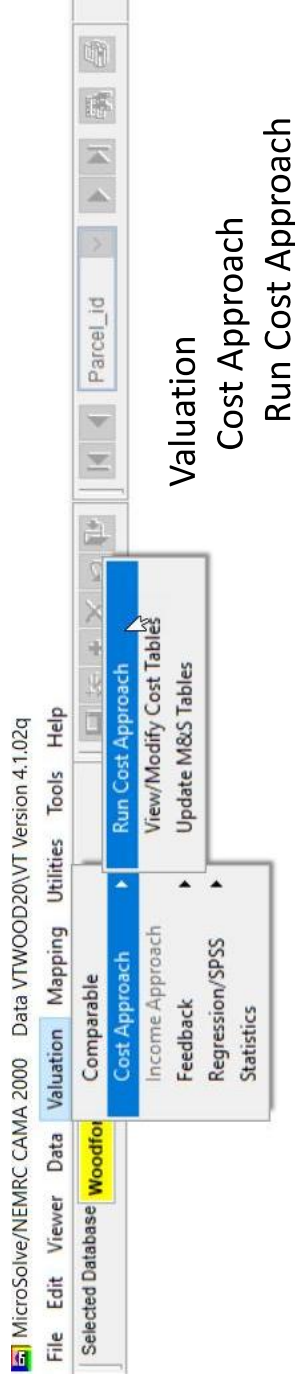
Cost
Button
To
Generate
Individual
Cost
Report

Parcel ID 000079		Owner Name		Owner Name2	
Owner Address 14 CRESCENT LANE		City WOODFOR		State VT	
ZipCode		05201		Status A	
Parcel		History		Picture	
Land/OB		Sec 1/Pg 1		Sec 1/Pg 2	
Val ID: 1		CAMA SiteImp: 11000		Misc Adjust:	
Period:		CAMA Outbuil: 10000		Housesite: 2	
Prior Dwell:		CAMA Total: 295000		Housesite \$: 295000	
Prior Land:		CAMA Ratio:		Homestead: 2	
Prior Siteim:		Comp Value:		Homestead \$: 295000	
Prior Outbld:		Comp Ratio:		Select Value: 0	
Prior Total:		Regr Value:		OPDV Cd: WDXRU	
Prior Ratio:		Regr Ratio:		SPAN: 783-249-10060	
CAMA Dwell: 143700		Other Value: 321500.00			
CAMA Land: 130300		Other Ratio:			

