

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Wednesday, September 17, 2025

5:00pm

Rui Guo & Dong Zhang

Lister Packet

Contents:

1. Lister Memo
2. Property Record Card for 139 Hemlock Rd.
3. Property Record Card for 133 Bradley Hill Rd.
4. Property Record Card for 144 Hemlock Rd.
5. Property Record Card for 66 Turnpike Rd.
6. Realtor Listing for 66 Turnpike Rd.
7. Property Record Card for 179 Beaver Meadow Rd.
8. 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: Rui Guo/Dong Zhang appeal – Parcel ID # 12-006.110

DATE: September 17, 2025

Property Description: The property is located at 139 Hemlock Road. There is a 1½ Cape-style dwelling of 3,196 finished square feet built in 2007 with 2 bedrooms and 3 baths. The dwelling has an overall grade of C+ and the kitchen and baths are mostly rated "Average". The depreciation of 6.8%, combined with additional reductions for Location and Under Construction of 10%, bring the total depreciation to 24.51%. The assessed value of the dwelling is \$645,000. There are 2.14 acres assessed at \$134,600. The total assessed value on the 2025 Grand List is \$779,600.

2025 Assessment History:

Proposed Reappraisal Assessment: \$ 726,800

After Informal Hearing/Abstract: 726,800 No interior inspection/no change by KRT

After Grievance Hearing/Grand List: 779,600 07-24-2025 interior inspection. Additional bath and bedroom found.

Increase before BCA Appeal: \$ 52,800

Basis of the Appeal:

1. Inaccurate Property Data - The finished square footage is the total of FFL and TQS or 3,196 square feet (see sketch on Property Record Card). However, unfinished square footage has value even though it is not finished or usable. See Sub-Area Detail on PRC showing HST as Useable but Unfinished.

2. Appellants' Comparable Properties –

- 133 Bradley Hill Road – The Listers do not consider this a comparable property because this is a 1½ story cape-style dwelling built in 1981 with 2,611 finished square feet and 4 bedrooms 2 bathrooms. The overall rating is a C with Average and Average/Good ratings on the baths and kitchen and depreciation of 22%. The dwelling is assessed at \$462,400 with yard items assessed at \$1,900 and the 2.31 acres are assessed at \$148,700. The total assessment for this property is \$613,000. In addition, no interior inspection was conducted as a function of this 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.
- 144 Hemlock Road – The Listers do not consider this a comparable property because this is a 1½ story old style-dwelling built in 1845 with 2,046 finished square feet and 3 bedrooms and 2 baths. The overall grade

for the dwelling is C+ with Average and Good ratings on the baths and kitchen and the depreciation is 25.75%. The dwelling is assessed at \$436,200 with yard items assessed at \$42,900 and the 3.1 acres are assessed at \$180,700. The total assessment for this property is \$659,800. This property sold for \$700,000 in June, 2024, which is more than the assessed value at that time. In addition, no interior inspection was conducted as a function of this 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.

- 66 Turnpike Road - The Listers do not consider this a comparable property. This is a 1 story ranch-style dwelling with 1,124 finished square feet, 3 bedrooms and 2 baths. The overall grade for the dwelling is C+ and the baths and kitchen are rated Average and Fair/Average and depreciation of 48.4%. The dwelling is assessed at \$228,100 and the .93 acres are assessed at \$227,400. The total assessment for this property is \$455,500. An interior inspection was conducted as a function of this reappraisal on 12-20-2023.
Noteworthy: This property sold in June 2025 for \$717,000. A copy of the real estate listing for this property is attached. Given the discrepancy between the ratings on the Property Record Card and the real estate listing (the rating on the kitchen went from Fair/Avg to the realtor's description of a "Cook's Kitchen"), the Listers must conclude that substantial renovations were done after the 12-20-2023 interior inspection. This resulted in a sale that is \$261,500 over assessed value. (see below).
- 179 Beaver Meadow Road – The Listers do not consider this a comparable property. This is a 1½ Cape-style dwelling built in 1953 with 2,757 finished square feet and 6 bedrooms and 3 baths. The overall grade for the dwelling is C with Average ratings on the baths and kitchen and a depreciation of 35%. The dwelling is assessed at \$427,300 with yard items assessed at \$2,500 and the .83 acres are assessed at \$329,200. The total assessment for this property is \$759,000. An interior inspection was conducted as a function of this reappraisal on 2-6-2024. **Noteworthy: This property sold in July 2025 for \$695,000. (see below)**

3. Fair Market Value

The aforementioned sale of 66 Turnpike Road at \$261,500 over the assessed value and 179 Beaver Meadow Road at \$64,000 below assessed value proves that the real estate market and assessed value do not always perfectly align. The goal of the reappraisal is to assess properties in an equitable manner. This is done through the establishment of land tables and building tables that are applied to all properties. These values are calculated based on the sale of all arms-length transactions over the preceding 3 years. While the subject property was purchased in July 2024 for \$550,000, this is only one of many parcels that were used in calculating the new tables for the 2025 reappraisal.

The Listers consider the 2025 Grand List assessment of \$779,600 the correct value for this property.

