

# Current Use Calculator

We have added some new fields that will make it easier for you to calculate current use values.

1. We added more tabs to the CAMA program so we could add some more fields for this improvement.

## CURRENT SCREEN:

## NEW SCREEN: More tabs

## New Value Fields Added

Now you can see each value on the screen that is displayed on the cost sheet.

Land Value                      Site Improvement Value                      Out Building Value

CU Excluded Land Value    CU Enrolled

## Manufactured Home Fields Added

MH Reg Number                      MH Serial                      MH Model                      MH Manufacturer

Below is a copy of a standard cost sheet

02/21/2024

Page 1

Itemized Property Costs						
From Table: MAIN Section 1		Sample Town			Record # 335	
Property ID: 25100127100		Span #: 354-109-10493		Last Inspected: 11/07/2008		Cost Update: 02/21/2024
Owner(s): KILLIAN STEVEN R AND MABLE				Sale Price: 55,000	Book: 55	Validity: Yes
Address: 149 EMERY HILL DR				Sale Date: 08/20/2001	Page: 196	
City/St/Zip: ANYTOWN VT 05443				Bldg Type: Single	Quality: 2.50 FAIR/AVG	
Location: 149 EMERY HILL DR				Style: 1 Story	Frame: Studded	
Description: DWELLING AND LAND				Area: 1022	Yr Built: 2004	Eff Age: 8
Tax Map #: 20				# Rms: 5	# Bedrm: 2	# Ktchns: 1
				# 1/2 Bath: 0	# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total	
<b>BASE COST</b>						
Exterior Wall #1:	WdSidng / Ht=8	100.00		92.17		
<b>ADJUSTMENTS</b>						
Roof #1:	Metal-Chn	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		2.97		
Heat/cooling #1:	Space Htr	100.00		-2.01		
Energy Adjustment	Average					
<b>ADJUSTED BASE COST</b>			1,022.00	93.13	95,178	
<b>ADDITIONAL FEATURES</b>						
Fixtures (beyond allowance of 6)			-1.00	1,320.00	-1,320	
Roughins (beyond allowance of 1)			-1.00	560.00	-560	
Porch #1:	WoodDck/Screen/Roof/N		100.00	48.38	4,838	
Basement	Conc 8"		782.00	24.03	18,791	
Finished Basement	Rec Room		600.00	15.05	9,030	
<b>Subtotal</b>					125,957	
Local multiplier		1.00				
Current multiplier		1.00				
<b>REPLACEMENT COST NEW</b>					125,957	
Condition		Average	Percent			
Physical depreciation			4.00	-5,038		
Functional depreciation			10.00	-12,596		
Economic depreciation						
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					108,300	
<b>LAND PRICES</b>						
	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	2.00	0.90	0.70	41,000		
AC Other	25.00	0.90	0.60	61,100		
<b>Total</b>				102,100		
<b>SITE IMPROVEMENTS</b>						
	Hsite/Hstd	Quantity	Quality			
Water	y / y	Typical	Average		5,000	
Sewer	y / y	Typical	Average		10,000	
<b>Total</b>					15,000	
<b>OUTBUILDINGS</b>						
	Hsite/Hstd	% Good	Size	Rate.	Extras	
Mat storag	y / y	60	120	13.50	1,600	
Mat storag	y / y	50	132	11.25	1,500	
Mat sheltr	y / y	20	128	1.28	200	
<b>Total</b>					3,300	
<b>TOTAL PROPERTY VALUE</b>					228,700	
<b>NOTES</b>				HOUSESITE VALUE :	167,600	
				HOMESTEAD VALUE :	228,700	

Below you can see some of the new fields that have been added to the Land Tab. They are CU Excluded Land Val, Land Value, CU Enrolled and SI Value. When you Run Cost on a parcel these fields will populate with the values that are displayed on the cost sheet. Refer to the cost sheet on the previous page.

