

Default Cost Report

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	Wd Siding / Ht-8	100.00		82.36	
ADJUSTMENTS					
Roof #1:	Metal/Cmn	100.00			
Subfloor	Wood			4.28	
Floor cover #1:	Aluminum	100.00		2.18	
Handicapping #1:	H/W BDOT	100.00		2.25	
Energy Adjustment	Good			91.01	
ADJUSTED BASE COST				1,664.00	169,642
<b>ADDITIONAL FEATURES</b>					
Flattens (beyond allowance of 8)		-3.00	1,473.80		-4,418
Roughins (beyond allowance of 1)			595.80		
Feature #1:	ATT SHED	218.00	10.00		2,180
Parch #1:	WoodDeckWdRstn	255.00	20.41		7,945
Parch #2:	WoodDeckWdRstn	48.00	40.42		2,372
Basement	Stone	432.00	30.36		13,118
Subtotal					158,064
Local multiplier		1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					167,593
Condition	Average	Percent			
Physical depreciation		36.00			-63,782
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					103,811
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Acres	Grade	Depth/Rate	
	0.56	1.08	0.90		32,280
Total					32,280
<b>SITE IMPROVEMENTS</b>					
Water	Installed	Quantity	Quality	Average	5,000
Sewer	Typical				10,000
Total					15,000
<b>OUTBUILDINGS</b>					
DGS 15	Inst/Inst. % Good	Slow	Rate	Extra	6,200
Dwn. GP	30	700	8.23		20,580
Total	50	1776	11.53		26,780
TOTAL PROPERTY VALUE					167,760
NOTES:		HOUSERSITE VALUE			167,760
		HOMESTEAD VALUE			167,760
ATKINS RD:					

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

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Subfloor	Wood			4.28	
Floor cover #1:	Aluminum	100.00		2.18	
Handicapping #1:	H/W BDOT	100.00		2.25	
Energy Adjustment	Good			91.01	
ADJUSTED BASE COST				1,664.00	169,642
<b>ADDITIONAL FEATURES</b>					
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Roughins (beyond allowance of 1)			595.80		
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DGS 15	Inst/Inst. % Good	Slow	Rate	Extra	6,200
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Total	50	1776	11.53		26,780
TOTAL PROPERTY VALUE					167,760
NOTES:		HOUSERSITE VALUE			167,760
		HOMESTEAD VALUE			167,760
ATKINS RD:					

Header Info is Different

Valuation Info is the Same

New Report

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	Wd Siding / Ht-8	100.00		82.36	
ADJUSTMENTS					
Roof #1:	Metal/Cmn	100.00			
Subfloor	Wood			4.28	
Floor cover #1:	Aluminum	100.00		2.18	
Handicapping #1:	H/W BDOT	100.00		2.25	
Energy Adjustment	Good			91.01	
ADJUSTED BASE COST				1,664.00	169,642
<b>ADDITIONAL FEATURES</b>					
Flattens (beyond allowance of 8)		-3.00	1,473.80		-4,418
Roughins (beyond allowance of 1)			595.80		
Feature #1:	ATT SHED	218.00	10.00		2,180
Parch #1:	WoodDeckWdRstn	255.00	20.41		7,945
Parch #2:	WoodDeckWdRstn	48.00	40.42		2,372
Basement	Stone	432.00	30.36		13,118
Subtotal					158,064
Local multiplier		1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					167,593
Condition	Average	Percent			
Physical depreciation		36.00			-63,782
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					103,811
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Acres	Grade	Depth/Rate	
	0.56	1.08	0.90		32,280
Total					32,280
<b>SITE IMPROVEMENTS</b>					
Water	Installed	Quantity	Quality	Average	5,000
Sewer	Typical				10,000
Total					15,000
<b>OUTBUILDINGS</b>					
DGS 15	Inst/Inst. % Good	Slow	Rate	Extra	6,200
Dwn. GP	30	700	8.23		20,580
Total	50	1776	11.53		26,780
TOTAL PROPERTY VALUE					167,760
NOTES:		HOUSERSITE VALUE			167,760
		HOMESTEAD VALUE			167,760
ATKINS RD:					

### Step 1

**Valuation Tab - Choose Cost Approach and Run Cost Approach**

### Step 2

### Step 3

### Step 4

Run Cost on a Parcel

Calculate Only

Print

Preview on Screen

Runs cost on all selected properties. No Output.

Runs cost and prints report directly to printer.

Runs cost and puts report on screen.

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

01/04/2019		Page 1			
Residential Property Costs					
From Table: 1000	Section 1	Sample: Town	Record # 1		
Property ID: 0103162000	Spec #: 354-108-1004	Last Inspected: 10/19/2009	Cost Update: 01/04/2019		
Name(s): ATKINS, ELIZABETH H	Table Price: 0	Book: 11	Valid By: No Data		
Address: 37 ATKINS RD	Sale Date: 1/1	Pages: 3.00	AVERAGE		
City/Town: LINCOLN VT 05441	Bldg Type: Single	Quality: 3.00			
Location: 37 ATKINS RD	Style: 2 Story	Frame: Sd/ctec			
Description: 34 ACRES AND DWELLING	Area: 1864	Vt Bldg: 1072	Est Age: 20		
Tax Map #: 03-01-02-000	# Flrs: 18	# Baths: 4	# Kitchens: 1		
	# 1/2 Bath: 0	# Baths: 1			
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Enter for Well #1:	Well/Slip / It=0	100.00		82.36	
<b>ADJUSTMENTS</b>					
Roof #1:	Metal-On	100.00			
Subfloor:	Wood				
Floor cover #1:	Aluminox	100.00		4.25	
Insulation #1:	W/ST	100.00		2.15	
Energy Adjustment:	Good			2.25	
<b>ADJUSTED BASE COST</b>					<b>168,642</b>
<b>ADDITIONAL FEATURES</b>					
Fireplace (beyond allowance of 3)		-3.00		1,470.00	-4,410
Recesses (beyond allowance of 1)				695.88	
Feather #1:	ATT SHED	216.00		10.00	2,160
Porch #1:	WoodDeck/Walkway/BN	258.00		28.11	7,241
Porch #2:	WoodDeck/Walkway/BN	48.00		45.42	2,172
Basement:	Stone	432.00		30.36	13,116
Subtotal:					198,064
Local multiplier:		1.00			
Current multiplier:		0.94			
<b>REPLACEMENT COST NEW</b>					<b>187,582</b>
Condition:	Average	Percent			
Physical depreciation:		34.90			-63,782
Financial depreciation:					
Component depreciation:					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					<b>123,800</b>
<b>LAND VALUE</b>					
Size:	Sq Ft	1/4	1.00	0.90	
Site/High Lot:		0.34			32,296
Total:					32,296
<b>SITE IMPROVEMENTS</b>					
Water:	Half/Hood	Quantity	Quality		
Septic:	y/y	Typical	Average		5,000
Sum:	y/y	Typical	Average		10,000
Total:					15,000
<b>OUTBUILDINGS</b>					
Garage:	Half/Hood	% Good	Size	Rate	Cost
Garage:	y/y	30	150	9.23	6,250
Shed, CP:	y/y	50	175	11.91	20,500
Total:					26,750
<b>TOTAL PROPERTY VALUE</b>					<b>197,766</b>
<b>NOTES</b>					
HOUSEHOLD VALUE: 197,766					
HOMESTEAD VALUE: 197,766					
ATKINS ID:					

Correct Vermont Cost Report

\* Remember \*

The last selected reporting format remains for each user login.