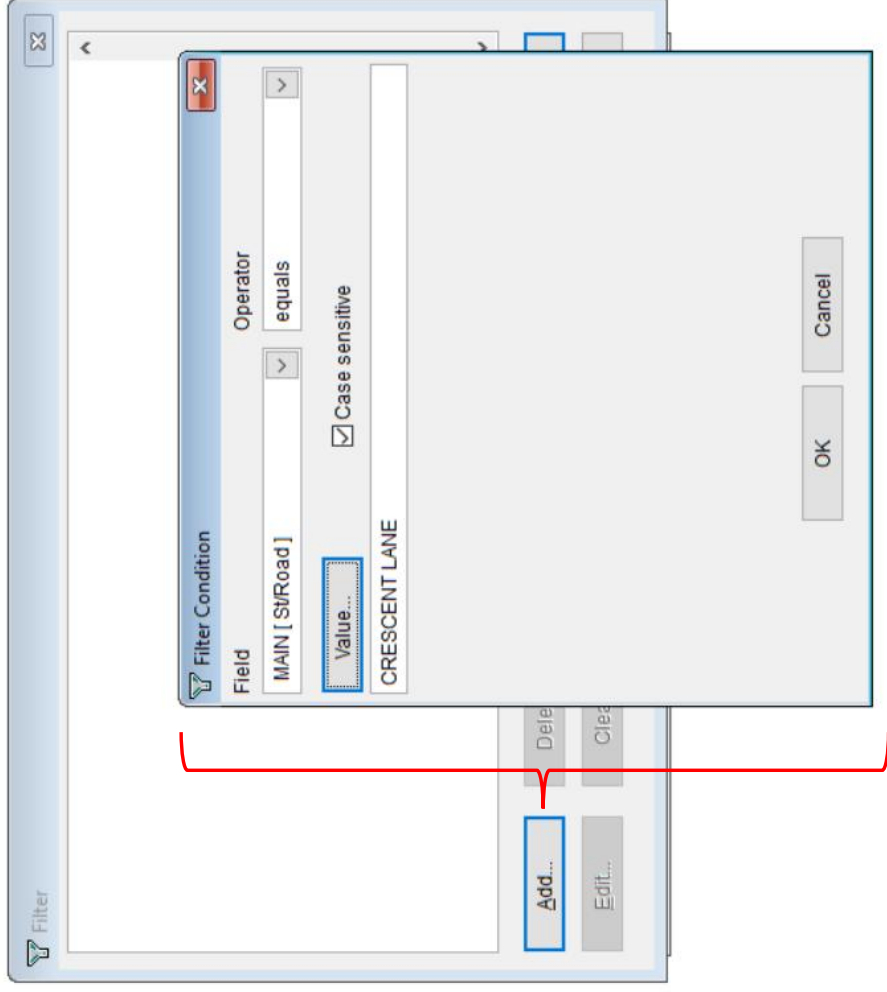
Add
Delete
SKETCH
08/16/2019

Normalized Property Costs										Record # 1350	
Property ID: 000079		Span #: 783-249-10060		Last Inspected: 08/15/2019		Book: 46		Validity: No Data		Cost Update: 11/27/2019	
Owner(s):		Sale Price: 0		Sale Date: 08/29/2012		Page: 279-280		Bldg Type: Single		Quality: 3.25	
Address: 14 CRESCENT LANE		Style: 1 Story		Frame: Shudd		Yr Built: 1963		Eff Age: 57		# Rms: 5	
City/State/Zip: WOODFORD VT 05201		# 1/2 Bath: 0		# Baths: 1		# Bedrms: 2		# Kitchens: 1			
Location: 14 CRESCENT LANE											
Description: WLE 91 92 93 94 & 1/2 OF 1 & 1/2 OF 2 RES											
Tax Map #:											
Item	Description	Percent	Quantity	Unit Cost	Total						
BASE COST											
Exterior Wall #1:	Plywood / Ht=8	80.00		81.28							
Exterior Wall #2:	WdSiding / Ht=8	20.00		20.59							
ADJUSTMENTS											
Roof #1:	CompShg	100.00									
Subfloor	Wood										
Floor cover #1:	Allowance	100.00		4.25							
Heat/cooling #1:	HW BB/ST	100.00		2.14							
Energy Adjustment	Average										
ADJUSTED BASE COST											
			1,312.00	108.26	142,039						
ADDITIONAL FEATURES											
Fixtures (beyond allowance of 8)			-3.00	1,690.00	-5,070						
Roughlins (beyond allowance of 1)				635.00							
Features #1:	Woodstove		1.00	1,500.00	1,500						
Porch #1:	WoodDeckNoWallNoRoo		488.00	14.23	6,830						
Porch #2:	WoodDeckNoWallRoof/N		216.00	32.98	7,124						
Porch #3:	OpenSlab/SolidRoof/Gelli		60.00	57.81	3,469						
Basement	Conc 8"		1,312.00	22.58	29,625						
Finished Basement	Ret Room		396.00	20.20	7,999						
Basement Garage	Double		1.00	2,968.75	2,969						
Subtotal					196,484						
Local multiplier		0.95									
Current multiplier		1.00									
REPLACEMENT COST NEW											
Condition	Good	Percent			186,660						
Physical depreciation		23.00									
Functional depreciation					-42,932						
Economic depreciation											
REPLACEMENT COST NEW LESS DEPRECIATION											
					143,700						
LAND PRICES											
Sl Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate							
	1.35	1.00	1.00		130,300						
Total	1.35				130,300						
SITE IMPROVEMENTS											
Water	Haite/Hard y/y	Quantity	Quality								
Sewer	y/y	Typical	Average								
Total	< Typical	Below Avg			5,000						
					6,000						
					11,000						
OUTBUILDINGS											
DGS 1S	Haite/Hard y/y	% Good	Size	Rate	Extras						
Total	30		1170	8.53	10,000						
					10,000						
TOTAL PROPERTY VALUE											
					295,000						

Batch Cost Reports

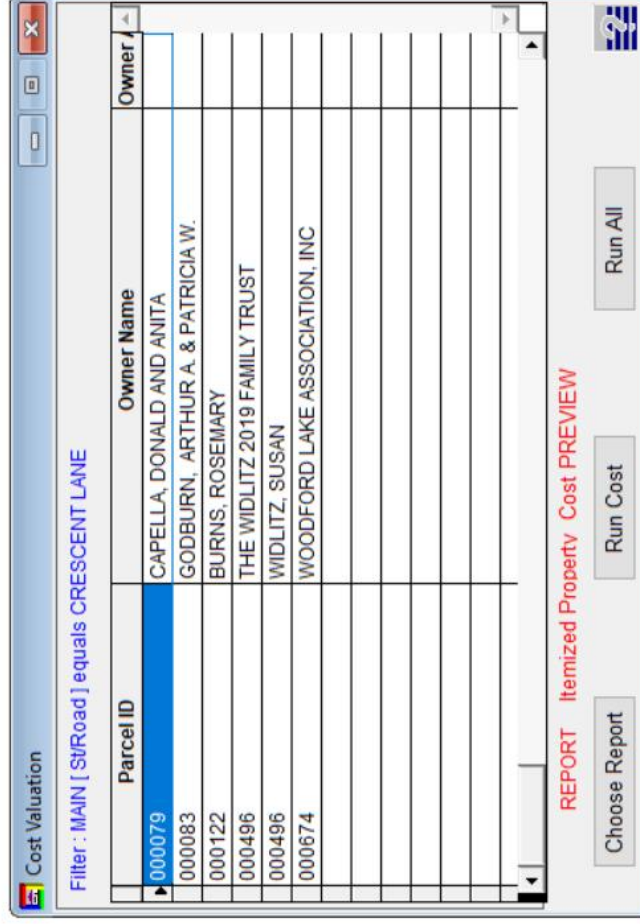


Choose Filter to select parcels to be process in Batch.



Select Add in Filter and complete the Filter Conditions

Examples:
Road, Neighborhood, Specific PID's



The Dangers of Cost Reports

Have discussed the dangers of running cost reports

Running Cost - Re-Calculates the Value

Cannot Assume there have been no changes in Data

Multiple Staff may have access and may make a change

Recall Story about testing a Garage Value

Had a few Towns this past year call with changed values

Three new maintenance towns found Changes in Value

Example 1:

Call regarding change in value for a class of properties

Change was in land value

Discovered that system was using land tables correctly

Determined that values were generated on different computer
and land tables were not updated on Town computer

Example 2:

New Maintenance Town

Completed reappraisal previous year

Decided to check values

Process:

1. Export current values for current CAMA file
2. Create copy of Original file and run cost on Copy
3. Export values from Copy CAMA file
4. Combine spreadsheets
5. Calculate ratio of Original Cost to Copy Cost
6. Any value not 1.0 will change when Cost is run