Parcel Information

Parcel ID: 25100127100    Owner Name: KILLIAN STEVEN R AND MAE    Owner Name2: [ ]

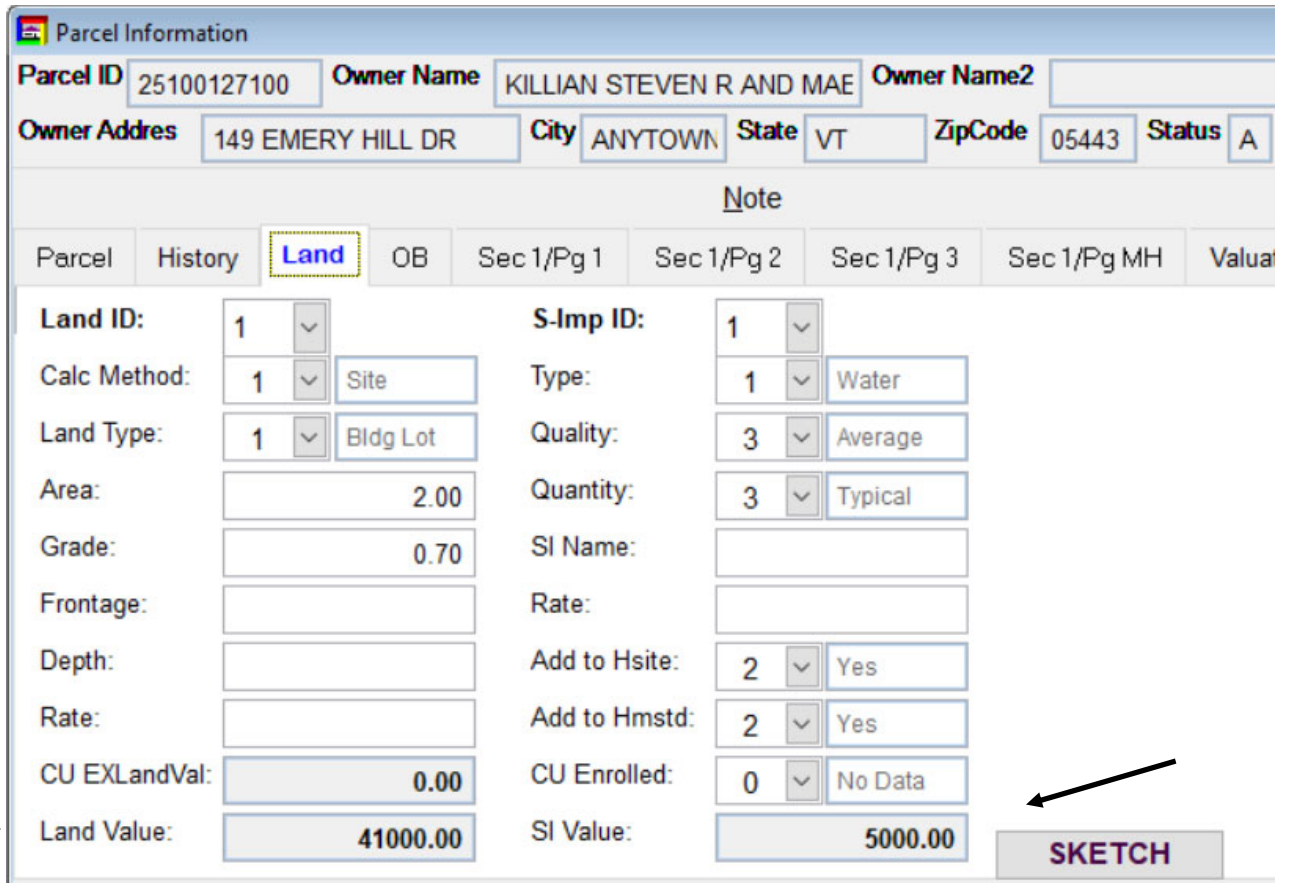
Owner Address: 149 EMERY HILL DR    City: ANYTOWN    State: VT    ZipCode: 05443    Status: A

Note

Parcel	History	Land	OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Sec 1/Pg MH	Value
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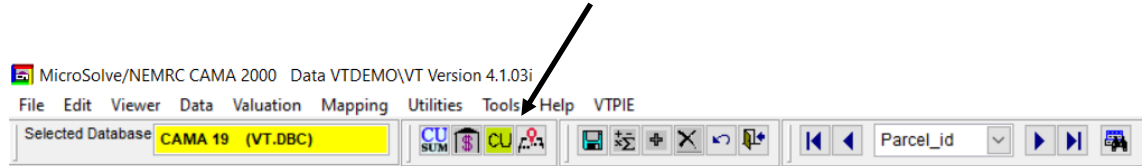
Land ID:	1	S-Imp ID:	1
Calc Method:	1 Site	Type:	1 Water
Land Type:	1 Bldg Lot	Quality:	3 Average
Area:	2.00	Quantity:	3 Typical
Grade:	0.70	SI Name:	[ ]
Frontage:	[ ]	Rate:	[ ]
Depth:	[ ]	Add to Hsite:	2 Yes
Rate:	[ ]	Add to Hmstd:	2 Yes
CU EXLandVal:	0.00	CU Enrolled:	0 No Data
Land Value:	41000.00	SI Value:	5000.00

