

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Wednesday, September 17, 2025

4:00pm

Evan Cavanaugh & Kerin Riley

Lister Packet

Contents:

1. Lister memo
2. Property Record Card before removal of 2 car garage
3. Property Record Card after removal of 2 car garage
4. Property Record Card 185 Upper Pasture Rd.
5. Property Record Card 33 Mitchell Brook Rd.
6. Property Record Card 11 Old Farm Rd.
7. KRT Comparables

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Riley/Cavanaugh appeal – Parcel ID # 05-146.200

DATE: September 17, 2025

Property Description: The property is located at 119 Barbara Lee Lane. This is a Contemporary-styled dwelling with 2,970 finished square feet built in 2023 with 3 bedrooms and 3½ baths. The dwelling has an overall grade of B+ and the kitchen and baths are all rated “Good” and the depreciation is at .5%. The assessed value of the dwelling is \$1,218,500. There are 9.56 acres valued at \$253,000. The total assessed value on the 2025 Grand List is \$1,471,500. A permit visit by KRT was conducted on 4/8/2025 and the property owner attended an informal hearing 6/12/2025.

2025 Assessment History:

Proposed Reappraisal Assessment: \$1,563,000

After Informal Hearing/Abstract: 1,557,800

After Grievance Hearing/Grand List: 1,471,500

Reduction before BCA Appeal: \$ 91,500

Basis of the appeal: 1) there are still 2 major errors on the property record card (PRC); and 2) the assessment exceeds Fair Market Value (FMV) based on a bank appraisal provided.

Listers Response:

To address the two PRC concerns:

- 1) The Listers found an error on the PRC showing Basement Garage “2”. This should be removed and will result in a reduction of \$5,800 with a final assessment of \$1,465,700.
- 2) There is only one area with a cathedral ceiling, not two on the updated PRC.

To address the FMV, the appellant provided an appraisal that was conducted by Wells River Savings Bank for the purpose of financing. The bank appraisal includes 3 properties: 98 Mystic Drive, 23 Douglas Rd and 20 Hopson Ln.

The appellant provided 185 Upper Pasture Road, 33 Mitchell Brook Road and 11 Old Farm Road as comparable properties.

The Appellant’s Comparables:

- 185 Upper Pasture Rd: The Listers do not consider this a comparable property because it was built in 1980, the overall grade of the dwelling is C+, the kitchen and baths are rated Average and Average/Good and the depreciation is 19%. This property sold on 12/30/2024 for \$875,000 and is currently assessed at \$1,116,700.

In addition, no interior inspection was conducted as a function of the 2025 reappraisal. The lack of an interior inspection during the 2025 reappraisal means that the card has not been verified for the interior aspects of the dwelling (i.e., to reflect the type and number of bathrooms, kitchen quality and other features) which can impact the assessment.

- **33 Mitchell Brook Rd:** The Listers do not consider this a comparable property because it only has 1,712 square feet. Both dwellings are Contemporary styles, however, the appellant's dwelling is a two-story with a basement and 33 Mitchell Brook is a 1½ story on a slab with only 50% of the living area heated. This property sold on 4/4/2025 for \$1,050,000 and is currently assessed at \$1,185,300. An interior inspection was conducted on this dwelling in June 2025 by KRT.
- **11 Old Farm Rd:** The Listers do not consider this a comparable property because it is a Colonial-style dwelling built in 1999. The basic square footage value of a colonial is \$185 compared to contemporary at \$155. Due to the age of 11 Old Farm Rd, the overall grade is B- and the depreciation is 6.5%. In addition, no interior inspection was conducted as a function of the 2025 reappraisal. The lack of an interior inspection during the 2025 reappraisal means that the card has not been verified for the interior aspects of the dwelling (i.e., to reflect the type and number of bathrooms, kitchen quality and other features) which can impact the assessment.
- **The Bank's Comparables:** The Listers do not consider these as comparable properties for grand list assessment purposes. Banks do not perform interior inspections when selecting comparable properties. Also bank appraisals are conservative as they are based on sales within a certain price range to determine the amount the bank is willing to finance.

After the correction noted above, the Listers consider a 2025 Grand List assessment of \$1,465,700 the correct assessment for this property.

05-146
MAP-LOT

200
SUB

BEFORE REMOVAL OF 2 CAR GARAGE - LOT 2 SIDE

1 of 1

RESIDENTIAL

NORWICH, VT

2

APPAISED: 1,471,500/
USE VALUE: 1,471,500/
ASSESSED: 1,471,500/
Total Card / Total Parcel
1,471,500/ 1,471,500/
1,471,500/ 1,471,500/
1,471,500/ 1,471,500/

PROPERTY LOCATION

No Alt No Direction/Street/City
119 BARBARA LEE LN, NORWICH

OWNERSHIP

Owner 1: RILEY CAVANAUGH FAMILY TRUST O
Owner 2: RILEY TRUSTEE KERIN M
Owner 3: CAVANAUGH TRUSTEE EVAN T
Street 1: 119 BARBARA LEE LN
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: CAVANAUGH - EVAN
Owner 2: RILEY - KERIN
Street 1: PO BOX 959
Twn/City: HANOVER
St/Prov: NH Cntry
Postal: 03755

NARRATIVE DESCRIPTION

This parcel contains 9.56 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2023, having primarily CLAPBOARD Exterior and 2970 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 Half Bath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
------	------------	--------	----------

