

Small farm (HIGHGATE CTR)



Location

Vermont

<https://www.genclassifieds.com/x-317425-z>

We have for sale 1 full acre of land with a small farm on it. We have taken the old house and all other buildings off the property and hauled them away. This property has power and a drilled well. Very private location and only 4 miles from the border asking 50,000 OBRO. If you are interested you may call me at

and ask for Ron thanks for

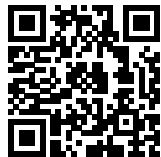
| Comments: 1/15/12 LAMAR & BRENDA | | Sale Price: 0 | | Book: 151 | | Valuation: 70.00 | |
|---|-------------|-------------------------|----------|------------------|------------|------------------|--------|
| Address: 438 CAMBRIDGE RD | | Sale Date: 1/15/12/2008 | | Page: 623.9 | | | |
| City/State: WINDHOLE VT 05459 | | Body Type: No Data | | County: 15.00 | | | |
| Location: 438 CAMBRIDGE RD | | Style: No Data | | Yr Bldg: No Data | | | |
| Description: BARN & 1/10 ACRE | | Area: 0 | | Yr Built: 0 | | Bldg Age: 0 | |
| Tax Map #: 7 | | # Rooms: 0 | | # Bedrooms: 0 | | # Kitchens: 0 | |
| | | # 1/2 Bath: 0 | | # Baths: 0 | | | |
| Item | Description | Percent | Quantity | Unit Cost | Total | | |
| BASE COST | | | | | | | |
| ADJUSTED BASE COST | | | | | | | |
| REPLACEMENT COST NEW | | | | | | | |
| REPLACEMENT COST NEW LESS DEPRECIATION | | | | | | | |
| LAND PRICES | | | | | | | |
| | St Bldg Lot | | 1.00 | | | | |
| | Total | | 1.00 | | | | 55.000 |
| SITE IMPROVEMENTS | | | | | | | |
| | Water | Household | Quantity | Grade | Depth/Rate | | |
| | Sewer | y/y | Typical | Good | | | 6.000 |
| | Landscape | y/y | Typical | Good | | | 6.000 |
| | Total | y/y | Minimal | Good | | | 1.200 |
| | | | | | | | 13.200 |
| OUTBUILDINGS | | | | | | | |
| | Barn, GP | House/Held | % Good | Size | Rate | Extras | |
| | Hayloft | y/y | 5 | 3516 | 0.54 | | 1.900 |
| | Total | y/y | 5 | 3516 | 0.17 | | 600 |
| | | | | | | | 2.500 |
| TOTAL PROPERTY VALUE | | | | | | | 70.700 |
| NOTES | | | | | | | |
| | | | | | | HOUSESITE VALUE: | 70.700 |
| | | | | | | HOMESTED VALUE: | 70.700 |

***10-03-2104- REMOVED BARN, REMOVED DETACHED GARAGE OF 540 SQ. FT., AND REMOVED ATTACHED GARAGE OF 240 SQ. FT. THE BARN & HAYLOFT HAVE BEEN ADJUSTED FROM FAIR TO LOW AND THE % GOOD HAS BEEN ADJUSTED FROM 25% TO 5%.



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