

Improvements to House		
Date	Improvement	Value
8/1/2005	Add wood stove to family room	\$ 700.00
9/11/2009	Install oak raised panel fireplace mantel to living room	\$ 500.00
9/28/2009	Refinish oak floors/replace kitchen and bath vinyl	\$ 1,726.40
11/3/2009	Install new electrical meter base and install underground electrical service	\$ 1,000.00
1/20/2010	Install double insulated vinyl replacement windows - 50 yr warranty	\$ 5,931.00
2/2/2010	Batt insulation added to crawl space to R-19	\$ 1,125.00
3/2/2010	Upgrade attic insulation to R-30	\$ 790.00
9/15/2010	Paint Exterior of House	\$ 3,000.00
9/20/2010	Add natural gas and gas logs to living room fireplace	\$ 1,000.00
2/18/2013	Complete Replumb of House - remove copper replace with pex along with complete house water filter	\$ 5,000.00
5/5/2015	Replace roof and gutters with 50 year lifetime architectural shingles	\$ 9,220.90
5/15/2015	Add front porch cover, gutter guards, eave vents, garage siding	\$ 3,700.00
9/1/2016	Convert 2 car garage into 3rd bedroom suite with bath, kitchen, washer/dryer connections and Mini-Split HVAC system	\$ 50,000.00
9/1/2016	Replace sewer line and water line from street to house	\$ 2,000.00
9/1/2016	Construct 640 sq ft new 2 car garage hardi-plank siding including water, electrical and LED lighting - heated by wood stove	\$ 40,000.00
1/1/2017	Install Renai Tankless Water Heater - Fueled by Natural Gas	\$ 2,500.00
11/1/2017	Remove Duct Work and Install 4 Zone Mini-Split HVAC System in Original House - 10 year warranty	\$ 11,000.00
1/1/2018	Renovate bath in original house with new shower unit and toilet - insulate walls - add exhaust fan with heat	\$ 5,000.00
1/1/2018	Construct/grade right driveway and install retaining walls	\$ 5,000.00
7/1/2018	Pour 110' concrete driveway with pad in front of garage	\$ 10,000.00
1/1/2020	Add connecting storage shed to garage and construct 2 lean-to's with electrical	\$ 5,000.00
10/10/2021	Add 14'x17' concrete patio and 120' of concrete sidewalks	\$ 5,000.00
2/1/2022	Covered all fascia boards around house with white aluminum siding	\$ 2,000.00
1/17/2024	Purchased .2 acres of adjoining land to provide access from Pine Street - total property surveyed with recombination of land.	\$ 5,000.00
2/28/2025	Paint Interior of House Update Kitchen In Original House	\$ 5,000.00
2/28/2025	Install LVP in Family Room and Bedroom Suite Kitchen	\$ 4,000.00
2/28/2025	Refresh hardwood floors in original house	\$ 1,600.00
	TOTAL IMPROVEMENTS	\$ 186,793.30
	All renovations requiring permits were properly permitted and inspected	