

Small farm 45,000 (HIGHGATE CTR)



Location

Vermont

<https://www.genclassifieds.com/x-511356-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 45,000 . If you are interested you may call me at

and ask for Ron thanks for

Customer: SUTWAM RONALD & BRENDA		Sale Price: 0		Book: 143		Validity: Yes	
Address: 1301 LAMRON ST		Sale Date: 10/03/2008		Page: 853.8			
County: HIGHGATE VT 05488		Bldg Type: No Data		Quality: 0.00			
Location: 450 CAMPADONA RD		Style: No Data		Frame: No Data			
Description: BARN & 1.00 ACRE		Area: 0		Yr Built: 0		Est Age: 0	
Tax Map #: 7		# Rm: 0		# Bath: 0		# Machine: 0	
		# 1/2 Bath: 0		# Bath: 0			
Item	Description	Percent	Quantity	Unit Cost	Total		
BASE COST							
ADJUSTED BASE COST							
Subtotal							
REPLACEMENT COST NEW							
REPLACEMENT COST NEW LESS DEPRECIATION							
LAND PRICES							
SI Bldg Lot	Size	Nbhd Mult	Grade	DepthRate			
	1.00	1.00	1.00		55,000		
Total	1.00				55,000		
SITE IMPROVEMENTS							
Water	House/Hold	Quantity	Quality				
	y/y	Typical	Good	6,000			
Sewer	y/y	Typical	Good	6,000			
Landscape	y/y	Minimal	Good	1,200			
Total				13,200			
OUTBUILDINGS							
Barn, GP	House/Hold	% Good	Size	Rate	Extras		
	y/y	5	3516	0.54		1,900	
Hayloft	y/y	5	3516	0.17		600	
Total						2,500	
TOTAL PROPERTY VALUE							
70,700							
NOTES							
HOUSESITE VALUE: 70,700							
HOMESTEAD VALUE: 70,700							
***10-03-2104- REMOVED HOME, 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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