SKETCH



To Calculate CU Excluded Land Values do the following:

- 1 Add a new land ID
- 2 Select the appropriate Calc Method that begins with the letters "CU"
- 3 Enter the Land Type
- 4 Then the Area (Amount of acres to be excluded)
- 5 Input the correct Grade for the Acreage
- 6 Press the 'Yellow' CU button on the Tool Bar. This will also produce a report you can print that will show you the Excluded Land Value. See the example on the bottom of this page. Now the CU EXLandVal field will populate with the value shown on this report. In this example it is 41,000. Which is the same value seen on the Cost Sheet for the 2 Acre Site.



Parcel Information

Parcel ID: 25100127100 Owner Name: KILLIAN STEVEN R AND MAE Owner Name2:   
 Owner Address: 149 EMERY HILL DR City: ANYTOWN State: VT ZipCode: 05443 Status: A

Parcel History Land OB Sec 1/Pg 1 Sec 1/Pg 2 Sec 1/Pg 3 Sec 1/Pg MH Valuation Picture Note

Land ID: 3 S-Imp ID: 1  
 Calc Method: 6 CU Site Type: 1 Water  
 Land Type: 1 Bldg Lot Quality: 3 Average  
 Area: 2.00 Quantity: 3 Typical  
 Grade: 0.70 SI Name:   
 Frontage: 0 Rate:   
 Depth: 0 Add to Hsite: 2 Yes  
 Rate: 0.00 Add to Hmstd: 2 Yes  
 CU EXLandVal: 41000.00 CU Enrolled: 0 No Data  
 Land Value: 0.00 SI Value: 5000.00

Add Delete SKETCH 11/24/2008



02/21/2024 Page 1

Itemized Property Costs					
From Table: MAIN Section 1		Current Use: Sample Town		Record # 335	
Property ID: 25100127100		Span #: 354-109-10493		Last Inspected: 11/07/2008	
Cost Update: 02/21/2024					
Owner(s): KILLIAN STEVEN R AND MABLE			Sale Price: 55,000	Book: 55	Validity: Yes
Address: 149 EMERY HILL DR			Sale Date: 08/20/2001	Page: 196	
City/St/Zip: ANYTOWN VT 05443			Bldg Type: No Data	Quality: 0.00	
Location: 149 EMERY HILL DR			Style: No Data	Frame: No Data	
Description: DWELLING AND LAND			Area: 0	Yr Built: 0	Eff Age: 0
Tax Map #: 20			# Rms: 0	# Bedrm: 0	# Ktchns: 0
			# 1/2 Bath: 0	# Baths: 0	
Item	Description	Percent	Quantity	Unit Cost	Total
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	0.90	0.70		41,000
Total	2.00				41,000
TOTAL CU EXCLUDED OR PENALTY VALUE					41,000

Now Let's go over how to use the new 'CU Enrolled' fields. You will find these fields on the Outbuilding tab and Section #/PG 3 tab. The 'Cu Enrolled' field allows the user to identify each outbuilding and Section (Building such as Farm hand Housing etc) that is an Enrolled Farm Building.

As you can see below Outbuilding ID 1 has been identified as Enrolled in CU and the Value is 1600. It is important to remember if identify an outbuilding or Section (Building) as enrolled in Current Use then it can not be included in the homestead or house site values. Make sure you set the fields 'Add to Hsite' and 'Add to Hmstd' flags to 'No'. The program will produce a warning as well. This may require running cost on the property in order to update the Homestead and Housesite values.

MicroSolve/NEMRC CAMA 2000 Data VTDEMO\VT Version 4.1.03i

File Edit Viewer Data Valuation Mapping Utilities Tools Help VTPIE

Selected Database CAMA 19 (VT.DBC)

Parcel Information

Parcel ID 25100127100 Owner Name KILLIAN STEVEN R AND MAE Owner Name2

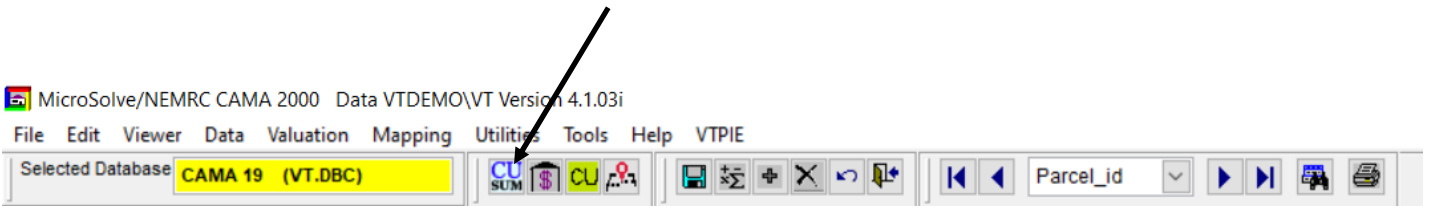
Owner Address 149 EMERY HILL DR City ANYTOWN State VT ZipCode 05443 Status A