OrigID	CstDate	OrigVal	TestPID	TstCost	Ratio
7001680	3/29/2018	111300	7001680	129000	0.876
7000225	6/22/2018	128900	7000225	146400	0.88
9990355	2/27/2014	36700	9990355	38600	0.951
0020015	6/13/2018	78400	0020015	80200	0.978
0020041	6/13/2018	148900	0020041	150100	0.992
0020139	6/27/2019	176100	0020139	180200	0.977
0020139	7/3/2019	319600	0020139	319600	1
0020144	6/13/2018	163300	0020144	163300	1
0020178	6/13/2018	134200	0020178	134200	1
0020200	6/13/2018	197900	0020200	197900	1
0020201	6/13/2018	363700	0020201	363700	1
0020222	6/13/2018	176200	0020222	176200	1
0020239	8/1/2018	130200	0020239	130200	1
0020242	6/14/2018	198000	0020242	198000	1
0020269	6/14/2018	156000	0020269	156000	1
0020294	6/13/2018	232600	0020294	232600	1
0020331	3/20/2019	160200	0020331	160200	1
0020333	3/20/2019	636800	0020333	636800	1
0020369	8/2/2018	242100	0020369	242100	1
0020376	6/13/2018	287300	0020376	287300	1
0020425	6/13/2018	132400	0020425	132400	1
0020470	6/13/2018	205600	0020470	205600	1
0020481	6/13/2018	145100	0020481	145100	1
0020498	6/13/2018	123900	0020498	123900	1
0020501	6/13/2018	352500	0020501	352500	1
0020529	6/13/2018	193500	0020529	193500	1
0020562	6/13/2018	138300	0020562	138300	1
0020610	8/15/2018	342800	0020610	342800	1
0020610	6/13/2018	159100	0020610	159100	1
0020662	6/14/2018	173000	0020662	173000	1
0020689	6/14/2018	65400	0020689	65400	1
0020699	6/13/2018	201800	0020699	201800	1
0020702	6/14/2018	105600	0020702	105600	1
0020800	6/14/2018	174000	0020800	174000	1
0021211	7/31/2019	633100	0021211	633100	1
0025000	8/2/2018	237600	0025000	237600	1
0027000	6/13/2018	85300	0027000	85300	1
0030012	6/14/2018	81000	0030012	81000	1

These Parcels will change values when cost is run

Audit Trail Report Shows Change in Neighborhood Code

Microsolve CAMA2000 Audit Report							Page
Run 01/21/2020							
Parcel ID	DBC	Table	Type Field	Old Value	New Value	Date - Time	
7001680	VT	LAND	M LAND_TOT	15100.0000	7600.0000	03/29/2018 10:49:09	
7001680	VT	MAIN	M CAMA_LAND	15100.0000	7600.0000	03/29/2018 10:49:12	
7001680	VT	MAIN	M CAMA_TOTAL	15100.0000	7600.0000	03/29/2018 10:49:12	
7001680	VT	MAIN	M FACTORE	04/05/2017	03/29/2018	03/29/2018 10:49:12	
7001680	VT	LAND	M LAND_TOT	7600.0000	11300.0000	03/29/2018 10:49:22	
7001680	VT	MAIN	M CAMA_LAND	7600.0000	11300.0000	03/29/2018 10:49:25	
7001680	VT	MAIN	M CAMA_TOTAL	7600.0000	11300.0000	03/29/2018 10:49:25	
7001680	VT	MAIN	M NEIGHBORHO	10.0000	9.0000	06/22/2018 02:41:07	
7001680	VT	MAIN	M LASTUPDATE	03/29/2018	06/22/2018	06/22/2018 02:41:07	

Default Cost Report

CAMA Seminar 2019 Discussed Refreshing Cost Report

01/04/15

MicroSolve CAMA System

Page 1

Itemized Property Costs- based on Marshall & Swift

From Table: MAIN Section 1

Record # 1

Property ID:	01030 162001	Building Type:	Single		
Owner Name:	ATKINS CLARK	Quality:	3.00	AVERAGE	
Parcel Address:	ATKINS RD	Construction:	Stucco		
Year Built:	1972	Style:	2 Story		
Building Area:	80	Total Area:	1064		
Bedrooms:	4	Total Rooms:	10		

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSdg / Ht-9	100.00			82.36
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Wood				
Floor cover #1:	Aluminum	100.00		4.28	
Heat/cooling #1:	HW BOYST	100.00		2.15	
Energy Adjustment	Good			2.28	
ADJUSTED BASE COST				1,064.08	91.01
ADDITIONAL FEATURES					
Stucco (beyond allowance of 0)		-3.00		1,470.00	-4,410
Roughins (beyond allowance of 1)				606.00	
Features #1:	ATT SHED	216.00		10.00	2,160
Porch #1:	WoodDeck/Wall/Roof	355.00		26.41	9,345
Porch #2:	WoodDeck/Wall/Roof	48.00		45.42	2,179
Basement	Stone	432.00		30.36	13,115
Subtotal					190,664
Local multiplier		1.05			
Current multiplier		3.94			
REPLACEMENT COST NEW					197,593
Condition	Average	Percent			
Physical depreciation		54.00			-63,782
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					123,811
LAND PRICES					
Size			Acres	Grade	Depth/Rate
5.86g Lot			1.00	0.90	32,288
Total	0.54				32,288
SITE IMPROVEMENTS					
Water	Hard/Std	Quantity	Quality		
Sewer	y/y	Typical	Average		5,000
	y/y	Typical	Average		10,000
Total					15,000
OUTBUILDINGS					
DGS 15	Hard/Std	% Good	Size	Rate	Value
Barn GP	y/y	30	750	0.23	20,580
Total	y/y	50	1776	11.55	26,780
TOTAL PROPERTY VALUE					157,788
NOTES				HOUSE/ITE VALUE: 157,788	
ATKINS RD:				HOMESTEAD VALUE: 157,788	

On occasion the Default cost report will Run instead of the customized cost report.

There are multiple versions of cost reports in MSOL depending on Location (State).

The Default report will run if the User login has become corrupted or the CAMA files have been replaced.

Replace the Default Report with the regular cost report by re-setting (selecting) the desired cost report.