12-006 110
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

2

APPAISED: 779,600/
USE VALUE: 779,600/
ASSESSED: 779,600/
Total Card / Total Parcel
779,600/ 779,600/
779,600/ 779,600/
779,600/ 779,600/

PROPERTY LOCATION

No 139 Alt No HEMLOCK RD, NORWICH

OWNERSHIP

Owner 1: GUO RUI
Owner 2: ZHANG DONG
Owner 3:
Street 1: 139 HEMLOCK RD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: PETERSON REVOCABLE TRUST - KATHLEEN
Owner 2: TARASKA - SHEILA
Street 1: PO BOX 608
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 2.14 ACRES of land mainly classified as
RES D 1 with a CAPE Building built about 2007, having
primarily VINYL Exterior and 3196 Square Feet, with 1 Unit, 2
Baths, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descr/No Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.140			1,100	1,100
10	2.000	645,000		133,500	778,500
Total Card		2.140	645,000	134,600	779,600
Total Parcel		2.140	645,000	134,600	779,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 243.92		/Parcel: 243.92	

Legal Description

2.14 ACRES & DWL

Entered Lot Size

Total Land: 2.14

Land Unit Type: AC

User Acct

450-142-13277

GIS Ref

GIS Ref

Insp Date

07/24/25

!962!



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1 12-006.110

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1 12-006

Prior Id # 2 110

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	645,000	0	2.14	134,600	779,600	779,600	Correct Dates	8/20/2025
2023	10	GL	377,700	0	2.14	84,800	462,500	462,500	Year End	7/7/2023
2022	10	GL	377,700	0	2.14	84,800	462,500	462,500	Year End Roll	7/8/2022
2022	10	AB	377,700	0	2.14	84,800	462,500	462,500	NEMRC	6/1/2022
2021	10	GL	377,700	0	2.14	84,800	462,500	462,500	Year End Roll	8/18/2021
2021	10	AB	377,700	0	2.14	84,800	462,500	462,500	NEMRC	5/19/2021
2020	10	GL	377,700	0	2.14	84,800	462,500	462,500	Year End Roll	7/28/2020
2020	10	AB	377,700	0	2.14	84,800	462,500	462,500		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TARASKA SHEILA	245-4-7	7	7/22/2024	OTHER	275,000	No	No	4
PETERSON KATHLE	245-11-14	2	7/22/2024	OTHER	275,000	No	No	4
PETERSON, KATHLE	240-368	2	3/21/2022	VALID SALE		No	No	
BOONE AND SAUND	232-317	2	2/10/2020	VALID SALE	230,950	No	No	
BOONE, FAITH	217-543	2	3/23/2015	ADMIN TRANS		No	No	
	177/688		6/21/2006		67,500	Yes	No	

PAT ACCT.

EXECUTORS SOLD PROPERTY TO SETTLE ESTATE
EXECUTORS SOLD PROPERTY TO SETTLE ESTATE
1/2 interest only; trans to trust
1/2 interest only
11-TRANSFER TO TRUST OF PARTIAL INTEREST

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
7/24/2025	MEAS+HNSPCTD	L	LISTERS
7/24/2025		L	LISTERS
6/12/2025	HRG - NO CHG	KL	KL-KRT
3/12/2025	FIELD REVIEW	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
3/11/2024	MEASURE	EK	ED-KRT
4/24/2018	MEAS DENIED	1	NEMC
9/18/2014	FIELD REV	2	W KRAJESKI
4/14/2014	UG/NC CHECK	5	M KRAJESKI

Sign:

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electrl		
				Exmpt		
Census:						
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
l	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	RES D 1		1		SITE ACRE SITE		1.0	0 140,000.	0.90	RA	1.00			LOCATIC	-10					126,000						126,000	
10	RES D 1		1		EXCESS SI SITE		1.0	0 7,500.	1.00	RA	1.00									7,500						7,500	
20	RES D 1 EXC		0.14		ACRES EXCESS		1.0	0 7,500.	1.00	RA	1.00									1,050						1,100	

Total AC/HA: 2.14000

Total SF/SM: 93218

Parcel LUC: 10 RESD 1

Prime NB Desc: RESD AVG

Total: 134,550 Spl Credit

Total: 134,600

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

Database: AssessPro - NorwichVT2025

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade: C+ - AVG. (+)
 Year Blt: 2007 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 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

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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	-----------	--------------

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AG - Avg-Good 6.8 %
 Functional: %
 Economic: L - LOCATION 10. %
 Special: UC - UNDER C 10. %
 Override: %
 Total: 24.51 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 0.93626577
 Const Adj.: 1.02999997
 Adj \$ / SQ: 178.405
 Other Features: 52000
 Grade Factor: 1.15
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 854357
 Depreciation: 209403
 Depreciated Total: 644954
 Model:

COMMENTS

TQS NEVER COMPLETED: PC90 SECTION NO
 FLOORING/ PC55 BARE STUDS, PLY FLOOR;
 HGWY.