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
				Exmpt		
		Census:				
		Flood Haz:				
D	00	00	100	Topo		
s	142	142	100	Street		
t	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RES2 2		1		SITE ACRE	SITE	1.0	0	140,000.	1.44	N3	1.20	VW1							201,600						201,600	
11	RES2 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
11	RES2 2		7.56		ACRES	EXCESS	1.0	0	7,500.	0.75	N3	1.20		TOPO	-20	SHAPE	-10			42,353						42,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
11	9.560	1,218,500		253,000	1,471,500
Legal Description					
9.56 ACRES LAND					
Entered Lot Size					
Total Land: 9.56					
Land Unit Type: AC					
Total Card	9.560	1,218,500		253,000	1,471,500
Total Parcel	9.560	1,218,500		253,000	1,471,500
Source: Market Adj Cost					
Total Value per SQ unit /Card: 495.45 /Parcel: 495.45					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,218,500	0	9.56	253,000	1,471,500	1,471,500	Correct Dates	8/20/2025
2023	31	GL		0	9.56	149,000	149,000	149,000	Year End	7/7/2023
2022	31	GL		0	9.56	149,000	149,000	149,000	Year End Roll	7/8/2022
2022	31	AB		0	9.56	149,000	149,000	149,000	NEMRC	6/1/2022

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAVANAUGH, EVAN	245-380-82	3	10/8/2024	ADMIN TRANS		No	No	4	
BULL PINE REALT	241-386	1	8/16/2022	CHG>ASMT<SAL	165,000	Yes	No		9.56 vacant land

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/29/2023	8BH23	NEW DWLG	950,000	O	4/8/2025				7/23/2025		L	LISTERS
									6/12/2025	HRG - CHG	KL	KL-KRT
									4/8/2025	PERMIT VISIT	PB	PAUL-KRT
									3/6/2025	FIELD REVIEW	PB	PAUL-KRT
									6/13/2024	PERMIT INSP	L	LISTERS
									5/22/2024	PERMIT INSP	PB	PAUL-KRT
									5/22/2024	CB	PB	PAUL-KRT
									1/29/2024	MEASURE	DR	DOUG-KRT
									9/22/2021		A	ASSR

Sign:

Total AC/HA: 9.56000 Total SF/SM: 416434 Parcel LUC: 11 RESD 2 Prime NB Desc: NORWICH Total: 252,953 Spl Credit Total: 253,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted Database: AssessPro - Norwich VT 2025 cheryl



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 05-146-00X
Prior Id # 2: 05-146-10X
Prior Id # 3: 05-146-20X
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 05-146
Prior Id # 2: 200
Prior Id # 3:
ASR Map
Fact Dist
Reval Dist
Year:
Land Reason:
Bld Reason:
Civil District:
Ratio:

PRINT

Date Time

09/04/25 13:43:32

LAST REV

Date Time

08/04/25 09:57:04

cheryl

1671

EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
Sty Ht: 2 - TWO STORY
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 1 - WOOD
Prime Wall: 2 - CLAPBOARD
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPHALT SH
Color: GREY
View / Desir:

GENERAL INFORMATION

Grade: B+ - GOOD (+)
Year Blt: 2023 Eff Yr Blt: 2024
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg H/VFL:
Prim Int Wal: 1 - DRYWALL
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 3 - HARDWOOD
Sec Floors: 6 - CERAMIC T 25 %
Bsmnt Flr: 12 - CONCRETE
Subfloor:
Bsmnt Gar: 2
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext:
Heat Fuel: 3 - ELECTRIC
Heat Type: 9 - HVAC
Heat Sys: 1
% Heated: 100 % AC: 100
Solar HW: NO Central Vac: NO
% Com Wal: % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jurk. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	-------------

BATH FEATURES

Full Bath: 1 Rating: GOOD
A Bath: Rating:
3/4 Bath: 2 Rating: GOOD
A 3QBth: Rating:
1/2 Bath: 1 Rating: GOOD
A HBth: Rating:
Othr Fix: 2 Rating: GOOD

OTHER FEATURES

Kits: 1 Rating: GOOD
A Kits: Rating:
Frpl: 1 Rating: GOOD
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

DEPRECIATION

Phys Cond: AV - Average 0.5 %
Functional: %
Economic: %
Special: %
Override: %
Total: 0.5 %

CALC SUMMARY

Basic \$ / SQ: 155.00
Size Adj.: 0.96835017
Const Adj.: 1.07671046
Adj \$ / SQ: 161.608
Other Features: 81993
Grade Factor: 1.95
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 1224648
Depreciation: 6123
Depreciated Total: 1218525

Model:

COMMENTS

1/24 EA . EST=35% COMP . CHECK APRIL 2024 .
EST=INTDATA. 6/6/24 Lindberg spoke with Evan -
agreed on 56% completion around 4/1/24. New
completion date Sept 2024. 5-24 BP
63%COMPLETE. NT . PVT RD. 4/25 BP - DET
GAR NOT STARTED.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
Level FY LR DR D K FR RR BR FB HB L O
Other:
Upper:
Lvl 2:
Lvl 1:
Lower:
Totals RMs: 8 BRS: 3 Baths: 1 HB: 1