Default Report

01/04/19

MicroSolve CAMA System

Page 1

Itemized Property Costs - based on Marshall & Swift

From Table: MAIN Section 1

Record # 1

Property ID:	01030152000	Building Type:	Single
Owner Name:	ATKINS CLARK	Quality:	3.00 AVERAGE
Parcel Address:	ATKINS RD	Construction:	Studded
Year Built:	1972	Style:	2 Story
Building Age:	180	Total Area:	1864
Bedrooms:	4	Total Rooms:	16

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSdg / Ht=8	100.00			82.36
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW BOST	100.00		2.15	
Energy Adjustment	Good			2.25	
ADJUSTED BASE COST			1,594.00	91.01	169,642
ADDITIONAL FEATURES					
Chimney (beyond allowance of 0)		-3.00	1,470.00		-4,410
Roughins (beyond allowance of 1)			595.00		
Features #1:	ATT SHED		213.00	11.00	2,343
Porch #1:	WoodDeck/WallRoofH		25.00	28.41	704.5
Porch #2:	WoodDeck/WallRoofH		48.00	43.42	2,084.2
Basement	Stone		432.00	33.26	14,368.3
Subtotal					19,064.4
Local multiplier		1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					187,593
Condition	Average	Percent	36.00		
Physical depreciation					-43,782
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					123,811
LAND PRICES					
Size	8.54	Intnd Valt	1.08	Grade	DepthRate
SI Bldg Lot					
Total	0.54				32,260
SITE IMPROVEMENTS					
Water	Health/Std	Quantity	Average	Quality	
Sewer	y/y	Typical	Average		10,000
Total					10,000
OUTBUILDINGS					
DGS 15	Health/Std	% Good	Size	Rate	Extra
Barn, GP	y/y	30	750	8.23	6,200
Total	y/y	50	1775	11.55	20,500
TOTAL PROPERTY VALUE					197,760
NOTES					
		HOUSEHOLD VALUE:			197,760
		HOMESTEAD VALUE:			197,760
ATKINS RD:					

MicroSolve CAMA System (v.1)

Header
Info is
Different

Valuation
Info is the
Same

New Report

01/04/2019

Page 1

From Table: MAIN Section 1

Normalized Property Costs

Sample: Town

Record # 1

Property ID: 01030152000

Span #: 354-129-10004

Last Inspected: 10/1/2018

Cost Update: 01/04/2019

Owner(s): ATKINS CLARK

Sale Price: 0

Books: Validity: No Data

Address: ATKINS ELIZABETH H

Sale Date: J/J

Pages:

City/Town/Zip: ATKINS VT 05443

Bldg Type: Single

Quality: 3.00 AVERAGE

Location: 37 ATKINS RD

Style: 2 Story

Frame: Studded

Description: SI ACRE AND DWELLING

Area: 1864

Yr Built: 1972 FR Age: 80

Tax Map #: 03-01-02-003

Rm: 10

Baths: 4

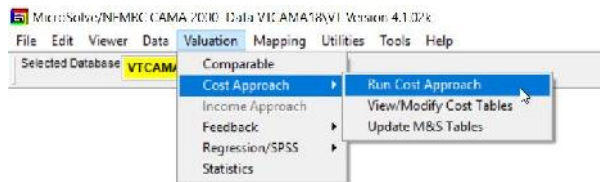
1/2 Bath: 1

Kitchen: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSdg / Ht=8	100.00		82.36	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW BOST	100.00		2.15	
Energy Adjustment	Good			2.25	
ADJUSTED BASE COST			1,594.00	91.01	169,642
ADDITIONAL FEATURES					
Chimney (beyond allowance of 0)		-3.00	1,470.00		-4,410
Roughins (beyond allowance of 1)			595.00		
Features #1:	ATT SHED		213.00	11.00	2,343
Porch #1:	WoodDeck/WallRoofH		25.00	28.41	704.5
Porch #2:	WoodDeck/WallRoofH		48.00	43.42	2,084.2
Basement	Stone		432.00	33.26	14,368.3
Subtotal					19,064.4
Local multiplier		1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					187,593
Condition	Average	Percent	36.00		
Physical depreciation					-43,782
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					123,811
LAND PRICES					
Size	8.54	Intnd Valt	1.08	Grade	DepthRate
SI Bldg Lot					
Total	0.54				32,260
SITE IMPROVEMENTS					
Water	Health/Std	Quantity	Average	Quality	
Sewer	y/y	Typical	Average		10,000
Total					10,000
OUTBUILDINGS					
DGS 15	Health/Std	% Good	Size	Rate	Extra
Barn, GP	y/y	30	750	8.23	6,200
Total	y/y	50	1775	11.55	20,500
TOTAL PROPERTY VALUE					197,760
NOTES					
		HOUSEHOLD VALUE:			197,760
		HOMESTEAD VALUE:			197,760
ATKINS RD:					

