

Errors and Omissions 2023

For October 30, 2023 Selectboard Meeting

Huard Lunstead Family Trust	Parcel 2150372		
25 Ezras Way			
Bristol, VT 05443			
Property Location: 25 Ezras Way			
Parcel # 2150372	Previous	Current	Difference
Adjusted Base Cost	121,281.00	121,281.00	0.00
Additional Features	21,558.00	21,558.00	0.00
Sub-Total	142,839.00	142,839.00	0.00
Replacement Cost New	149,981.00	149,981.00	0.00
Depreciation	(5,999.00)	(5,999.00)	0.00
Replacement Cost New Less Depreciation	144,000.00	144,000.00	0.00
Business or Rental Use	(83,520.00)	(83,520.00)	0.00
Adjusted RCNLD Total	60,480.00	60,480.00	0.00
Land Prices	66,700.00	133,600.00	66,900.00
Site Improvements	15,000.00	15,000.00	0.00
Outbuildings			0.00
Total Property Value	225,700.00	292,600.00	66,900.00
Housite Value	142,200.00	142,200.00	0.00
Homestead Value	142,200.00	209,100.00	66,900.00
Parcel 2150373 now Inactive and has been combined with Parcel 2150372			
Land Prices			
Building Site	67,600.00	(67,600.00)	-
Additional Building Site	33,100.00	(33,100.00)	-
Total Property Value	100,700.00	(100,700.00)	-
Parcels 2150372 and 2150373 have been combined. Properties are owned by same entity and are contiguous. Parcel 2150373 has been made inactive			

Christopher & Maria Urban**Parcel****225164**

21 Maple Street

Bristol, VT 05443

Property Location: 21 Maple Street

Parcel # 225164

	Previous	Current	Difference
Adjusted Base Cost	128,247.00	128,247.00	0.00
Additional Features	29,076.00	29,076.00	0.00
Sub-Total	157,323.00	157,323.00	0.00
Replacement Cost New	165,189.00	165,189.00	0.00
Depreciation	(66,076.00)	(66,076.00)	0.00
Replacement Cost New Less Depreciation	99,100.00	99,100.00	0.00
Business or Rental Use	0.00	0.00	0.00
Adjusted RCNLD Total	99,100.00	99,100.00	0.00
Land Prices	77,500.00	77,500.00	0.00
Site Improvements	15,000.00	15,000.00	0.00
Outbuildings	9,600.00	9,600.00	0.00
Total Property Value	201,200.00	201,200.00	0.00
Housesite Value	201,200.00	191,600.00	(9,600.00)
Homestead Value	201,200.00	191,600.00	(9,600.00)

Per HS 122 Business use of outbuilding decreased housesite and homestead values

Ole Thomsen & Terri Mayer Thomsen

Parcel

215029

36 Crescent Street

Bristol, VT 05443

Property Location: 36 Crescent Street

Parcel # 215029

	Previous	Current	Difference
Adjusted Base Cost	219,227.00	219,227.00	0.00
Additional Features	69,403.00	69,403.00	0.00
Sub-Total	288,630.00	288,630.00	0.00
Replacement Cost New	303,062.00	303,062.00	0.00
Depreciation	(84,857.00)	(84,857.00)	0.00
Functional Depreciation	(15,153.00)	(15,153.00)	0.00
Replacement Cost New Less Depreciation	203,100.00	203,100.00	0.00
Business or Rental Use	0.00	(60,930.00)	(60,930.00)
Adjusted RCNLD Total	203,100.00	142,170.00	(60,930.00)
Land Prices	62,500.00	62,500.00	0.00
Site Improvements	15,000.00	15,000.00	0.00
Outbuildings	42,000.00	42,000.00	0.00
Total Property Value	322,600.00	322,600.00	0.00
Housesite Value	322,600.00	219,700.00	(102,900.00)
Homestead Value	322,600.00	219,700.00	(102,900.00)

**Per HS 122 Business/rental use
decreased housesite and
homestead values**