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

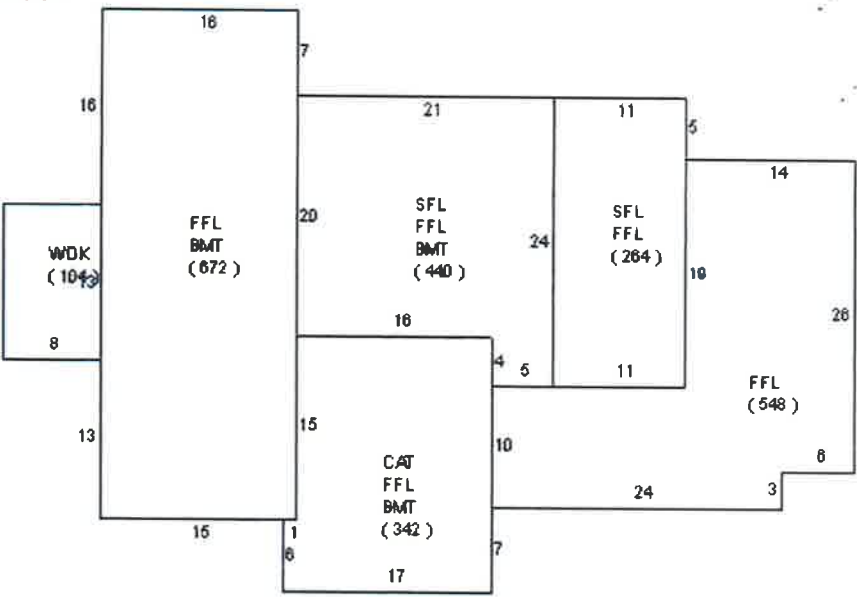
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	
Totals				
1		8	3	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WAV\$/SQ: AvRate: Ind.Val				
Juris. Factor: Before Depr: 315.14				
Special Features: 0 Val/Su Net: 250.21				
Final Total: 1218500 Val/Su SzAd: 410.27				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,266	161.610	366,204
BMT	BASEMENT	1,454	40.400	58,745
SFL	2ND FLOOR	704	148.680	104,670
CAT	CATH CEILING	342	40.400	13,817
WDK	WOOD DECK	104	24.960	2,596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Te
----------	--------	---------	--------	----	------

Net Sketched Area: 4,870	Total: 546,032
Size Adj: 2970 Gross Area	4870 FinArea 2970

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:

05-146

MAP-LOT

200

SUB

1 of 1
 AFTER REMOVAL OF 2 CHARGES
 (OTHER SIDE)
 CARD

RESIDENTIAL

NORWICH, VT

3

APPAISED:

Total Card / Total Parcel

1,465,700/ 1,465,71

USE VALUE:

1,465,700/ 1,465,71

ASSESSED:

1,465,700/ 1,465,71

PROPERTY LOCATION

No Alt No Direction/Street/City
 119 BARBARA LEE LN, NORWICH

OWNERSHIP

Owner 1: RILEY CAVANAUGH FAMILY TRUST O

Owner 2: RILEY TRUSTEE KERIN M

Owner 3: CAVANAUGH TRUSTEE EVAN T

Street 1: 119 BARBARA LEE LN

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1: CAVANAUGH - EVAN

Owner 2: RILEY - KERIN

Street 1: PO BOX 959

Twn/City: HANOVER

St/Prov: NH

Cntry

Postal: 03755

NARRATIVE DESCRIPTION

This parcel contains 9.56 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2023, having primarily CLAPBOARD Exterior and 2970 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 Half Bath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
i	450	450	100	Gas		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infil	Neigh Mod	Infil 1	%	Infil 2	%	Infil 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE SITE		1.0	0 140,000.	1.44	N3	1.20	VW1								201,600						201,600	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									9,000						9,000	
11	RESD 2		7.56		ACRES EXCESS		1.0	0 7,500.	0.75	N3	1.20			TOPO	-20	SHAPE	-10			42,353						42,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
11	9.560	1,212,700		253,000	1,465,700

Total Card	9.560	1,212,700		253,000	1,465,700
Total Parcel	9.560	1,212,700		253,000	1,465,700
Source: Market Adj Cost		Total Value per SQ unit /Card:	493.50	/Parcel:	493.50

Legal Description

9.56 ACRES LAND

Entered Lot Size

Total Land: 9.56

Land Unit Type: AC

User Acct

450-142-13352

GIS Ref

GIS Ref

Insp Date

06/13/24

11671!

PRINT

Date Time

09/10/25 13:31:36

LAST REV

Date Time

09/08/25 13:45:18

Pamela

1671



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 05-146-000

Prior Id # 2: 05-146-101

Prior Id # 3: 05-146-201

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 05-146

Prior Id # 2: 200

Prior Id # 3:

ASR Map

Fact Dist

Reval Dist

Year

Land Reason

Bld Reason

Civil District

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAVANAUGH, EVAN	245-380-82	3	10/8/2024	ADMIN TRANS		No	No	4	
BULL PINE REALT	241-386	1	8/16/2022	CHG>ASMT<SAL	165,000	Yes	No		9.56 vacant land

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2023	88H23	NEW DWLG	950,000	O	4/8/2025			

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2025		L	LISTERS
6/12/2025	HRG - CHG	KL	KL-KRT
4/8/2025	PERMIT VISIT	PB	PAUL-KRT
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
6/13/2024	PERMIT INSP	L	LISTERS
5/22/2024	PERMIT INSP	PB	PAUL-KRT
5/22/2024	CB	PB	PAUL-KRT
1/29/2024	MEASURE	DR	DOUG-KRT
9/22/2021		A	ASSR

Sign:

Total AC/HA: 9.56000

Total SF/SM: 416434

Parcel LUC: 11 RESD 2

Prime NB Desc: NORWICH

Total: 252,953 Spl Credit

Total: 253,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted

Database: AssessPro - Norwich VT 2025

Pamela

EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
Sty Ht: 2 - TWO STORY
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 1 - WOOD
Prime Wall: 2 - CLAPBOARD
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPHALT SH
Color: GREY
View / Desir:

GENERAL INFORMATION

Grade: B+ - GOOD (+)
Year Blt: 2023 Eff Yr Blt: 2024
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg HvFL:
Prim Int Wal 1 - DRYWALL
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 3 - HARDWOOD
Sec Floors: 6 - CERAMIC T 25 %
Bsmnt Flr: 12 - CONCRETE

Subfloor:
Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext:
Heat Fuel: 3 - ELECTRIC
Heat Type: 9 - HVAC
Heat Sys: 1
% Heated: 100 % AC: 100
Solar HW: NO Central Vac: NO
% Com Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

