

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Wednesday, September 17, 2025

4:30pm

Caroline Flanagan Mielewski

Lister Packet

Contents:

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2. Property Record Card for 153 Delta Dr.
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6. Property Record Card for 112 Chapel Hill Rd.
7. Property Record Card for 571 New Boston Rd.
8. Property Record Card for 446 New Boston Rd.
9. Property Record Card for 937 Union Village Rd.
10. 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: Flanagan appeal – Parcel ID # 14-021.100

DATE: September 17, 2025

- **Property Description:** The parcel is located at 153 Delta Drive. There is a 1½ story Cape-style dwelling of 936 finished square feet built in 1997 with 2 bedrooms and 1 bath. The dwelling has an overall grade of C and the kitchen and bath are all rated “Average” and the depreciation is at 16%. The assessed value of the dwelling is \$282,100 with yard items valued at \$27,800. There are 5.33 acres valued at \$199,200. The total assessed value on the 2025 Grand List is \$509,100. In addition, no interior inspection was conducted as a function of this reappraisal. The lack of an interior inspection means that the card has not been updated to reflect the current valuation of the bathrooms, kitchen and other aspects of the dwelling.

2025 Assessment History:

Proposed Reappraisal Assessment: \$454,600

After Grievance Hearing/Grand List: 509,100

Increase as a result of Grievance: \$ 54,500 *

*The increase above was the result of the removal of an Economic Depreciation reduction for “Location” of 45% on the dwelling applied since 2017 and discovered as a result of the grievance. It was removed in the interest of treating all Delta Drive properties equitably, as none of the other properties enjoyed this economic reduction for “Location”.

Basis of Appeal:

The overall increase in the assessment due to the town-wide reappraisal and neighbor increases vs their increase.

The Appellant’s Comparable Properties:

- **111 Delta Drive:** The Listers do not consider this a comparable property. This is a two-story Colonial-style dwelling built in 2001 with 2,464 square feet with 4 bedrooms and 2½ baths. The overall grade of the dwelling is C+, the kitchen and baths are rated Average and the depreciation is 12%. The dwelling is assessed at \$582,200 and the 10.37 acres are assessed at \$231,800. The total assessment for this property is \$814,100. In addition, no interior inspection was conducted as a function of the 2025 reappraisal. The lack of an interior inspection means that the card data 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.

- 166 Delta Drive: The Listers do not consider this a comparable property. This is a 1½ story Cape built in 1999 with 3 bedrooms and 4 bathrooms and has 2,779 square feet. The overall grade of the dwelling is B, kitchen and baths are rated Good and the depreciation is 6.5%. The dwelling is assessed at \$1,290,300 and there are two lots. The first lot consists of 10.58 acres valued at \$312,700 and the second lot consists of 6.4 acres valued at \$216,600. The total assessment for this property is \$1,886,400. The lack of an interior inspection means that the card data 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.
- 112 Chapel Hill Rd: The Listers do not consider this a comparable property because it is a 1 story ranch-style dwelling built in 1970 with 1,280 square feet. The dwelling has 3 bedrooms and 2 bathrooms, the kitchen and baths are rated Average and the depreciation is 27%. The dwelling is assessed at \$211,700 with yard items valued at \$11,900. There are 3.91 acres assessed at \$189,900. The total assessment for this property is \$413,400. . The lack of an interior inspection means that the card data 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.
- 571 New Boston Rd: The Listers do not consider this a comparable property because it is a 2-story ranch-style dwelling built in 1959 with 1194 square feet. The dwelling has 1 bedroom and 1 bathroom, the kitchen is rated Fair and the bathroom is rated Average and the depreciation is 56%. The dwelling is assessed at \$114,400 with yard items assessed at \$9,300 and the 2.3 acres are assessed at \$164,800. The total assessment is \$288,500. The property sold above assessment on 6-20-2025 for \$410,000. The lack of an interior inspection means that the card data 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.
- 446 New Boston Rd: The Listers do not consider this a comparable property because it is a 1-story Ranch-style dwelling built in 1936 with 880 square feet. The dwelling has 2 bedrooms and 1 bath, the kitchen and bath are rated Average and the depreciation is 38.87%. The dwelling is assessed at \$129,000 with yard items assessed at \$3,100 and the 1.25 acres are valued at \$155,700. The total assessment is **\$287,800**. An interior inspection was conducted as a function of this reappraisal on 11/14/2023.
Noteworthy: This property sold above assessment on 5-19-2025 for \$469,000.
- 937 Union Village Rd: The Listers do not consider this a comparable property because it is a 1½ story old-style dwelling built in 1938 with 2,133 square feet. The dwelling has 2 units with a total of 4 bedrooms and 4 bathrooms, the kitchens are rated Fair and Average and the bathrooms are rated Fair and Average with depreciation of 60.31%. The dwelling is assessed at \$211,300 with yard items assessed at \$3,800 and the 4.4 acres are assessed at \$219,100. The total assessment is \$434,200. This property sold on 11-25-2024 above assessment at \$450,000. The lack of an interior inspection means that the card data 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 Listers consider the 2025 Grand List assessment of \$509,100 the correct value for this property.

14-021 100
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

2

APPAISED: 509,100/
USE VALUE: 509,100/
ASSESSED: 509,100/
Total Card / Total Parcel
509,100 / 509,100
509,100 / 509,100
509,100 / 509,100

PROPERTY LOCATION

No 153 Alt No Direction/Street/City
DELTA DR, NORWICH

OWNERSHIP

Owner 1: FLANAGAN CAROLINE R
Owner 2:
Owner 3:
Street 1: 153 DELTA DRIVE
Street 2:
Twn/City: WHITE RIVER JUNCTION
St/Prov: VT Cntry Own Occ:
Postal: 05001 Type: TOWN

PREVIOUS OWNER

Owner 1: SULLIVAN - PAUL D
Owner 2: FLANAGAN - CAROLINE R
Street 1: 153 DELTA DRIVE
Twn/City: WHITE RIVER JUNCTION
St/Prov: VT Cntry
Postal: 05001

NARRATIVE DESCRIPTION

This parcel contains 5.33 ACRES of land mainly classified as RESD 1 with a CAPE Building built about 1997, having primarily VINYL Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 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		
				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
10	RESD 1		1		SITE ACRE SITE		1.0	0	140,000.	1.20	N3	1.20								168,000						168,000	
10	RESD 1		1		EXCESS SI SITE		1.0	0	7,500.	0.96	N3	1.20		TOPO	-20					7,200						7,200	
20	RESD 1 EXC		3.33		ACRES EXCESS		1.0	0	7,500.	0.96	N3	1.20		TOPO	-20					23,976						24,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	3.330			24,000	24,000
10	2.000	282,100	27,800	175,200	485,100
Total Card	5.330	282,100	27,800	199,200	509,100
Total Parcel	5.330	282,100	27,800	199,200	509,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 543.91		/Parcel: 543.91	