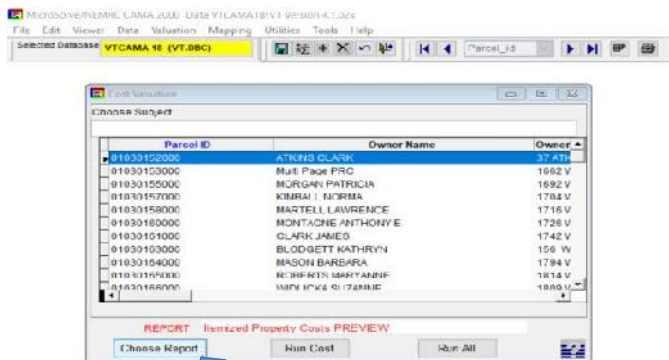
MicroSolve CAMA System

Step 1

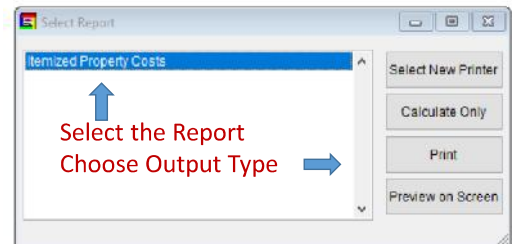


Valuation Tab - Choose Cost Approach and Run Cost Approach

Step 2

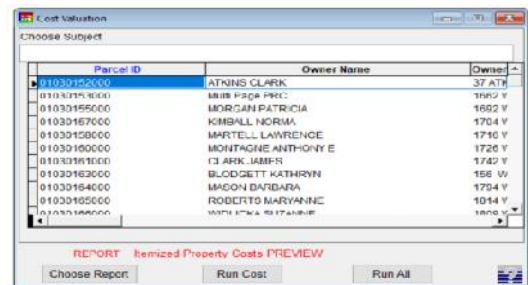


Step 3

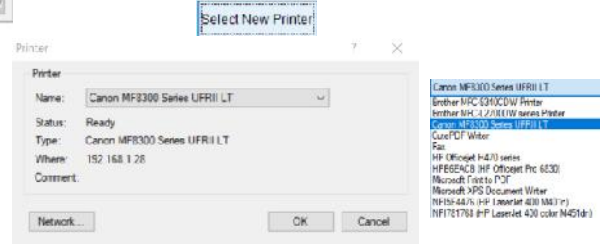
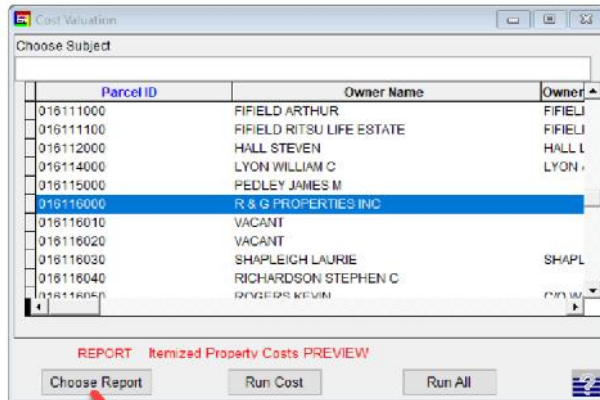


Select the Report
Choose Output Type

Step 4



Run Cost on a Parcel



Runs cost on all selected properties. No Output.

Print

Runs cost and prints report directly to printer.

[Preview on Screen](#)

Runs cost and puts report on screen.

* The last selected reporting format remains for each user login.

01/04/2019

Page 1

From Table: MAIN - Section 1

Normalized Property Costs

Sample Town

Record # 1

Property ID: 01030120010

Span #: 354-1201-10024

Last Inspected: 10/18/2008

Cost Updated: 01/04/2019

Owner(s): ATKINS CLARK

ATKINS ELIZABETH H

Address: 37 ATKINS RD

City/Zip: LINDOLN VT 05433

Location: 77 ATKINS RD

Description: 54 ACRE AND DWELLING

Tax Map #: 02-01-02-300

Sale Price: 0

Sale Dates: / /

Books:

Pages:

Validity: No Data

Bidg Type: Single

Style: 2 Story

Quality: 3.80 AVERAGE

Frame: Shedsd

Acre: 1.64

Rooms: 10

1/2 Bath: 0

Vt Bath: 072

Basins: 4

Baths: 1

Kitchen: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSdg / Ht-S	100.80		82.36	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.80			
Substr:	Wood				
Floor cover #1:	Alumace	100.80		4.25	
Heat/cooling #1:	HW BS/ST	100.80		2.15	
Energy Adjustment	Good			2.25	
ADJUSTED BASE COST			1,864.06	91.21	169,642
ADDITIONAL FEATURES					
Features (beyond allowance of 0)			-3.00	1,470.80	-4,410
Roughins (beyond allowance of 1)				595.00	
Features #1:	ATT SHED		216.00	10.00	2,160
Porch #1:	WoodDeckNoWalkRoofIn		265.00	33.11	7,205
Porch #2:	WoodDeckNoWalkRoofIn		43.00	43.42	2,372
Roofmannt	Stone		432.00	33.26	13,176
Subtotal					196,064
Local multiplier		1.03			
Current multiplier		0.94			
REPLACEMENT COST NEW					187,593
Condition	Average	Percent			
Physical depreciation		31.80			43,789
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					122,689
LAND PRICES					
Site Imp/Less	Size	Width	Grade	Depth/Ratio	
	0.84	1.93	2.50		32,280
Total	0.84				32,280
SITE IMPROVEMENTS	Inst/Hstd	Quantity	Quality		
Water	y/y	Typical	Average		6,000
Sewer	y/y	Typical	Average		10,000
Total					16,000
OUTBUILDINGS	Inst/Hstd	% Good	Size	Rate	Extras
DGS 15	y/y	30	750	8.23	6,200
Barn, GP	y/y	50	1775	11.55	20,580
Total					26,780
TOTAL PROPERTY VALUE					197,769
NOTES				HOUSE SITE VALUE:	197,769
				HOMESTEAD VALUE:	197,769
ATKINS RD:					



Correct Vermont Cost Report

*** Remember ***

The last selected reporting format remains for each user login.

Best Practices

- Before running cost report look at the value
- After running cost report look at the value
- If completing a reappraisal
 - ✓ The Last thing to do before printing notices is to run Cost against the complete file.
 - ✓ This insures all parcels have a current value
 - ✓ Will generate a Cost Error Report
- Use Property Record Card when possible

