

**Errors & Omissions**  
**For Selectboard Meeting 11/13/23**

<b>Jerome, Chad &amp; Chelsea</b>			<b>Parcel</b>	<b>020123</b>
1043 Hardscrabble Road				
Bristol, VT 05443				
Property Location: 1043 Hardscrabble Road				
Parcel # 225164	Previous	Current	Difference	
Adjusted Base Cost	139,363.00	139,363.00	0.00	
Additional Features	82,830.00	82,830.00	0.00	
Sub-Total	222,193.00	222,193.00	0.00	
Replacement Cost New	233,303.00	233,303.00	0.00	
Depreciation	(76,990.00)	(76,990.00)	0.00	
Replacement Cost New Less Depreciation	156,300.00	156,300.00	0.00	
Business or Rental Use	0.00	(57,831.00)	(57,831.00)	
Adjusted RCNLD Total	156,300.00	98,469.00	(57,831.00)	
Land Prices	65,000.00	65,000.00	0.00	
Site Improvements	15,000.00	15,000.00	0.00	
Outbuildings	16,500.00	16,500.00	0.00	
Total Property Value	252,800.00	252,800.00	0.00	
Housesite Value	252,800.00	195,000.00	(57,800.00)	
Homestead Value	252,800.00	195,000.00	(57,800.00)	
<b>Per HS 122 Business use of outbuilding decreased housesite and homestead values</b>				

<b>Huard Lunstead Family Trust</b>		<b>Parcel</b>	<b>2150372</b>
25 Ezras Way			
Bristol, VT 05443			
Property Location: 25 Ezras Way			
Parcel # 225164	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	0.00	0.00
Total Property Value	225,700.00	292,600.00	66,900.00
Housite Value	142,200.00	142,200.00	66,900.00
Homestead Value	142,200.00	209,100.00	66,900.00
<b>Combined Parcel 2150372 with parcel 2150373 - This added acreage to the property</b>			
<b>Huard Lunstead Family Trust</b>		<b>Parcel</b>	<b>2150373</b>
Land Prices			
SI Bldg Lot	67,600.00	0	(67,600.00)
SI Bldg Lot	33,100.00	0	(33,100.00)
Total	100,700.00	0	(100,700.00)
<b>Parcel 215073 was inactivated and land was added to Parcel 2150372</b>			