Legal Description

5.33 ACRES & DWL

Entered Lot Size

Total Land: 5.33

Land Unit Type: AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	282,100	27800	5.33	199,200	509,100	509,100	Correct Dates	8/20/2025
2023	10	GL	98,800	22300	5.33	128,200	249,300	249,300	Year End	7/7/2023
2022	10	GL	98,800	22300	5.33	128,200	249,300	249,300	Year End Roll	7/8/2022
2022	10	AB	98,800	22300	5.33	128,200	249,300	249,300	NEMRC	6/1/2022
2021	10	GL	98,800	22300	5.33	128,200	249,300	249,300	Year End Roll	8/18/2021
2021	10	AB	98,800	22300	5.33	128,200	249,300	249,300	NEMRC	5/19/2021
2020	10	GL	98,800	22300	5.33	128,200	249,300	249,300	Year End Roll	7/28/2020
2020	10	AB	98,800	22300	5.33	128,200	249,300	249,300		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN, PAUL D	245-434-37	1	10/10/2024	OTHER		No	No	4	DIVORCE QUITCLAIM TRANSFER
NELSON, ERROLD B	224-584	2	3/22/2017		213,000	No	No		

PAT ACCT.

PRINT
Date Time
09/08/25 14:43:08

LAST REV
Date Time
08/05/25 11:43:53

cheryl
1009



USER DEFINED

Prior Id # 1: 14-021 100
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 14-021
Prior Id # 2: 100
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bld Reason:
Civil District:
Ratio:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
9/4/2018	42BHOC18	INT REPA		C				
8/30/2018	41BAS18	OUTBLDG	4,000	C				
5/31/2017	18BAS17	GARAGE	25,000	C				GAR

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
3/14/2024	NT	EK	ED-KRT
4/24/2019	PERMIT VISIT	A	ASSR
6/21/2018	GRV - CHG	L	LISTERS
3/29/2018	PERMIT INSP	5	M KRAJESKI
5/22/2015	C-MEAS+INSP	5	M KRAJESKI
9/5/2012	MEAS+INSPCTD	3	R FAVOR

Sign:

Total AC/HA: 5.33000

Total SF/SM: 232175

Parcel LUC: 10 RESD 1

Prime NB Desc: NORWICH

Total: 199,176 Spl Credit

Total: 199,200

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

Database: AssessPro Norwich VT 2025

Parcel:

EXTERIOR INFORMATION

Type: 5 - CAPE
 Sty Ht: 1H - ONE/ONE HALF
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: BEIGE
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Bilt: 1997 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdict: 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: 4 - CARPET
 Sec Floors: %
 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: 1
 % Heated: 100 % AC:
 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	JCodJFact	Juris. Value
3	GARAGE	D	Y		126X28	C	AV	2017	30.33	T	8	10			20,300		20,300
2	SHED/FR	D	Y		2 12x24	D+	EX	1997	13.39	T	2.8	10			7,500		7,500

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FA - Fair-Avg 16. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 16.8 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 1.11422825
 Const Adj: 1.00000000
 Adj \$ / SQ: 206.132
 Other Features: 28300
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 339072
 Depreciation: 56964
 Depreciated Total: 282108

COMMENTS

HST STUDS AND PLYWOOD - NO FINISH; W/O
 BMT; GAR OPN STUDS NO INSULATION . 3/24
 EST=ALLDATA=NO TRESPASS.

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: 4 BRs: 2 Baths: 1 HB

REMODELING

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

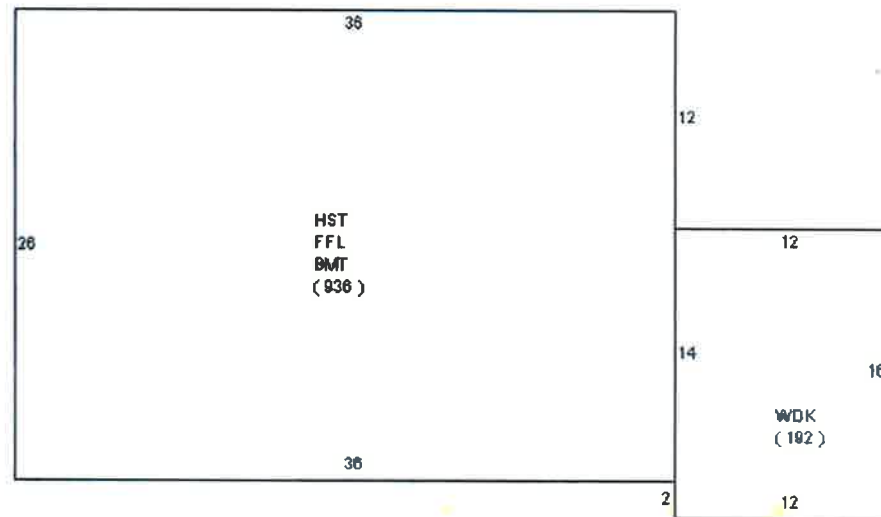
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	2	1
Totals				
1		4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAV\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr:	206.13		
Special Features: 0	Val/Su Net:	103.75		
Final Total: 282100	Val/Su SzAd:	177.29		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type	Qu # Te
BMT	BASEMENT	936	55.190	51,657					
FFL	1ST FLOOR	936	206.130	192,940	BMT	100	RRM		33 FA
HST	HALF STORY	655	94.820	62,127	HST	100	UNF		100 A
WDK	WOOD DECK	192	21.080	4,048					

SUB AREA DETAIL

Net Sketched Area: 2,719
 Size Adj: 1591.2000 Gross Area: 3000
 Total: 310,772
 FinArea: 936

IMAGE

AssessPro Patriot Properties, Inc



14-021

200

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

3

APPAISED:

USE VALUE:

ASSESSED:

Total Card / Total Parcel
814,100/ 814,10
814,100/ 814,10
814,100/ 814,10

PROPERTY LOCATION

No Alt No Direction/Street/City
111 DELTA DR, NORWICH

OWNERSHIP

Owner 1: MULLEN JOHN M
Owner 2: MULLEN CAROL J

Owner 3:
Street 1: 111 DELTA DR
Street 2:

Twn/City: WHITE RIVER JUNCTION

St/Prov: VT Cntry Own Occ:
Postal: 05001 Type: TOWN

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry
Postal:

NARRATIVE DESCRIPTION

This parcel contains 10.37 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 2001, having primarily CLAPBOARD Exterior and 2464 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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		
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	1.14	N3	1.20			EASEME	-5					159,600						159,600 SD	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500	1.20	N3	1.20									9,000						9,000	
21	RESD 2 EXC		8.37		ACRES EXCESS		1.0	0 7,500	1.01	N3	1.20									63,198						63,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	8.370			63,200	63,200
11	2.000	582,300		168,600	750,900
Total Card	10.370	582,300		231,800	814,100
Total Parcel	10.370	582,300		231,800	814,100
Source: Market Adj Cost			Total Value per SQ unit /Card: 330.40	/Parcel: 330.40	

Legal Description

10.37 ACRES & DWL

Entered Lot Size

Total Land: 10.37

Land Unit Type: AC

User Acct
450-142-12814
GIS Ref

GIS Ref

Insp Date



Patriot Properties Inc.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	582,300	0	10.37	231,800	814,100	814,100	Correct Dates	8/20/2025
2023	11	GL	312,500	0	10.37	155,500	468,000	468,000	Year End	7/7/2023
2022	11	GL	312,500	0	10.37	155,500	468,000	468,000	Year End Rol	7/8/2022
2022	11	AB	312,500	0	10.37	155,500	468,000	468,000	NEMRC	6/1/2022
2021	11	GL	312,500	0	10.37	155,500	468,000	468,000	Year End Rol	8/18/2021
2021	11	AB	312,500	0	10.37	155,500	468,000	468,000	NEMRC	5/19/2021
2020	11	GL	312,500	0	10.37	155,500	468,000	468,000	Year End Rol	7/28/2020
2020	11	AB	312,500	0	10.37	155,500	468,000	468,000		6/3/2020

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	183/418		8/31/2007	OTHER	345,000	No	No		Inval-reloc co.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
5/13/2024	CB	EK	ED-KRT
3/14/2024	MEASURE	EK	ED-KRT
3/23/2015	C-MEAS	5	M KRAJESKI
9/5/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

Total AC/HA: 10.37000

Total SF/SM: 451717

Parcel LUC: 11 RESD 2

Prime NB Desc: NORWICH

Total: 231,798 Spl Credit

Total: 231,800

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

Database: AccessPro Norwich/VT/2025

Parcel

EXTERIOR INFORMATION

Type: 6 - COLONIAL
 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: BLUE
 View / Desir:

GENERAL INFORMATION

Grade: C+ - AVG. (+)
 Year Bt: 2001 Eff Yr Bt:
 Alt LUC: Alt %:
 Jurisdict: 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: 3 - HARDWOOD
 Sec Floors: 4 - CARPET 50 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 10 - PROPANE
 Heat Type: 3 - FORCED H/W
 # Heat Sys: 1
 % Heated: 100 % 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 Fe	Appr Value	JCodJFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	-----------	--------------

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 12 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 12 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 1.00292206
 Const Adj.: 1.01499999
 Adj \$ / SQ: 188.324
 Other Features: 38616
 Grade Factor: 1.15
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 661690
 Depreciation: 79403
 Depreciated Total: 582287

COMMENTS

3/24 AC=HP100% . 5/24 CALLBACK . GMP
 BATTERY BACKUP=NV.

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: 9 BRs: 4 Baths: 1 HB: 1

REMODELING

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

RES BREAKDOWN

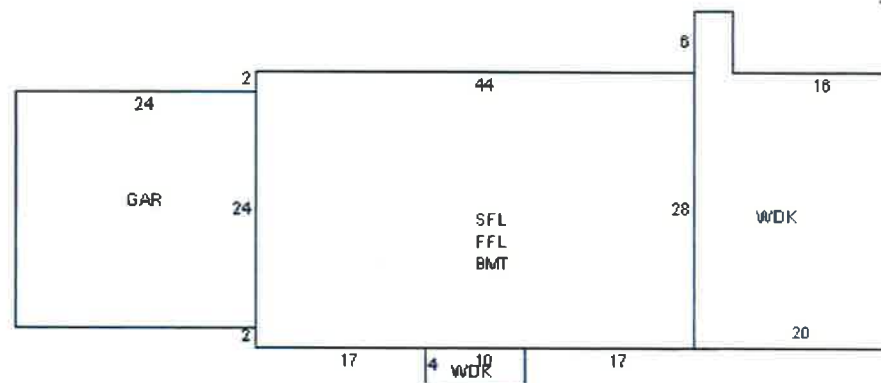
No	Unit	RMS	BRS	FL
1		9	4	M
Totals				
1		9	4	

COMPARABLE SALES

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

WtAv\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 216.57
 Special Features: 0 Val/Su Net: 118.93
 Final Total: 582300 Val/Su SzAd: 236.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,232	47.080	58,004
FFL	1ST FLOOR	1,232	188.320	232,015
SFL	2ND FLOOR	1,232	173.260	213,454
WDR	WOOD DECK	624	17.910	11,176
GAR	GARAGE	576	38.400	22,118

SUB AREA DETAIL

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

Net Sketched Area: 4,896
 Size Ad: 2464 Gross Area
 Total: 536,767
 FinArea: 2464

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:

14-021 400
MAP-LOT SUB

1 of 2
CARD

RESIDENTIAL

NORWICH, VT

APPAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
1,669,800/ 1,886,400
1,669,800/ 1,886,400
1,669,800/ 1,886,400

PROPERTY LOCATION

No 166 Alt No DELTA DR, NORWICH

OWNERSHIP

Owner 1: COHEN STEVEN R

Owner 2: COHEN SHERI F

Owner 3:

Street 1: 5644 LINDA ROSA AVE

Street 2:

Twn/City: LA JOLLA

St/Prov: CA

Cntry:

Own Occ:

Postal: 92037

Type: NON-STA

PREVIOUS OWNER

Owner 1: SCHWARTZ - ERIC & ELIZABETH TRUST

Owner 2: -

Street 1: 447 EAST 57TH STREET

Twn/City: NEW YORK

St/Prov: NY

Cntry:

Postal: 10022

NARRATIVE DESCRIPTION

This parcel contains 16.98 ACRES of land mainly classified as RESD 2 with a CAPE Building built about 1999, having primarily CLAPBOARD Exterior and 2779 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Description/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.	1.71	N3	1.20	VW3	EASEME	-5						239,400						239,400	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									9,000						9,000	
21	RESD 2 EXC		8.58		ACRES EXCESS		1.0	0 7,500.	1.00	N3	1.20									64,332						64,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	8.580			64,300	64,300
11	2.000	1,290,300	66,800	248,400	1,605,500
Total Card	10.580	1,290,300	66,800	312,700	1,669,800
Total Parcel	16.980	1,290,300	66,800	529,300	1,886,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 600.92	/Parcel: 678.87		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,290,300	66800	16.98	529,300	1,886,400	1,886,400	Correct Dates	8/20/2025
2023	11	GL	654,900	72600	16.98	334,700	1,062,200	1,062,200	Year End	7/7/2023
2022	11	GL	654,900	72600	16.98	334,700	1,062,200	1,062,200	Year End Roll	7/8/2022
2022	11	AB	654,900	72600	16.98	334,700	1,062,200	1,062,200	NEMRC	6/1/2022
2021	11	GL	654,900	72600	16.98	334,700	1,062,200	1,062,200	Year End Roll	8/18/2021
2021	11	AB	654,900	72600	16.98	334,700	1,062,200	1,062,200	NEMRC	5/19/2021
2020	11	GL	654,900	72600	16.98	334,700	1,062,200	1,062,200	Year End Roll	7/28/2020
2020	11	AB	654,900	72600	16.98	334,700	1,062,200	1,062,200		6/3/2020

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHWARTZ,ERIC & SCHWARTZ,ERIC A	241-500	2	8/26/2022	VALID SALE	2,050,000	No	No		
	220-674	1	11/23/2015	ADMIN TRANS		No	No		11-TRANS TO TRUST
	174/331		9/7/2005	OTHER	975,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2012	18BAD12			C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
5/1/2024	FR	KL	KL-KRT
3/14/2024	MEASURE	EK	ED-KRT
3/6/2015	C-MEAS+HNSP	2	W KRAJESKI
6/12/2012	MEAS+HNSPCTD	5	M KRAJESKI

Sign:

Total AC/HA: 10.58000

Total SF/SM: 460865

Parcel LUC: 11 RESD 2

Prime NB Desc: NORWICH

Total: 312,732 Spl Credit

Total: 312,700

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

Database: AssessPro, Norwich/VT/2025

Parcel:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 14-021.400

Prior Id # 2: 14-021.300

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 14-021

Prior Id # 2: 400

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

Land Reason:

Bld Reason:

Civil District:

Ratio:

EXTERIOR INFORMATION

Type: 5 - CAPE
 Sty Ht: 1T - ONE/3 QTRS
 (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: YELLOW
 View / Desir:

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: %
 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: 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
31	BARN	D	Y	1	20X28	B	GD	1999	50.14	T	36.4	11			17,900		17,900
12	POOL I-G	D	Y	1	20X50	B	GD	1999	64.37	T	31.2	11			44,300		44,300
23	CABANA	D	S	1	15X18	B	GD	1999	37.33	T	15.6	11			8,500		8,500
08	OFF	A	Y	1	8X14	C	AV	1999	24.36	T	26	11			2,000		2,000
07	GAZEBO	D	Y	1	8X8	C	AV	2024	41.25	T	1	11			2,600		2,600

More: N

Total Yard Items:

66,800

Total Special Features:

8,500

Total:

75,300

BATH FEATURES

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

OTHER FEATURES

Kits: 1 Rating: GOOD
 A Kits: Rating:
 Frpl: 2 Rating: GOOD
 WSFloor: Rating:

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 0.97993702
 Const Adj: 1.02999997
 Adj \$ / SQ: 186.727
 Other Features: 81250
 Grade Factor: 1.60
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 1370887
 Depreciation: 89108
 Depreciated Total: 1281779

COMMENTS

1 GAS FPL; SHARED DRIVE WAY; CABANA HAS FINISH AND POWER; HEATED POOL; POND ON PROPERTY; OTF = JETTUB, SINK.

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: 7 BRs: 3 Baths: 1 HB: 2

REMODELING

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

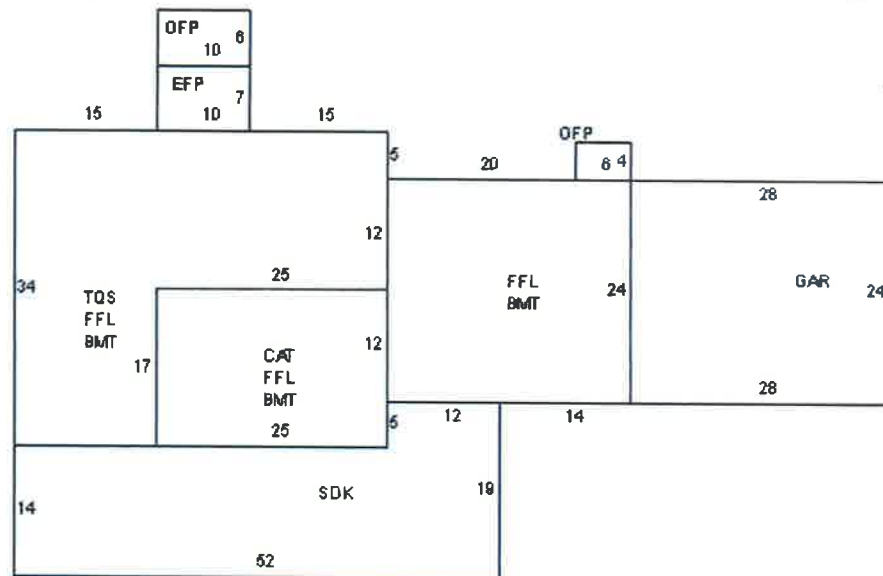
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAv\$/SQ: AvRate: Ind.Val				
Juris. Factor: Befre Depr: 298.76				
Special Features: 8500 Val/Su Net: 189.69				
Final Total: 1290300 Val/Su SzAd: 464.35				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
BMT	BASEMENT	1,984	100.340	199,079						
FFL	1ST FLOOR	1,984	186.730	370,466	BMT	100	FLA	95	G	
TQS	3/4 STORY	795	171.790	136,529						
SDK	STONE DECK	788	19.140	15,084						
GAR	GARAGE	672	37.030	24,883						
CAT	CATH CEILING	425	46.680	19,840						
OFF	OPEN PORCH	84	37.350	3,137						
EFP	ENCL PORCH	70	93.360	6,535						
Net Sketched Area: 6,802				Total:						
Size Ad: 2778.75 Gross Area:				6942 FinArea:						
				2779						