Residential Property Record Card										Date Printed 01/21/20																																																											
Owner Information Parcel 0000081 Owner [REDACTED] 6111 VT ROUTE 9 WOODFORD, VERMONT 05201 Location 6111 VT ROUTE 9 Descr: LOT # 7,8,201-204 AND HOUSE (RES)				Parcel Value Information Land Value 96,500 Homestead 262,900 Dwelling Value 150,500 Housesite 262,900 Site Imprvmt 15,000 Outbuildings 900 Misc. Adj. 0 Total 262,900																																																																	
Parcel Information Tax Map # NBHD 10 Span 783-249-10618 Acres 0.89 Status A - Active Last Update 12/05/19																																																																					
Sales Information Book 51 Sale Date 01/10/18 Page 11-14 Sale Price 0																																																																					
Sketch Updated: 12/05/19																																																																					
BUILDING <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>Total Rooms</td><td>6</td><td>Year Buil</td><td>2017</td><td>Building SF</td><td>1300</td><td>Energy Adj</td><td>Good</td><td>Roughins</td><td>1</td></tr> <tr> <td>Bedrooms</td><td>3</td><td>Effect Age</td><td>3</td><td>Quality</td><td>2.75</td><td>Bsmt Wall</td><td>Conc 8"</td><td>Plumb Fixt</td><td>8</td></tr> <tr> <td>Full Baths</td><td>2</td><td>Condition</td><td>Average</td><td>Style</td><td>1 Story</td><td>Bsmt SF</td><td>1300.00</td><td>Fireplaces</td><td>0</td></tr> <tr> <td>Half Baths</td><td>0</td><td>Phys Depr</td><td>3</td><td>Design</td><td>Ranch</td><td>Bsmt Fin</td><td>Rec</td><td>Porch</td><td>0</td></tr> <tr> <td>Kitchens</td><td>1</td><td>Funct Depr</td><td>0</td><td>Bldg Type</td><td>Single</td><td>Bsmt Fin SF</td><td>168</td><td>Gar/Shed</td><td>0</td></tr> <tr> <td colspan="8" style="text-align: center;">Econ Depr 0</td> <td>% Complete</td><td>100</td></tr> </tbody> </table>										Total Rooms	6	Year Buil	2017	Building SF	1300	Energy Adj	Good	Roughins	1	Bedrooms	3	Effect Age	3	Quality	2.75	Bsmt Wall	Conc 8"	Plumb Fixt	8	Full Baths	2	Condition	Average	Style	1 Story	Bsmt SF	1300.00	Fireplaces	0	Half Baths	0	Phys Depr	3	Design	Ranch	Bsmt Fin	Rec	Porch	0	Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	168	Gar/Shed	0	Econ Depr 0								% Complete	100
Total Rooms	6	Year Buil	2017	Building SF	1300	Energy Adj	Good	Roughins	1																																																												
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Econ Depr 0								% Complete	100																																																												

MicroSolve CAMA 2000

Tiny Homes Valuation Using CAMA

Table 1 Adjustments



1

Tiny Home generally considered between 100 and 400 Square Feet

Average length of homes was 28 Feet in 2018

Most built on Trailers that can be towed

Costs have increased over past 10 years. Average in 2018 was \$65,000



2

Tiny House Statistics

Analysis from our data science team reveals a movement on the rise. The tiny house market is increasing at a rapid pace, and it isn't showing any signs of slowing down.

67%

YoY increase in # of tiny homes (2017)

10k+

number of tiny homes in the U.S.

68%

percentage of tiny home owners without a mortgage

\$65k

average cost of a tiny home in 2019

Estimates of 700 to 1,500 new Tiny Homes a year

Estimates of 10,000 – 15,000 Tiny Homes in U.S.

3

Advantages:

- Less debt
- Mobile
- Downsizing
- Customized
- New
- Smaller Carbon Footprint

Disadvantages:

- Tiny Homes are Tiny
- Financing
- Insurance
- Place to Park



4

Trailer Coaches (Mobile Homes)

Any trailer or semi-trailer designed to be towed by a motor vehicle and designed, equipped or used for sleeping, eating or living quarters. 23 V.S.A. § 4

In General:

Trailer coaches are taxable unless registered yearly and used for recreational purposes.

Trailer Coach listed as Real Property:

- 1). Affixed to the land (water and sewer hookup, electricity) or
- 2). Situated in the Town at the same location for more than 180 days. 32 V.S.A. § 3692

5

Examples of Tiny Homes Costs



6

Stunning Brand New 20' Tiny House on Wheels

\$39,900.00



\$249 / SF

7



Tiny House on Wheels RV Certified



240 SF
\$56,450
\$235 / SF



8



Tiny House

8 X 40 = 320 SF

Pre-Fab

Steel Construction

\$65,900

\$206/ SF

9

Jamaica Cottage Tiny House Londonderry VT



8 X 20 Turnkey \$39,345

8 X 24 Turnkey \$44,209

Turnkey Includes: Floor/Wall/Roof Insulation,
Insulated Doors/Windows, Ceiling Interior Sheathing,
Electrical/Plumbing/Heat/Solar

10

Valuation Issue

Tiny Homes are custom made small mobile homes.

Much smaller than typical 14 x 66 (924 SF) mobile home.

Mobile home tables do not generate enough value.

Solution – Modify the factor for base rates of MHO.



11

Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Parcel Information Parcel ID: 01030168110 Owner Name: TINY TIM HOME Owner Name2: Owner Address: 1916 WEST RIVER RD City: LINCOLN State: VT ZipCode: 05443 Status: A								
Sec ID:	1		Roof ID:	1		Bsmt FNA:	0	No Data
Bldg Type:	12	Tiny Home	Roof Cover:	17	MH Ribbed	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:		240	Dormer Roof:	0	No Data	Floor Insul:	0	No Data
Design:	10	MobileHome	Energy Adj:	2	Average	Floor Ins SF:		
Frame:	1	Studded	P/Crawl/Slab:	4	MH Pier	Heat ID:	1	
Extwall ID:	1		Bsmt Wall:	0	NoData	Heat/Cool:	3	Space Htr
Siding:	21	MH Lap	Bsmt SF:		0.00	Heat/Cool %:		100 %
Siding %:		100 %	Bsmt Garage:	0	No Data	Plaster Int:		%
<div> Add Delete SKETCH 01/23/2020 </div>								

Parcel Information

Parcel ID: 01030168110 Owner Name: TINY TIM HOME Owner Name2:

Owner Address: 1916 WEST RIVER RD City: LINCOLN State: VT ZipCode: 05443 Status: A

Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Floor ID:	1		Plumb Fixt:	5	Effect Age:	2.0		
Floor Cover:	11	Allowance	Plumb Roughn:	0	Life Expect:			
Floor Cov %:	100	%	Total Rooms:	2	Condition:	7	Good	
Wall Height:			Bedrooms:	1	Phys Deprec:	0		
Feature ID:	1		Full Baths:	1	Func Deprec:	0		
Type:	0	No Data	Half Baths:	0	Econ Deprec:	0		
Quality:			Kitchens:	1	% Complete:	0	%	
Count:			Fireplce #:	0	%Bus/Rental:	0	%	
Rate:			Firepl Type:	0	NoData	Add to Hsite:	2	Yes
Name:			Year Built:	2017	Add to Hmstd:	2	Yes	