BATH FEATURES

Full Bath: 1 Rating: GOOD
A Bath: Rating:
3/4 Bath: 2 Rating: GOOD
A 3QBth: Rating:
1/2 Bath: 1 Rating: GOOD
A HBth: Rating:
OthrFix: 2 Rating: GOOD

OTHER FEATURES

Kits: 1 Rating: GOOD
A Kits: Rating:
Frpl: 1 Rating: GOOD
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

DEPRECIATION

Phys Cond: AV - Average 0.5 %
Functional: %
Economic: %
Special: %
Override: %
Total: 0.5 %

CALC SUMMARY

Basic \$ / SQ: 155.00
Size Adj.: 0.96835017
Const Adj.: 1.07671046
Adj \$ / SQ: 161.608
Other Features: 78993
Grade Factor: 1.95
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 1218798
Depreciation: 6094
Depreciated Total: 1212704
Model:

COMMENTS

1/24 EA . EST=35% COMP . CHECK APRIL 2024 .
EST=INTDATA. 6/6/24 Lindberg spoke with Evan -
agreed on 56% completion around 4/1/24. New
completion date Sept 2024. 5-24 BP
63%COMPLETE. NT . PVT RD. 4/25 BP - DET
GAR NOT STARTED.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 8 BRS: 3 Baths: 1 HB: 1	

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

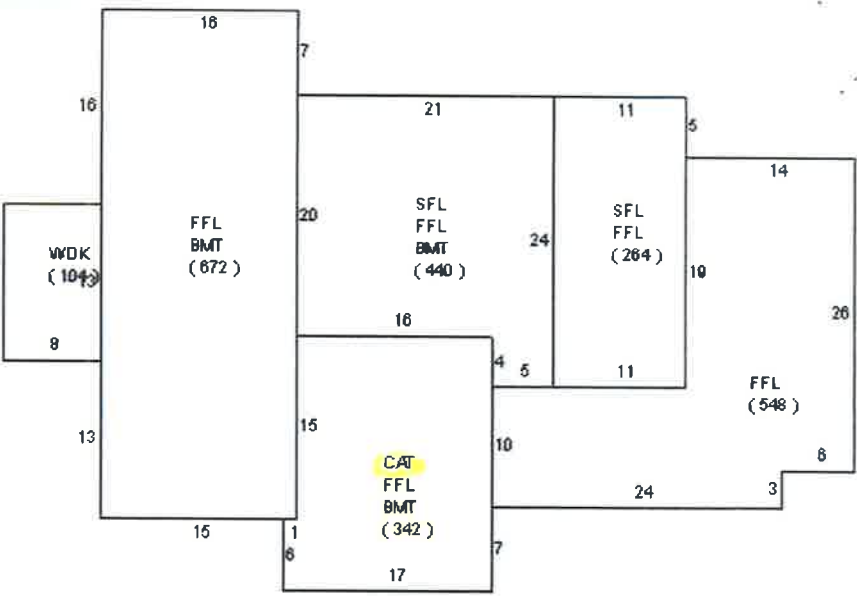
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val				
Juris. Factor: Before Depr: 315.14				
Special Features: 0 Val/Su Net: 249.01				
Final Total: 1212700 Val/Su SzAd: 408.32				
Year: Color:				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,266	161.610	366,204
BMT	BASEMENT	1,454	40.400	58,745
SFL	2ND FLOOR	704	148.680	104,670
CAT	CATH CEILING	342	40.400	13,817
WDK	WOOD DECK	104	24.960	2,596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	Te
----------	--------	---------	--------	----	----

Net Sketched Area: 4,870	Total: 546,032
Size Ad: 2970 Gross Area	4870 FinArea 2970

IMAGE

AssessPro Patriot Properties, Inc



11-150 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

4
APPAISED: 1,116,700/
USE VALUE: 1,116,700/
ASSESSED: 1,116,700/
Total Card / Total Parcel
1,116,700 1,116,700
1,116,700 1,116,700
1,116,700 1,116,700

PROPERTY LOCATION

No 185 Alt No Direction/Street/City
UPPER PASTURE RD, NORWICH

OWNERSHIP

Owner 1: LEANDRI PAUL
Owner 2: LEANDRI JESSICA J
Owner 3:
Street 1: 185 UPPER PASTURE RD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055-9621 Type: TOWN

PREVIOUS OWNER

Owner 1: WILLIAMS - J MCDONALD
Owner 2: -
Street 1: 10000 N CENTRAL EXPWY
Twn/City: DALLAS
St/Prov: TX Cntry
Postal: 75231

NARRATIVE DESCRIPTION

This parcel contains 10. ACRES of land mainly classified as
RES2 2 with a CONTEMPORARY Building built about 1980,
having primarily CLAPBOARD Exterior and 5226 Square Feet,
with 1 Unit, 2 Baths, 0 3/4 Bath, 1 Half Bath, 10 Rooms, and 4
Bdrms.

OTHER ASSESSMENTS

Code Descr/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
t	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RES2 2		1		SITE ACRE SITE		1.0	0 140,000.	1.44	N3	1.20	VW1								201,600						201,600	
11	RES2 2		1		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									9,000						9,000	
21	RES2 2 EXC		8		ACRES EXCESS		1.0	0 7,500.	0.77	N3	1.20			TOPO	-25					45,900						45,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	8.000			45,900	45,900
11	2.000	857,000	3,200	210,600	1,070,800
Total Card	10.000	857,000	3,200	256,500	1,116,700
Total Parcel	10.000	857,000	3,200	256,500	1,116,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 213.68		/Parcel: 213.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	857,000	3200	10.	256,500	1,116,700	1,116,700	Correct Dates	8/20/2025
2023	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End	7/7/2023
2022	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End Roll	7/8/2022
2022	11	AB	761,700	1200	10.	192,900	955,800	955,800	NEMRC	6/1/2022
2021	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End Roll	8/18/2021
2021	11	AB	761,700	1200	10.	192,900	955,800	955,800	NEMRC	5/19/2021
2020	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End Roll	7/28/2020
2020	11	AB	761,700	1200	10.	192,900	955,800	955,800		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WILLIAMS, J MCDO	246-21-23	2	12/30/2025	VALID SALE	875,000	No	No	4
WILLIAMS, J MCDO	246-21-23	2	12/30/2024	OTHER	875,000	No	No	4

TAX DISTRICT

PAT ACCT.