IMAGE



AssessPro Patriot Properties, Inc

14-021 400
MAP-LOT SUB

2 of 2
CARD

NORWICH, VT

APPAISED: 216,600/
USE VALUE: 216,600/
ASSESSED: 216,600/
Total Card / Total Parcel
216,600 / 1,886,40
216,600 / 1,886,40
216,600 / 1,886,40

PROPERTY LOCATION

No 166 Alt No Direction/Street/City
DELTA DR, NORWICH

OWNERSHIP

Owner 1: COHEN STEVEN R

Owner 2: COHEN SHERI F

Owner 3:

Street 1: 5644 LINDA ROSA AVE

Street 2:

Twn/City: LA JOLLA

St/Prov: CA

Postal: 92037

Cntry:

Own Occ:

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

Cntry:

NARRATIVE DESCRIPTION

This Parcel contains 16.98 ACRES of land mainly classified as
RES2 2

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				Electrl		
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
21	RES2 2 EXC		1		SITE ACRE VACANT		1.0	0	140,000.	1.20	N3	1.20								168,000						168,000	14-021-300
21	RES2 2 EXC		1		EXCESS SI SITE		1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
21	RES2 2 EXC		4.4		ACRES EXCESS		1.0	0	7,500.	1.20	N3	1.20								39,600						39,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	6.400			216,600	216,600
Total Card	6.400			216,600	216,600
Total Parcel	16.980	1,290,300	66,800	529,300	1,886,400
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: 678.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	ParcelID	Notes	Date
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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
3/14/2024	VL	EK	ED-KRT

Sign:

Total AC/HA: 6.40000

Total SF/SM: 278784

Parcel LUC: 11 RESD 2

Prime NB Desc: NORWICH

Total: 216,600 Spl Credit

Total: 216,600

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

Database: ApprasDba NorwichVT6000

Printed:

SKETCH

Total

09-013 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 413,400/
USE VALUE: 413,400/
ASSESSED: 413,400/
Total Card / Total Parcel 413,400/ 413,400

PROPERTY LOCATION

No 112 Alt No CHAPEL HILL RD, NORWICH

OWNERSHIP

Owner 1: DAPRILE FRANK J
Owner 2:
Owner 3:
Street 1: 112 CHAPEL HILL RD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry: Own Occ: Type: TOWN
Postal: 05055-5505

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 3.91 ACRES of land mainly classified as RESD 1 with a RANCH Building built about 1970, having primarily CLAPBOARD Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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
10	RESD 1		1		SITE ACRE SITE		1.0	0	140,000	1.20	RA	1.00	VW1							168,000						168,000	
10	RESD 1		1		EXCESS SI SITE		1.0	0	7,500	1.00	RA	1.00								7,500						7,500	
20	RESD 1 EXC		1.91		ACRES EXCESS		1.0	0	7,500	1.00	RA	1.00								14,325						14,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	1.910			14,300	14,300
10	2.000	211,700	11,900	175,500	399,100

Total Card	3.910	211,700	11,900	189,800	413,400
Total Parcel	3.910	211,700	11,900	189,800	413,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 322.97	/Parcel: 322.97		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	211,700	11900	3.91	189,800	413,400	413,400	Correct Dates	8/20/2025
2023	10	GL	123,400	4500	3.91	85,900	213,800	213,800	Year End	7/7/2023
2022	10	GL	123,400	4500	3.91	85,900	213,800	213,800	Year End Roll	7/8/2022
2022	10	AB	123,400	4500	3.91	85,900	213,800	213,800	NEMRC	6/1/2022
2021	10	GL	123,400	4500	3.91	85,900	213,800	213,800	Year End Roll	8/18/2021
2021	10	AB	123,400	4500	3.91	85,900	213,800	213,800	NEMRC	5/19/2021
2020	10	GL	123,400	4500	3.91	85,900	213,800	213,800	Year End Roll	7/28/2020
2020	10	AB	123,400	4500	3.91	85,900	213,800	213,800		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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BUILDING PERMITS

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

Date	Result	By	Name
3/4/2025	FIELD REVIEW	KL	KL-KRT
5/21/2024	CB	PB	PAUL-KRT
9/14/2023	MEASURE	DR	DOUG-KRT
3/16/2015	C-MEAS+INSP	5	M KRAJESKI
8/22/2012	MEAS+INSPCTD	3	R FAVOR

Sign: _____

Total AC/HA: 3.91000

Total SF/SM: 170320

Parcel LUC: 10 RESD 1

Prime NB Desc: RESD AVG

Total: 189,825 Spl Credit:

Total: 189,800

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

Database: AssessPro - Norwich VT 2025

Report:

SKETCH

10-163 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 288,500/
USE VALUE: 288,500/
ASSESSED: 288,500/
Total Card / Total Parcel
288,500/ 288,500/
288,500/ 288,500/
288,500/ 288,500/

PROPERTY LOCATION

No 571 Alt No NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1: VONA III MARSETTE ARTHUR
Owner 2:
Owner 3:
Street 1: 571 NEW BOSTON RD
Street 2:

Twn/City: NORWICH

St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: WILSON - LINDA J.
Owner 2: WILSON - MARY S.
Street 1: 2762 JERICHO ST.
Twn/City: WHITE RIVER JUNCTION
St/Prov: VT Cntry
Postal: 05001

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as RESD 1 with a RANCH Building built about 1959, having primarily CLAPBOARD Exterior and 1194 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 Half Bath, 6 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code Description Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
				Sewer		
				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
10	RESD 1		1		SITE ACRE	SITE	1.0	0	140,000.	1.10	N2	1.10								154,000					154,000		
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	1.10	N2	1.10								8,250					8,300		
20	RESD 1 EXC		0.3		ACRES	EXCESS	1.0	0	7,500.	1.10	N2	1.10								2,475					2,500		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.300			2,500	2,500
10	2.000	114,400	9,300	162,300	288,000
Total Card	2.300	114,400	9,300	164,800	288,500
Total Parcel	2.300	114,400	9,300	164,800	288,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 241.62		/Parcel: 241.62	

Legal Description

2.3 ACRES & DWL

Entered Lot Size

Total Land: 2.3

Land Unit Type: AC

User Acct

450-142-12298

GIS Ref

GIS Ref

Insp Date

05/07/18

!675!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 10-163.000

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1: 10-163

Prior Id # 2: 000

Prior Id # 3

ASR Map:

Fact Dist:

Reval Dist:

Year:

Land Reason:

Bld Reason:

Civil District:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	114,400	9300	2.3	164,800	288,500	288,500	Correct Dates	8/20/2025
2023	10	GL	99,800	6800	2.3	110,900	217,500	217,500	Year End	7/7/2023
2022	10	GL	99,800	6800	2.3	110,900	217,500	217,500	Year End Roll	7/8/2022
2022	10	AB	99,800	6800	2.3	110,900	217,500	217,500	NEMRC	6/1/2022
2021	10	GL	99,800	6800	2.3	110,900	217,500	217,500	Year End Roll	8/18/2021
2021	10	AB	99,800	6800	2.3	110,900	217,500	217,500	NEMRC	5/19/2021
2020	10	GL	99,800	6800	2.3	110,900	217,500	217,500	Year End Roll	7/28/2020
2020	10	AB	99,800	6800	2.3	110,900	217,500	217,500		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON, LINDA J	235-3	2	10/7/2020	VALID SALE	201,000	No	No		
WILSON, STEVEN L	230-920	2	7/19/2019	FAMILY SALE		No	No		

PAT ACCT.

675

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	PB	PAUL-KRT
5/20/2024	CB	PB	PAUL-KRT
11/6/2023	MEASURE	DR	DOUG-KRT
5/7/2018	INSPECT	6	R SILVESTRI
5/3/2018	MEAS/LEFT CD	6	R SILVESTRI
3/2/2015	C-MEAS	2	W KRAJESKI
5/23/2012	MEAS+INSPCTD	4	T DEDRICK

Sign:

Total AC/HA: 2.30000

Total SF/SM: 100188

Parcel LUC: 10 RESD 1

Prime NB Desc: NORWICH

Total: 164,725 Spl Credit:

Total: 164,800

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

Database: AssessPro NorwchVT2025

Report:

SKETCH

A photograph of a rustic, two-story wooden cabin with a corrugated metal roof, situated in a grassy field with bare trees in the background. The cabin has several windows, some with white frames, and a small chimney on the roof. The surrounding area is a mix of green grass and bare trees, suggesting a late autumn or winter setting.

10-174

000

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

APPAISED:

USE VALUE:

ASSESSED:

Total Card / Total Parcel

287,800/ 287,800

287,800

287,800

287,800

PROPERTY LOCATION

No 446 Alt No Direction/Street/City
NEW BOSTON RD, NORWICH

OWNERSHIP

Unit #:

Owner 1: KIMBALL CARLA E REV TRUST

Owner 2:

Owner 3:

Street 1: PO BOX 1126

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry:

Own Occ:

Type: TOWN

Postal: 05055

PREVIOUS OWNER

Owner 1: MCDAVID - LEE ANN

Owner 2:

Street 1: PO BOX 1359

Twn/City: NORWICH

St/Prov: VT

Cntry:

Postal: 05055-1359

NARRATIVE DESCRIPTION

This parcel contains 1.25 ACRES of land mainly classified as RESD 1 with a RANCH Building built about 1936, having primarily WOOD SHING Exterior and 880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 Half Bath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrpt/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 / Price Units	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
10	RESD 1		1		SITE ACRE SITE		1.0	0 140,000.	1.10	N2	1.10									154,000					154,000		
10	RESD 1		0.25		EXCESS SI SITE		1.0	0 7,500.	0.88	N2	1.10			TOPO	-20					1,650					1,700		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.250	129,000	3,100	155,700	287,800
Total Card	1.250	129,000	3,100	155,700	287,800
Total Parcel	1.250	129,000	3,100	155,700	287,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 327.05		/Parcel: 327.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	129,000	3100	1.25	155,700	287,800	287,800	Correct Dates	8/20/2025
2023	10	GL	129,900	2200	1.25	105,900	238,000	238,000	Year End	7/7/2023
2022	10	GL	129,900	2200	1.25	105,900	238,000	238,000	Year End Roll	7/8/2022
2022	10	AB	129,900	2200	1.25	105,900	238,000	238,000	NEMRC	6/1/2022
2021	10	GL	129,900	2200	1.25	105,900	238,000	238,000	Year End Roll	8/18/2021
2021	10	AB	129,900	2200	1.25	105,900	238,000	238,000	NEMRC	5/19/2021
2020	10	GL	129,900	2200	1.25	105,900	238,000	238,000	Year End Roll	7/28/2020
2020	10	AB	129,900	2200	1.25	105,900	238,000	238,000		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDAVID, LEE ANN	218-552	2	6/1/2015		285,000	No	No		

SOLD 5/19/25 for \$469,000

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
11/29/2017	46BAD17	ADDITION	75,000	C				ADDN
10/2/2017	24APP17	OUTBLDG		C				VARIANCE

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	PB	PAUL-KRT
11/14/2023	M+L	DR	DOUG-KRT
1/23/2019	PERMIT VISIT	A	ASSR
3/29/2018	PERMIT VISIT	5	M KRAJESKI
12/12/2014	C-MEAS+HNSP	5	M KRAJESKI
6/26/2012	INSPECT	5	M KRAJESKI
6/6/2012	MEAS/LEFT CD	4	T DEDRICK

Sign: _____

Total AC/HA: 1.25000

Total SF/SM: 54450

Parcel LUC: 10 RESD 1

Prime NB Desc: NORWICH

Total: 155,650 Spl Credit

Total: 155,700

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

Database: AssessPro Norwich/2025

Remarks:

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 10-174.000

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 10-174

Prior Id # 2: 000

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

Land Reason:

Bld Reason:

Civil District:

Ratio:

PRINT

Date

Time

09/08/25 15:47:42

LAST REV

Date

Time

03/26/25 14:28:52

krt

692

EXTERIOR INFORMATION

Type: 19 - RANCH
 Sty Ht: 1 - ONE STY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 1 - WOOD SHING
 Sec Wall: %
 Roof Struct: 2 - HIP
 Roof Cover: 14 - STDG SEAM
 Color: BLACK
 View / Desir:

GENERAL INFORMATION

Grade: C- - AVG. (-)
 Year Blt: 1936 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 2 - SOFTWOO 20 %
 Bsmnt Fir: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 10 - PROPANE
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 100 % AC: 75
 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	JCodJFact	Juris. Value
19	PATIO	D	Y	1	14X14	D	PR	1990	6.78	T	73.5	10			400		400
2	SHED/FR	D	Y	1	8X20	C	AV	2017	18.13	T	8	10			2,700		2,700

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 35. %
 Functional: B - BSMT 1.0 %
 Economic: %
 Special: UC - UNDER C 5.0 %
 Override: %
 Total: 38.87 %

CALC SUMMARY

Basic \$ / SQ: 180.00
 Size Adj.: 1.29999995
 Const Adj.: 1.04030001
 Adj \$ / SQ: 243.430
 Other Features: 32415
 Grade Factor: 0.75
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 211039
 Depreciation: 82031
 Depreciated Total: 129008

Model:

COMMENTS

1/2 BSMT CRAWL SPACE; BSMT ACCESS VIA TRAP DOOR IN FLR; SMALL K;T; INT W.I.P REMODEL; HEAT PUMP AC . 11/23 EA+IA . UC=RECHK 4/2025.