Add Delete SKETCH 01/23/2020

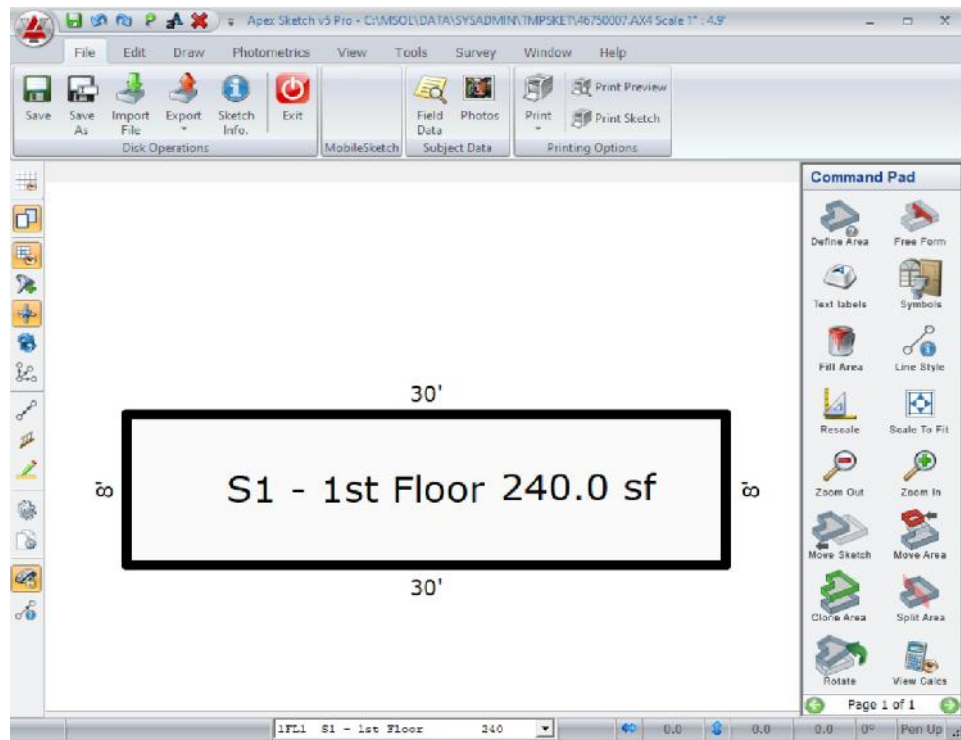
Parcel Information

Parcel ID: 01030168110 Owner Name: TINY TIM HOME Owner Name2:

Owner Address: 1916 WEST RIVER RD City: LINCOLN State: VT ZipCode: 05443 Status: A

Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Porch ID:	1		Skirting LF:	0.00	Story Multi:			
Porch Area:	30		Garage ID:	1	Total Prch V:	7631		
Floor:	3	WoodDck	Gar/Shd Type:	0	No Data	Tot Porch SF:	300	
Wall:	1	None	Area:	0		Tot Gar SF:	0	
Roof:	3	Wood (SF)	Siding:	0	No Data	RCN:	65583	
Ceiling:	2	Yes	Floor:	0	No Data	RCNLD:	65600	
Manuf Width:	8.00		Finish:	0	No Data	% Depr.Page:		
Manuf Length:	30.00		Finish SF:	0				
Tipouts SF:			Cpt Roof:	0	No Data			
Skirting:	0	No Data	# Unit Multi:					

Add Delete SKETCH 01/23/2020




15

Parcel Information

Parcel ID: 01030168110 Owner Name: TINY TIM HOME Owner Name2:

Owner Address: 1916 WEST RIVER RD City: LINCOLN State: VT ZipCode: 05443 Status: A

Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
							 <p>Photo # <input type="text" value="1"/></p> <p>Photo Name: <input type="text" value="TINYHOME.JPG"/></p> <p><input type="button" value="Change"/> <input type="button" value="Clear"/></p>	

SKETCH 01/23/2020

01/31/2020 Page 1

Itemized Property Costs					
From Table: MAJN Section 1		Sample Town		Record # 13	
Property ID: 01030168110		Span #: 354-109-10018		Last Inspected: 10/19/2009	
Owner(s): TINY TIM HOME		Cost Update: 01/23/2020			
Address: 1916 WEST RIVER RD		Sale Price: 156,000		Book: 62 Validity: Yes	
City/State/Zip: LINCOLN VT 05443		Sale Date: 09/09/2005		Page: 486	
Location: 1916 WEST RIVER RD		Bidg Type: Tiny Home		Quality: 4.00 GOOD	
Description: 1.83 ACRES AND DWELLING		Style: 1 Story		Frame: Studded	
Tax Map #: 03-01-68-110		Area: 240		Yr Built: 2017 Est Age: 2	
		# Rms: 2		# Bedrm: 1	
		# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	MH Lap / Ht=8	100.00			
MH 8 X 30	MH Lap	100.00		93.60	
ADJUSTMENTS					
Roof #1:	MH Ribbed	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		7.93	
Heat/cooling #1:	Space Htr	100.00		-2.51	
Energy Adjustment	Average				
ADJUSTED BASE COST			240.00	98.02	23,764
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 7)			-2.00	945.00	-1,890
Roughins (beyond allowance of 1)			-1.00	366.00	-366
Porch #1:	WoodDeck/NoWall/Roo/C		30.00	58.79	1,764
Porch #2:	WoodDeck/NoWall/NoRoo		270.00	21.73	5,867
Subtotal					29,148
Local multiplier			2.25		
Current multiplier			1.00		
REPLACEMENT COST NEW					65,583
Condition	Good	Percent			
Physical depreciation					
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					65,600
LAND PRICES					
Sl Bldg Lot	Size 1.83	Nbhd Mult 1.00	Grade 0.90	Depth/Rate	55,400
Total	1.83				55,400
TOTAL PROPERTY VALUE					121,000
NOTES					
HOUSESITE VALUE: -					121,000
HOMESTEAD VALUE: -					121,000
WEST RIVER RD 1916:					