Notes

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
------	--------	-------	--------	-----	------------	----------	----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2025	FIELD REVIEW	PB	PAUL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
12/15/2023	INT REF	DR	DOUG-KRT
11/20/2014	C-MEAS	2	W KRAJESKI
5/22/2012	INSPECT	5	M KRAJESKI
4/6/2012	MEAS/LEFT CD	3	R FAVOR

Sign: _____

Total AC/HA: 10.00000

Total SF/SM: 435600

Parcel LUC: 11 RES2 2

Prime NB Desc: NORWICH

Total: 256,500 Spl Credit

Total: 256,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AccessPro Norwich VT2025

Printed:



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 11-150,000
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 11-150
Prior Id # 2: 000
Prior Id # 3:
ASR Map
Fact Dist
Reval Dist
Year
LandReason
BldReason
CivilDistrict
Ratio:

PRINT

Date Time
09/08/25 12:34:05

LAST REV

Date Time
08/08/25 17:58:05
Pamela
876

Type: 9 - CONTEMPORARY
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall:
 Roof Struct: 1 - GABLE
 Roof Cover: 14 - STDG SEAM
 Color: BEIGE
 View / Desir:

Grade: C+ - AVG. (+)
Year Bt: 1980 Eff Yr Bt: 1986
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

Avg Ht/FL: STD	
Prim Int Wal: 1	- DRYWALL
Sec Int Wall:	%
Partition: T	- TYPICAL
Prim Floors: 3	- HARDWOOD
Sec Floors: 4	- CARPET 30 %
Bsmnt Fir: 12	- CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric: 3	- TYPICAL
Insulation: 2	- TYPICAL
Int vs Ext: S	
Heat Fuel: 1	- OIL
Heat Type: 3	- FORCED H/W
# Heat Sys: 2	
% Heated: 100	% AC: 20
Solar HW: NO	Central Vac: NO
% Corn Wal	% Sprinkled

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
2	SHED/FR	D	Y	1	192	C	AV	1980	17.60	T	40	11			2,000		2,000
19	PATIO	D	Y	1	18X10	C	AV	1980	11.50	T	40	11			1,200		1,200

Full Bath: 1	Rating: AVERAGE
A Bath: 1	Rating: AVG/GD
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 1	Rating: AVERAGE
A HBth:	Rating:
OthrFix: 4	Rating: AVERAGE

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Frpl: 2	Rating: AVERAGE
WSFlue:	Rating:

Total Units:
Floor:
% Own:
Name:

Phys Cond:	AV - Average	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	19.5 %

Basic \$ / SQ: 155.00
Size Adj: 0.89999998
Const Adj: 1.05162990
Adj \$ / SQ: 146.702
Other Features: 55961
Grade Factor: 1.15
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 1064580
Depreciation: 207593
Depreciated Total: 856987

ADDS IN 1998; OTF = 3 SINK/SHOWER;
QUALITY MATERIALS; PDAS; LARGE STONE
FPLS; 12/23INT REFUSAL; VIEW IS MOSTLY
OBSTRUCTED=TREES; A/C=MINISPLIT.

1st Res Grid	Desc: Line 1	# Units 1
--------------	--------------	-----------

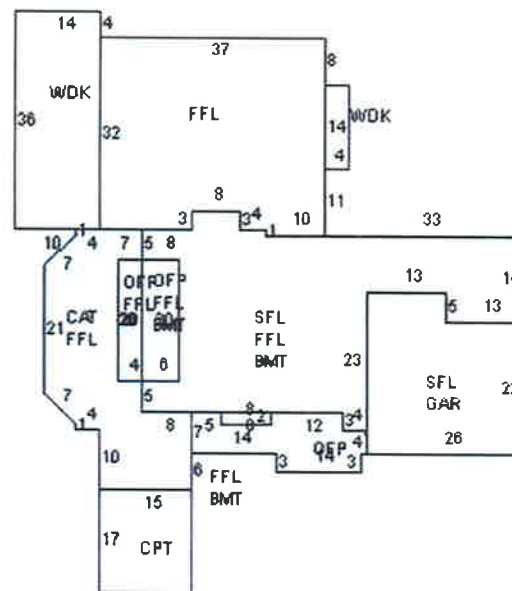
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM: 10				BR: 4			Baths: 1			HB 1

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

No	Unit	RMS	BRS	FL
1		10	4	M
Totals				
1		10	4	

Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 168.71
Special Features: 0		Val/Su Net: 93.91
Final Total: 857000		Val/Su SzAd: 163.99



Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,281	146.700	481,330
SFL	2ND FLOOR	1,945	134.970	262,509
BMT	BASEMENT	1,444	36.680	52,960
GAR	GARAGE	637	37.480	23,875
CAT	CATH CEILING	587	36.680	21,529
WDK	WOOD DECK	560	18.070	10,120
OPF	OPEN PORCH	417	29.340	12,235
CPT	CARPORT	255	20.400	5,202
Net Sketched Area: 9,126			Total:	869,760
Size Adj	5226 Gross Area	9126 FinArea	5226	

Sub	%	Descrip	%	Qu	#Te
Area	Usbl		Type		

60
75
29
20
35
02
60
26

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

3.200

Total Special Features:

Total

3.200

03-012

100

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

APPRaised:

Total Card / Total Parcel

1,185,300/ 1,185,30

USE VALUE:

1,185,300/ 1,185,30

ASSESSed:

1,185,300/ 1,185,30

PROPERTY LOCATION

No 33 Alt No MITCHELL BROOK RD, NORWICH

OWNERSHIP

Owner 1: FABRIKANT NICHOLAS C
Owner 2: FABRIKANT JEANNE
Owner 3: LEVY STEPHEN
Street 1: P.O.BOX 219
Street 2:
Twn/City: THETFORD
St/Prov: VT Cntry: Own Occ: Type: STATE
Postal: 05075

PREVIOUS OWNER

Owner 1: CORTESE - CHRISTOPHER A
Owner 2: CORTESE - KIRA M
Street 1: 4 COURT AV
Twn/City: BARRINGTON
St/Prov: RI Cntry: Own Occ: Type: STATE
Postal: 02806-1505

NARRATIVE DESCRIPTION

This parcel contains 10. ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2023, having primarily WOOD Exterior and 1712 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrp/No Amount Com. Int

PROPERTY FACTORS

Item Code Description % Item Code Description
Z RR RURAL RE 100 water
o Sewer
n Electri
Census: Exmpt
Flood Haz:
D 00 00 100 Topo
s 142 142 100 Street
t 450 450 100 Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE SITE		1.0	0 140,000.	1.00	RA	1.00									140,000						140,000	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.00	RA	1.00									7,500						7,500	
21	RESD 2 EXC		8		ACRES EXCESS		1.0	0 7,500.	0.85	RA	1.00									51,000						51,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	8.000			51,000	51,000
11	2.000	836,800	150,000	147,500	1,134,300
Total Card	10.000	836,800	150,000	198,500	1,185,300
Total Parcel	10.000	836,800	150,000	198,500	1,185,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 692.19 /Parcel: 692.19			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	836,800	150000	10.	198,500	1,185,300	1,185,300	Correct Dates	8/20/2025
2023	11	GL	647,600	0	10.	68,800	716,400	716,400	Year End	7/7/2023
2022	11	GL		150000	10.	65,100	215,100	215,100	Year End Roll	7/8/2022
2022	11	AB		150000	10.	65,100	215,100	215,100	NEMRC	6/1/2022
2021	31	GL		0	10.	65,100	65,100		Year End Roll	8/18/2021
2021	31	AB		0	10.	65,100	65,100	65,100	NEMRC	5/19/2021
2020	31	GL		0	10.	65,100	65,100	65,100	Year End Roll	7/28/2020
2020	31	AB		0	10.	65,100	65,100	65,100		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORTESE,CHRISTO	228-546-549	2	7/13/2018	VALID SALE	55,000	No	No		
	174/387		9/15/2005		70,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/26/2021	5 BH21	NEW DWLG	350,000	C				Spring 2023: Liste

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2025		L	LISTERS
6/18/2025	DATA CORR	EK	ED-KRT
6/12/2025	HRG - CHG	KL	KL-KRT
3/4/2025	FIELD REVIEW	KL	KL-KRT
5/8/2024	CB	EK	ED-KRT
2/22/2024	INSPECT	L	LISTERS
10/25/2023	MEASURE	DR	DOUG-KRT
5/10/2023	PERMIT VISIT	A	ASSR
11/2/2022	PERMIT VISIT	A	ASSR

Sign:

Total AC/HA: 10.00000

Total SF/SM: 435600

Parcel LUC: 11 RESD 2

Prime NB Desc: RESD AVG

Total:

198,500

Spl Credit

Total:

198,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro NorwichVT2025

Remarks



USER DEFINED
Prior Id # 1: 03-012.100
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 03-012
Prior Id # 2: 100
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PRINT

Date Time
09/08/25 12:34:35

LAST REV

Date Time
08/08/25 10:56:49

krt
22

PAT ACCT.

EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
Sty Ht: 1H - ONE/ONE HALF
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 1 - WOOD
Prime Wall: 26 - WOOD
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 14 - STDG SEAM
Color: Grey
View / Desir:

GENERAL INFORMATION

Grade: B - GOOD
Year Blt: 2023 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
Prim Int Wall: 1 - DRYWALL
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 2 - SOFTWOOD
Sec Floors: 6 - CERAMIC T 30 %
Bsmnt Flr: 12 - CONCRETE
Subfloor:
Bsmnt Gar: 1
Electric: 2 - GOOD
Insulation: 3 - EXTENSIVE
Int vs Ext:
Heat Fuel: 3 - ELECTRIC
Heat Type: 4 - RADIANT HW
Heat Sys: 2
% Heated: 50 % AC: 100
Solar HW: NO Central Vac: NO
% Com Wal % Sprinkled

MOBILE HOME Make:

SPEC FEATURES YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
MN	BRIDGE	D	Y	1	1	C	AV	2022	150,000.00	M	0	11			150,000		150,000

BATH FEATURES

Full Bath: 1 Rating: GOOD
A Bath: Rating:
3/4 Bath: 2 Rating: GOOD
A 3QBth: Rating:
1/2 Bath: 1 Rating: GOOD
A HBth: Rating:
OthrFix: 1 Rating: GOOD

OTHER FEATURES

Kits: 1 Rating: AVG/GD
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

DEPRECIATION

Phys Cond: AV - Average 1.0 %
Functional: %
Economic: %
Special: %
Override: %
Total: 1 %

CALC SUMMARY

Basic \$ / SQ: 155.00
Size Adj.: 1.09198785
Const Adj.: 1.07136869
Adj \$ / SQ: 181.338
Other Features: 67038
Grade Factor: 1.60
NBHD Inf: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 845261
Depreciation: 8453
Depreciated Total: 836808

Model:

COMMENTS

10/23 EA . AC=MINISPLIT . SMALL BRIDGE
ACCESS . 5/24 CALLBACK . HEATPUMP .
HEATED SLAB LOWER LEVEL . XFIX=SINK .
BRAZILIAN SLATE FLRS . ITALIAN TILED
SHOWERS. 6/25- BED COUNT & CHANGE GAR
TO LIVING.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K /FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 6 BRs: 2 Baths: 1 HB: 1	

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	2	M
Totals				
1		6	2	

COMPARABLE SALES

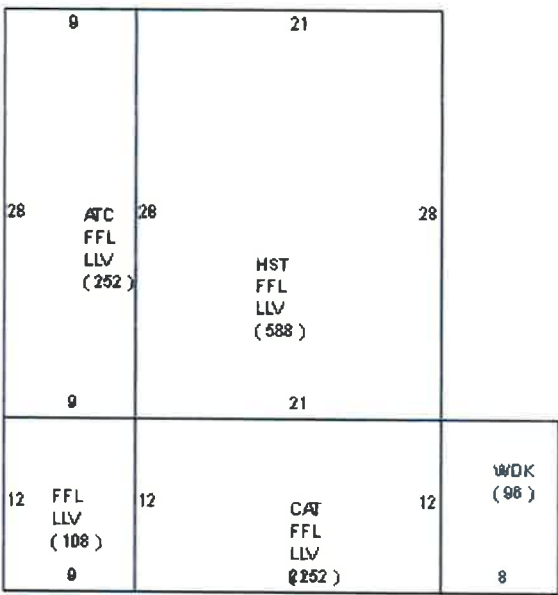
Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 290.14
Special Features: 0 Val/Su Net: 256.69
Final Total: 836800 Val/Su SzAd: 488.67

Serial #: Year: Color:

SKETCH



SUB AREA

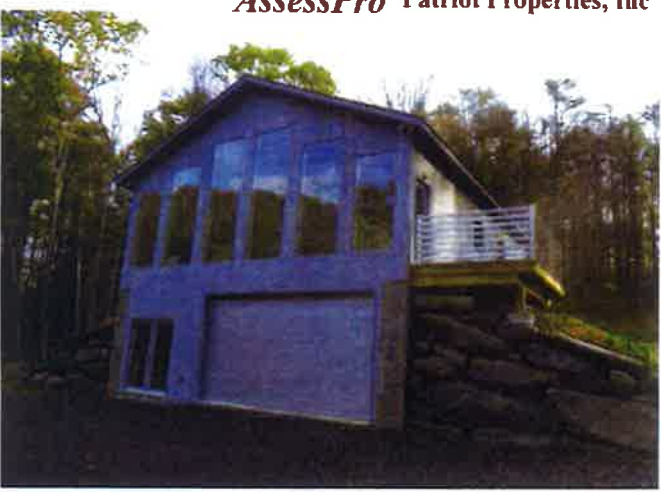
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,200	181.340	217,605
LLV	LOWR LEVEL	1,200	120.230	144,272
HST	HALF STORY	412	166.830	68,668
CAT	CATH CEILING	252	45.330	11,424
ATC	ATTIC	101	166.830	16,817
WDK	WOOD DECK	96	25.670	2,464

Net Sketched Area: 3,260 Total: 461,250
Size Ad 1712.4000 Gross Area 3588 FinArea 1712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
LLV	100	FLA	100	G	

IMAGE



AssessPro Patriot Properties, Inc

10-123
MAP-LOT

110
SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

6

APPAISED: 1,364,200/
USE VALUE: 1,364,200/
ASSESSED: 1,364,200/
Total Card / Total Parcel
1,364,200/ 1,364,200/
1,364,200/ 1,364,200/
1,364,200/ 1,364,200/

PROPERTY LOCATION

No All No Direction/Street/City
11 OLD FARM RD, NORWICH

OWNERSHIP

Owner 1: GODEK DENNIS M
Owner 2: CAPUTO TERESA M
Owner 3:
Street 1: 11 OLD FARM RD
Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry:

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1: STEARNS - NATHAN
Owner 2: STEARNS - SHARON
Street 1: 11 OLD FARM RD

Twn/City: NORWICH

St/Prov: VT

Cntry:

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 6.49 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 1999, having primarily CLAPBOARD Exterior and 3985 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descr/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
i	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE	SITE	1.0	0 140,000.	1.37	N3	1.20	VW1				TOPO	-5			191,520					191,500		
11	RESD 2		1		EXCESS SI	SITE	1.0	0 7,500.	0.94	N3	1.20	DP	TOPO	-20						7,056					7,100		
21	RESD 2 EXC		4.49		ACRES	EXCESS	1.0	0 7,500.	0.94	N3	1.20	DP	TOPO	-20						31,681					31,700		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	4.490			31,700	31,700
11	2.000	1,133,900		198,600	1,332,500
Total Card	6.490	1,133,900		230,300	1,364,200
Total Parcel	6.490	1,133,900		230,300	1,364,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.33		/Parcel: 342.33	

Legal Description

6.49 ACRES & DWL

Entered Lot Size

Total Land: 6.49

Land Unit Type: AC

User Acct

450-142-11889

GIS Ref

GIS Ref

Insp Date

05/14/18

!629!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 10-123.110

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1: 10-123

Prior Id # 2: 110

Prior Id # 3

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,133,900	0	6.49	230,300	1,364,200	1,364,200	Correct Dates	8/20/2025
2023	11	GL	630,400	0	6.49	152,200	782,600	782,600	Year End	7/7/2023
2022	11	GL	630,400	0	6.49	152,200	782,600	782,600	Year End Roll	7/8/2022
2022	11	AB	630,400	0	6.49	152,200	782,600	782,600	NEMRC	6/1/2022
2021	11	GL	630,400	0	6.49	152,200	782,600	782,600	Year End Roll	8/18/2021
2021	11	AB	630,400	0	6.49	152,200	782,600	782,600	NEMRC	5/19/2021
2020	11	GL	630,400	0	6.49	152,200	782,600	782,600	Year End Roll	7/28/2020
2020	11	AB	630,400	0	6.49	152,200	782,600	782,600		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEARNS, NATHAN	245-285-87	2	9/27/2024	VALID SALE	1,275,000	No	No	4	
STRAWITZ, JULIE	198/345		10/1/2010		750,000	No	No		

PAT ACCT.