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: 4 BRs: 2 Baths: 1 HB

REMODELING

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

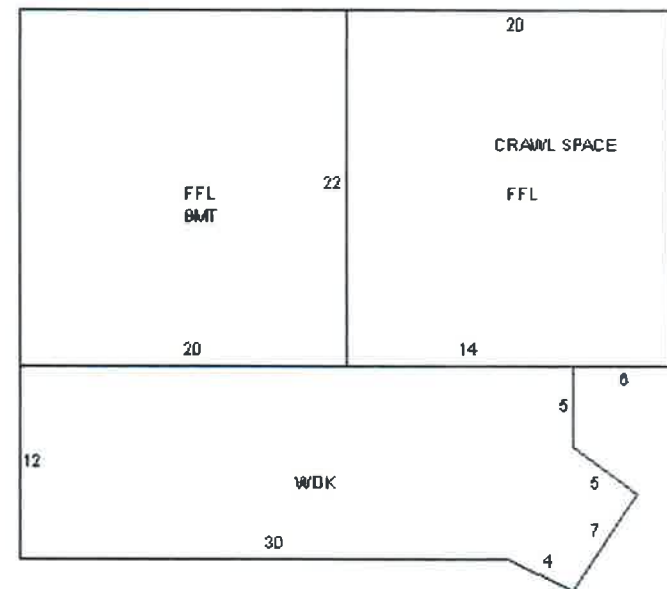
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	2	1
Totals				
1		4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAV\$/SQ: AvRate: Ind.Val				
Juris. Factor: Before Depr: 182.57				
Special Features: 0 Va/Su Net: 73.71				
Final Total: 129000 Val/Su SzAd: 146.59				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	880	243.430	214,219
BMT	BASEMENT	440	60.860	26,777
WDK	WOOD DECK	430	18.550	7,975

SUB AREA DETAIL

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

Net Sketched Area: 1,750
 Size Ad: 880 Gross Area: 1750 FinArea: 880
 Total: 248,971

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

3,100

Total Special Features:

Total:

3,100

11-053

100

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

APPAISED:

USE VALUE:

ASSESSED:

Total Card / Total Parcel

434,200/ 434,200

434,200/ 434,200

434,200/ 434,200

PROPERTY LOCATION

No 937 Alt No Direction/Street/City
UNION VILLAGE RD, NORWICH

OWNERSHIP

Owner 1: CHAMBERS EVELYN

Owner 2: WICK DONALD

Owner 3:

Street 1: 937 UNION VILLAGE RD

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry:

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1: HUTCHINS LIVING TRUST -

Owner 2: C/O MOLLY HUTCHINS -

Street 1: 82 DANA ROAD

Twn/City: WOODSTOCK

St/Prov: VT

Cntry:

Postal: 05091

NARRATIVE DESCRIPTION

This parcel contains 4.4 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1938, having primarily VINYL Exterior and 2133 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 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
10	RESD 1		1		SITE ACRE SITE		1.0	0 140,000.	1.40	RG	1.40									196,000						196,000	
10	RESD 1		1		EXCESS SI SITE		1.0	0 7,500.	1.40	RG	1.40									10,500						10,500	
20	RESD 1 EXC		2.4		ACRES EXCESS		1.0	0 7,500.	0.70	RG	1.40			EASEME	-50					12,600						12,600	LEACHFLD ENCR

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	2.400			12,600	12,600
10	2.000	211,300	3,800	206,500	421,600

Total Card	4.400	211,300	3,800	219,100	434,200
Total Parcel	4.400	211,300	3,800	219,100	434,200

Source: Market Adj Cost	Total Value per SQ unit /Card: 203.58	/Parcel: 203.58
-------------------------	---------------------------------------	-----------------

Legal Description

4.4 ACRES & DWL/APT

Entered Lot Size

Total Land: 4.4

Land Unit Type: AC

User Acct

450-142-13042

GIS Ref

GIS Ref

Insp Date

05/09/12

!779!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 11-053.100

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 11-053

Prior Id # 2: 100

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	10	GL	211,300	3800	4.4	219,100	434,200	434,200	Correct Dates	8/20/2025
2023	10	GL	202,000	3300	4.4	109,900	315,200	315,200	Year End	7/7/2023
2022	10	GL	202,000	3300	4.4	109,900	315,200	315,200	Year End Roll	7/8/2022
2022	10	AB	202,000	3300	4.4	109,900	315,200	315,200	NEMRC	6/1/2022
2021	10	GL	202,000	3300	4.4	109,900	315,200	315,200	Year End Roll	8/18/2021
2021	10	AB	202,000	3300	4.4	109,900	315,200	315,200	NEMRC	5/19/2021
2020	10	GL	202,000	3300	4.4	109,900	315,200	315,200	Year End Roll	7/28/2020
2020	10	AB	202,000	3300	4.4	109,900	315,200	315,200		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUTCHINS LIVING	245-820-22	2	11/25/2024	VALID SALE	450,000	No	No	4	

PAT ACCT.