Note

Parcel	History	Land	OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Sec 1/Pg MH	Valuation	Picture
OutblD ID:	1			Add to Hsite:	1	No			
Type:	3	Mat storage		Add to Hmstd:	1	No			
Area/Diam:		120		Silo/BarnHt:					
Siding:	6	WdSiding		CU Enrolled:	2	Yes			
Finish:				OB Value:		1600.00			
Class:	4	D							
Quality:	3	Average							
% Good:		60							
Name:		Main Shed							
Rate:		0.00							

Add Delete SKETCH 11/24/2008

Once you have identified all of the current use pieces appropriately you can run the 'Current Use summary sheet'. Simply click on the White and Blue 'CU Sum' button on the tool bar. This will display the CU summary sheet that can be printed. See example on the next page.



Parcel Information

Parcel ID: 25100127100 Owner Name: KILLIAN STEVEN R AND MAE Owner Name2:

Owner Address: 149 EMERY HILL DR City: ANYTOWN State: VT ZipCode: 05443 Status: A

Note

Parcel	History	Land	OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Sec 1/Pg MH	Valuation	Picture
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**Outbid ID:** 1  Add to Hsite: 1  No

**Type:** 3  Mat storage Add to Hmstd: 1  No

**Area/Diam:** 120 Silo/BarnHt:

**Siding:** 6  WdSiding CU Enrolled: 2  Yes

**Finish:**  OB Value: 1600.00

**Class:** 4  D

**Quality:** 3  Average

**% Good:** 60

**Name:** Main Shed

**Rate:** 0.00

11/24/2008

Current Use Summary sheet. This gives you a complete break down of the entire parcel and which pieces you have identified as 'Enrolled in CU' vs 'Excluded from CU'

### Current Use Values

Parcel ID: 25100127100 Span: 354-109-10493	Homestead Dec: Status: Active	Date Declared: 02/21/2024 Category: No Data
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Owner Name: KILLIAN STEVEN R AND MABLE  
 Owner Name (2):  
 Address: 149 EMERY HILL DR  
 ANYTOWN, VT05443

Land Value	CU Excluded	Section	Enr Sec	OB Val	Enr OB	Site Imp	En Site
ID 1 41,000 ID 2 61,100	ID 3 41,000	ID 1 108,300		ID 2 1,500 ID 3 200	ID 1 1,600	ID 1 5,000 ID 2 10,000	
102,100	41,000	108,300		1,700	1,600	15,000	

### Current Use Summary

**Dwelling & Non EFB** = (Section + OB Val + Site Imp)

(108,300 + 1,700 + 15,000) = 125,000

**Enrolled Farm Bldg** = (Enrolled Section + Enrolled OB + Enrolled Site Imp)

(0 + 1,600 + 0) = 1,600

**Excluded Land** = (CU Excluded)

= 41,000

**Enrolled Land** = (Land Value - CU Excluded)

(102,100 - 41,000) = 61,100

VALUES	Total	Homestead	NonHomestead
Dwelling & NonEFB	125,000		125,000
Enrolled Farm Bldg	1,600		1,600
Excluded Land	41,000		41,000
Enrolled Land	61,100		61,100
<b>Total Listed Value</b>	<b>228,700</b>		<b>228,700</b>
Use Value	0		0
Grand List	0		0
Reduction	0		0

Below is the CU Data input screen you will find in VTPIE. Notice all of the fields and placement of the fields are the same as you find on the Current Use Summary sheet on the previous page.

Valuation

Type	Total		
Dwelling & Non Enrolled Farm Bld.	<input type="text"/>	<input type="text"/>	<input type="text"/>
Enrolled Farm Bld.	0	<input type="text" value="0"/>	<input type="text" value="0"/>
Excluded Land Value	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Enrolled Land Value	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
<b>Total Listed Value</b>	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Use Value Acreage	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Exemption Reduction	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
Owners Taxable Value	<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>