PRINT

Date Time

09/08/25 12:34:52

LAST REV

Date Time

08/01/25 17:59:25

cheryl

629

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
------	--------	-------	--------	-----	------------	----------	----------	---------

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2025		L	LISTERS
6/16/2025	HRG - NO CHG	KL	KL-KRT
3/11/2025	FIELD REVIEW	PB	PAUL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
10/16/2024	SALES REVIEW	PB	PAUL-KRT
5/16/2024	CB	PB	PAUL-KRT
11/13/2023	MEASURE	DR	DOUG-KRT
5/14/2018	INFO AT DOOR	1	NEMC
1/19/2015	C-MEAS	5	M KRAJESKI

Sign:

Total AC/HA: 6.49000

Total SF/SM: 282704

Parcel LUC: 11 RESD 2

Prime NB Desc: NORWICH

Total: 230,257 Spl Credit

Total: 230,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro NorwichVT2025

Parcel

Type: 6 - COLONIAL
 Sty Ht: 2A - TWO/ATTIC
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall:
 Roof Struct: 1 - GABLE
 Roof Cover: 14 - STDG SEAM
 Color: GREEN
 View / Desir:

Grade: B- - GOOD (-)	
Year Blt: 1999	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD	
Prim Int Wall:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	4 - CARPET	40 %
Bsmnt Flr:	12 - CONCRETE	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: Yes
% Com Wal		% Sprinkled:

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
SOL	SOLAR	D	Y	1	16	C	AV	2023		T	0	11					

Full Bath: 1	Rating: VERY GOOD
A Bath: 2	Rating: GOOD
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 1	Rating: AVERAGE
A HBth:	Rating:
OthrFix: 3	Rating: AVERAGE

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

Location:
Total Units:
Floor:
% Own:
Name:

Phys Cond:	GD - Good
Functional:	
Economic:	
Special:	
Override:	

Basic \$ / SQ:	185.00
Size Adj:	0.92546737
Const Adj:	1.04854000
Adj \$ / SQ:	179.522
Other Features:	842000
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1212749
Depreciation:	78829
Depreciated Total:	1133920

OTF = 2 SINKS/SHOWER; LARGE GD KIT; BMT
HEATED; GOOD BATHS . 11/23 EA . 5/24
CALLBACK . WELL MAINTAINED . MASTER BTH
IN PROCESS OF REMODEL - PLYWOOD
SUBFLOOR, SHOWER TO BE TILED, TUB TO BE
INSTALLED, WALLS NEED PAINT . UC=3% REC

1st Res	Grid	Desc: Line 1										# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4			Baths: 1			HB: 1		

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
1		9	4	M
Totals				
1		9	4	

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,616	57.280	92,562
FFL	1ST FLOOR	1,616	179.520	290,108
SFL	2ND FLOOR	1,616	165.160	266,899
UAT	UNF ATTIC	1,616	35.900	58,022
GAR	GARAGE	886	35.040	31,046
WDK	WOOD DECK	791	17.610	13,931
TQS	3/4 STORY	753	165.160	124,382
OPF	OPEN PORCH	252	35.900	9,048
Net Sketched Area: 9,146			Total:	885,998
Size Ad	3985.1000	Gross Area	9279	FinArea 3985

	Sub	%		%	
	Area	Usbl	Descrip	Type	Qu #Te
08	BMT	100	RRM	50	AG

A large, two-story house with a metal roof and a chimney, surrounded by trees and a lawn. The house is light-colored with dark trim around the windows and doors. The roof is made of corrugated metal. A brick chimney is visible on the right side of the roof. The house is set on a green lawn with several trees in the foreground and background. The sky is blue with some clouds.

AssessPro Patriot Properties, Inc

Total:

CAVANAUGH - 119 BARBARA LEE LANE, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL ASSESS.	SITE/AC	A. VALUE PER / SF	NOTE
119 Barbara Lee Ln	05-146-200	Contemp	2023	B+	AV	8	3	3.5	2,970	\$1,471,500	9.56	\$495	
82 Hopson Rd	20-031-100	Contemp	2015	B+	AV	7	3	2.5	1,762	\$1,401,400	1.37	\$795	\$1,575,000 12/16/24
440 Beaver Meadow Rd	10-036-300	Contemp	2021	B	AV	7	3	3.5	2,861	\$1,546,700	41.70	\$541	
137 Hopson Rd	20-268-000	Contemp	2022	A-	AV	4	2	2.5	2,520	\$1,560,700	10.95	\$619	
68 Willey Hill Rd	16-003-100	Contemp	2023	A-	AV	7	4	3.5	2,786	\$1,541,000	3.80	\$553	
228 Bradley Hill Rd	11-039-100	Contemp	2021	B+	AV	8	3	3.5	2,766	\$1,493,600	10.10	\$540	

ASSESSED VALUE \$/SF RANGE \$541/SF to \$795/SF

MEDIAN \$/SF \$553

MEAN \$/SF \$610

119 Barbara Lee Ln \$495

ASSESSED VALUE RANGE \$1,401,400 - \$1,560,700

MEDIAN AV \$1,541,000

MEAN AV \$1,512,500

119 Barbara Lee Ln \$1,471,500