779

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2025		L	LISTERS
3/10/2025	FIELD REVIEW	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
5/15/2024	CB	PB	PAUL-KRT
12/5/2023	MEASURE	DR	DOUG-KRT
5/6/2020	STATUTORY	A	ASSR
5/11/2016	HRG - CHG	1	NEMC
11/13/2014	C-MEAS	5	M KRAJESKI
5/14/2013	GRV - CHG	A	ASSR

Sign:

Total AC/HA: 4.40000

Total SF/SM: 191664

Parcel LUC: 10 RESD 1

Prime NB Desc: RURAL GOOD

Total: 219,100

Spl Credit:

Total: 219,100

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

Database: AssessPro - NorwichVT2025

Parcel:

EXTERIOR INFORMATION

Type: 15 - OLD STYLE
 Sty Ht: 17 - ONE/3 QTRS
 (Liv) Units: 2 Total: 2
 Foundation: 3 - MASONRY
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 14 - STDG SEAM
 Color: WHITE
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Bilt: 1938 Eff Yr Bilt: 1955
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg HI/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: 4 - SOLID WOO 15 %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: 5 - LINO/VINYL 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: 90 % AC:
 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
31	BARN	D	Y		1 30X26	D	FR	1938	17.70	T	84	10			2,200		2,200
41	IMP SHD	D	Y		1 20X28	D	FR	1938	8.23	T	84	10			700		700
40	LEAN-TO	A	Y		1 8X10	D	FR	1938	5.10	T	84	10			100		100
40	LEAN-TO	M	Y		1 15X19	D	FR	1938	4.02	T	84	10			200		200
41	IMP SHD	D	Y		1 10X20	D	FR	1938	10.08	T	84	10			300		300
40	LEAN-TO	D	Y		1 7X12	D	FR	2023	5.03	T	28	10			300		300
SOL	SOLAR	D	Y		1 12	C	AV	2023		T	0	10					

More: N

Total Yard Items:

3,800

Total Special Features:

Total:

3,800

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FR - Fair 59. %
 Functional: B - BSMT 2.0 %
 Economic: %
 Special: %
 Override: %
 Total: 60.31 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 1.03443360
 Const Adj.: 1.01355422
 Adj \$ / SQ: 193.964
 Other Features: 51217
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 532412
 Depreciation: 321098
 Depreciated Total: 211314

COMMENTS

SEPTIC EASEMENT; NO HEAT HST; WATER IN
 BMT- 2 SUMP PUMPS; INT DATED & WORN/
 COND MOVING TO FR/AV; 12/23 EF;
 EST-REAR=FENCE. 5/24 CALLBACK. UNIT
 1=6/3/1.5. UNIT 2=3/1/1.5. HEATING SYS FOR
 UNIT 2=PROPANE/FHA. FIN BMT=1 RM=20%.

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: 9 BRs: 4 Baths: 1 HB: 2	

REMODELING

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

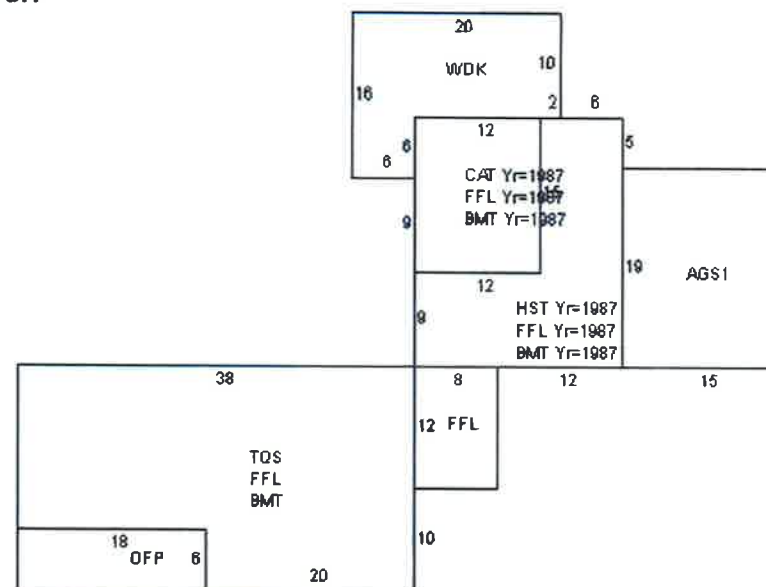
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	3	1	M
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr:	193.96		
Special Features: 0	Val/Su Net:	50.92		
Final Total: 211300	Val/Su SzAd:	99.07		

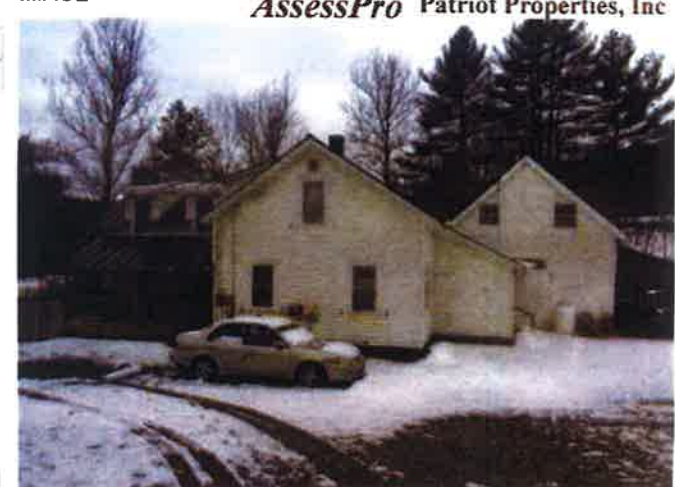
SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type	Qu	# Ter
FFL	1ST FLOOR	1,304	193.960	252,929						
BMT	BASEMENT	1,208	51.890	62,678	BMT	100	RRM		20	A
TQS	3/4 STORY	619	178.450	110,423						
WDC	WOOD DECK	236	20.230	4,774						
HST	HALF STORY	210	178.450	37,474						
CAT	CATH CEILING	180	48.490	8,728						
OFF	OPEN PORCH	108	38.790	4,190						
AGS1	SFYI									
Net Sketched Area: 4,150				Total:						
Size Ad	2132.7999	Gross Area	4343	FinArea	2133					

IMAGE



AssessPro Patriot Properties, Inc

FLANAGAN - 153 DELTA DRIVE, 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
153 Delta Dr	14-021-100	Cape	1997	C	AV	4	2	1.0	936	\$509,100	5.33	\$544	
199 Hawk Pine Rd	16-131-100	Cape	1987	C	GD	6	3	2.5	1,637	\$577,400	1.48	\$353	\$580,000 9/15/22
1165 Podunk Rd	10-036-300	Cape	1984	C	AV	5	2	1.5	1,196	\$560,100	10.60	\$468	
852 New Boston Rd	05-145-000	Cape	1985	C	GD	5	2	1.5	1,578	\$554,800	2.40	\$352	
741 Union Village Rd	11-049-000	Cape	1985	C+	AV	5	2	1	1,350	\$599,600	10.10	\$444	

ASSESSED VALUE \$/SF RANGE **\$352/SF to \$468/SF**

MEDIAN \$/SF **\$399**

MEAN \$/SF **\$404**

153 Delta Dr **\$544**

ASSESSED VALUE RANGE **\$554,800 - \$599,600**

MEDIAN AV **\$557,500**

MEAN AV **\$573,000**

153 Delta Dr **\$509,100**