

Attachment 3  
Masterson Tax Valuation  
Estimated Costs Per Improvement

Category	Description	Estimated Cost
Interior Infrastructure:	Wall paneling and ceiling tiles added to the house in the 1960s were removed.	\$ 10,694.59
Interior Infrastructure:	Plaster and lathe was carefully removed to allow infrastructure updates; original trim was preserved.	
Interior Infrastructure:	Electrical wiring was re-done throughout the house to bring it up to code. Charred knob and tube was identified in several locations.	\$ 3,455.79
Interior Infrastructure:	Plumbing (drain and supply lines) was replaced in the kitchen, upstairs bathroom and laundry room.	\$ 789.94
Interior Infrastructure:	All HVAC ductwork was replaced.	\$ 2,970.96
Interior Infrastructure:	A local engineer assessed structural issues and recommended upgrades including reinforcing floor joists and beams (some 400% overburdened), and securing the brick chimney. All recommendations were completed.	\$ 8,375.53
Interior Infrastructure:	House was re-insulated.	\$ 2,483.28
Interior Infrastructure:	Smooth-wall finished sheetrock was installed to preserve the original look of the walls.	\$ 8,704.00
Interior Infrastructure:	Interior walls were painted.	\$ 2,719.35
<b>Interior Infrastructure:</b>	<b>Total</b>	<b>\$ 40,193.44</b>
Aesthetics:	Lighting fixtures (1960s era) were updated throughout the house.	\$ 583.38
Aesthetics:	Mint green shag carpet and green vinyl flooring was removed and original fir floors were patched and restored in the living and dining room. Carpet was replaced upstairs.	\$ 7,591.39
Aesthetics:	Original trim and doors are in the process of being sanded, painted, and re-installed.	\$ 3,078.34
Aesthetics:	Original wainscoting around stairs was uncovered and is in the process of being sanded and re-painted.	
Aesthetics:	Original heat registers are in the process of being restored.	\$ 100.00
<b>Aesthetics:</b>	<b>Total</b>	<b>\$ 11,353.11</b>
Kitchen:	Wallpaper from the 1960s was removed.	\$ 3,109.00
Kitchen:	Harvest gold countertop was replaced with natural butcher block.	
Kitchen:	Harvest gold sink was replaced with "farmer style" porcelain sink.	
Kitchen:	Cabinets were painted and hardware replaced.	
Kitchen:	Gold linoleum was updated with checkerboard pattern Marmoleum.	\$ 4,400.07
<b>Kitchen:</b>	<b>Total</b>	<b>\$ 7,509.07</b>
Upstairs Bath:	Linoleum floor was replaced with small white hexagon tiles.	\$ 2,063.06
Upstairs Bath:	Shower and walls were tiled with white subway tiles.	
Upstairs Bath:	Updated shower was installed along with custom vanity.	\$ 4,662.53
Upstairs Bath:	Toilet was replaced with a more water-efficient version.	
<b>Upstairs Bath:</b>	<b>Total</b>	<b>\$ 6,725.59</b>
<b>Grand Total</b>		<b>\$ 65,781.21</b>