17

CAMA Cost: Table 1 Multiplier Control Table

Update Cost Tables

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

Table Description: Multiplier Control Table

Table Number: 1

Verify Table Structure

Description: Multiplier Control Table

Pages: Frame

Rows: Special lookup

Columns: Quality & building

Categorical (If Any): 0

Verify All Table Structures

18

MicroSolve/CAMA

$$\begin{aligned}
 \textbf{Total Value} &= \\
 &\text{Site Improvements Value} \\
 &+ \\
 &\text{Land Value} \\
 &+ \\
 &\text{Building RCNLD} \\
 &+ \\
 &\text{Outbuilding RCNLD}
 \end{aligned}$$

MicroSolve/CAMA

Market Adjusted Cost Approach

$$\begin{aligned}
 \text{Replacement Cost Tables} &= \text{Marshall \& Swift} \\
 &\text{Base Adjusted by Time/Location)}
 \end{aligned}$$

$$\text{Depreciation} = \text{Age and Condition}$$

$$\begin{aligned}
 \text{Land Tables} &= \text{Land Value} \\
 &(\text{Housesite Value, Acres, Frontage})
 \end{aligned}$$

$$\text{Site Improvements} = \text{Water and Septic}$$

$$\begin{aligned}
 \text{Outbuildings} &= \text{Marshall \& Swift} \\
 &(\text{Detached Structures})
 \end{aligned}$$

Update Cost Tables

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

Table # 14 MH Base Rates Quality 3

Rownum	Length	8.00	10.00	12.00	14.00	16.00	18.00	20.00	24.00	28.00
0	0.00	8.00	10.00	12.00	14.00	16.00	18.00	20.00	24.00	28.00
1	20.00	79.50	73.00	66.50	60.00	56.50	53.50	52.50	76.50	00
2	24.00	77.00	70.50	64.00	57.50	54.00	51.50	77.50	71.00	50
3	28.00	74.50	68.00	61.50	55.50	52.50	49.50	73.50	67.00	00
4	32.00	73.00	66.50	60.00	54.00	50.50	47.75	70.00	63.50	50
5	36.00	71.50	64.50	58.00	52.50	49.25	46.50	67.00	60.50	50
6	40.00	70.00	63.50	57.00	51.50	48.00	45.25	64.50	58.00	00
7	44.00	68.50	62.00	55.50	50.50	47.00	44.25	62.50	56.00	50
8	48.00	67.50	61.00	54.50	49.50	46.00	43.25	61.00	54.00	75
9	52.00	66.50	60.00	53.50	48.75	45.25	42.50	59.00	52.50	00
10	56.00	65.50	59.00	52.50	47.75	44.50	41.75	57.50	50.50	50
11	60.00	65.00	58.50	51.50	47.25	43.75	41.00	56.00	49.25	25
12	64.00	64.00	57.50	51.00	46.50	43.00	40.25	55.00	48.00	00
13	68.00	63.50	57.00	50.50	46.00	42.50	39.75	54.00	47.00	75

Need to use MHO Cost Table to Value Tiny Homes

Cost Table for MHO at Average
8 X 20 Base Rate = 79.50/SF

Tiny Homes Cost \$200 - \$300 / SF

Note:

Tiny Home Value Quality 4 = \$65,600
MHO Value at Quality 6 = \$30,900

Table 1 - Multiplier Control Table

Columns – Quality Grades

Low Average Excellent

Table # 1 Multiplier Control Table Frame 1

Rownum	Special to	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00	12.00
0	0.00	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00	12.00
1	1.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
2	2.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
3	3.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
4	4.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
5	5.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
6	6.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
7	7.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
8	8.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
9	9.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
10	10.00	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
11	11.00	1.00	1.00	1.00	1.00	1.00	1.00	1.20	1.44	1.73	2.07	2.49	2.98
12	12.00	1.50	1.75	2.00	2.25	2.50	2.75	1.20	1.44	1.73	2.07	2.49	2.98

Rows – Building Type

Single

MHO

Camp

Tiny Home

Local Multiplier – Typically used for Time/Location Factor
 - Adjusts the Cost Value by T/L

Current Multiplier – Used when using M&S Regional Factor

ADDITIONAL FEATURES			
Fixtures (beyond allowance of 7)	1.00	700.00	700
Roughins (beyond allowance of 1)		261.00	
Porch #1: WoodDck/NoWall/NoRoo	288.00	16.29	4,692
Foundation MH Pier	156.00		
Skirting Average	156.00	10.70	1,669
Subtotal			76,931
Local multiplier	0.95		
Current multiplier	1.00		
REPLACEMENT COST NEW			73,084

T/L Factor for Tiny Home

ADDITIONAL FEATURES			
Fixtures (beyond allowance of 7)	-2.00	945.00	-1,890
Roughins (beyond allowance of 1)	-1.00	356.00	-356
Porch #1: WoodDck/NoWall/Roo/C	30.00	58.79	1,764
Porch #2: WoodDck/NoWall/NoRoo	270.00	21.73	5,867
Subtotal			29,148
Local multiplier	2.25		
Current multiplier	1.00		
REPLACEMENT COST NEW			65,583

Table #	1	Multiplier Control Table											Frame	1	
Special to	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00	12.00	13.00		
11.00	1.00	1.00	1.00	1.00	1.00	1.00	1.20	1.44	1.73	2.07	2.49	2.98			
12.00	1.50	1.75	2.00	2.25	2.50	3.00	1.20	1.44	1.73	2.07	2.49	2.98			

Value Tiny Homes using Mobile Home Schedules

Added Building Type of Tiny Home – Type 12

Base tables are adjusted by a T/L Factor

All other calculations based on MHO adjustments.

Available for Systems Updated 2019 and after