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: 2 HB

REMODELING

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

RES BREAKDOWN

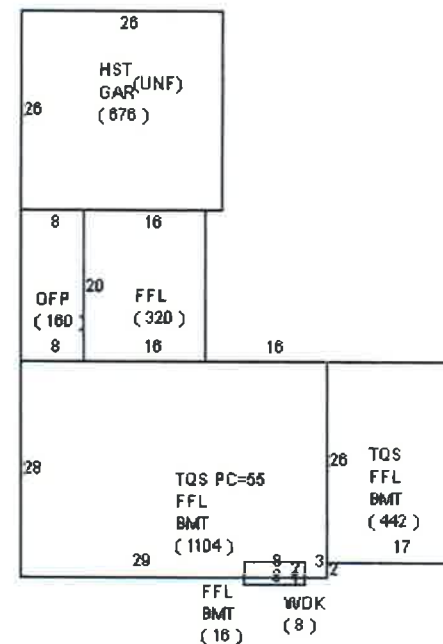
No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ: AvRate: Ind.Val:
 Juris. Factor: Before Depr: 205.17
 Special Features: 0 Val/Su Net: 106.17
 Final Total: 645000 Val/Su SzAd: 175.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,882	178.410	335,759
BMT	BASEMENT	1,562	44.600	69,667
TQS	3/4 STORY	1,314	164.130	215,687
GAR	GARAGE	676	36.980	24,998
HST	HALF STORY	473	82.070	38,834
OFF	OPEN PORCH	160	35.680	5,709
WDK	WOOD DECK	8	33.000	264
Net Sketched Area: 6,075		Total:		690,918
Size Adj: 3669.3000 Gross Area		6510 FinArea		3196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Te
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:

11-032 200
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT

3

APPAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
613,000/ 613,000
613,000/ 613,000
613,000/ 613,000

PROPERTY LOCATION

No Alt No Direction/Street/City
133 BRADLEY HILL RD, NORWICH

OWNERSHIP

Owner 1: BIRENBAUM DEBRA L.
Owner 2:
Owner 3:
Street 1: 133 BRADLEY HILL RD
Street 2:
Twn/City: NORWICH
St/Prov: VT
Postal: 05055

Unit #:
Own Occ:
Type: TOWN

PREVIOUS OWNER

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

Cntry

NARRATIVE DESCRIPTION

This parcel contains 2.31 ACRES of land mainly classified as RESD 1 with a CAPE Building built about 1981, having primarily CLAPBOARD Exterior and 2611 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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		
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.	1.00	RA	1.00								140,000						140,000	
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		0.31		ACRES EXCESS		1.0	0	7,500.	0.50	RA	1.00		EASEME	50					1,163						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.310			1,200	1,200
10	2.000	462,400	1,900	147,500	611,800

Total Card	2.310	462,400	1,900	148,700	613,000
Total Parcel	2.310	462,400	1,900	148,700	613,000

Source: Market Adj Cost Total Value per SQ unit /Card: 234.76 /Parcel: 234.76

Legal Description

2.31 ACRES & DWL

Entered Lot Size

Total Land: 2.31

Land Unit Type: AC

User Acct

450-142-11637

GIS Ref

GIS Ref

Insp Date

10/09/14

!749!



USER DEFINED

Prior Id # 1: 11-032.201

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 11-032

Prior Id # 2: 200

Prior Id # 3:

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	462,400	1900	2.31	148,700	613,000	613,000	Correct Dates	8/20/2025
2023	10	GL	287,200	1200	2.31	134,900	423,300	423,300	Year End	7/7/2023
2022	10	GL	287,200	1200	2.31	134,900	423,300	423,300	Year End Roll	7/8/2022
2022	10	AB	287,200	1200	2.31	134,900	423,300	423,300	NEMRC	6/1/2022
2021	10	GL	287,200	1200	2.31	134,900	423,300	423,300	Year End Roll	8/18/2021
2021	10	AB	287,200	1200	2.31	134,900	423,300	423,300	NEMRC	5/19/2021
2020	10	GL	287,200	1200	2.31	134,900	423,300	423,300	Year End Roll	7/28/2020
2020	10	AB	287,200	1200	2.31	134,900	423,300	423,300		6/3/2020

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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

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
3/10/2025	FIELD REVIEW	KL	KL-KRT
5/15/2024	CB	PB	PAUL-KRT
12/7/2023	MEASURE	DR	DOUG-KRT
10/9/2014	C-MEAS+HNSP	2	W KRAJESKI
5/20/2013	HRG - NO CHG	1	NEMC
3/30/2012	INSPECT	3	R FAVOR
3/26/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

Total AC/HA: 2.31000

Total SF/SM: 100624

Parcel LUC: 10 RESD 1

Prime NB Desc RESD AVG

Total: 148,663 Spl Credit

Total: 148,700

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

Database: AssessPro - Norwich-VT-2025

EXTERIOR INFORMATION

Type: 5 - CAPE
 Sty Ht: 1H - ONE/ONE HALF
 (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: C - AVERAGE
 Year Blt: 1981 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg HVFL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: 4 - CARPET 40 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar: 2
 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

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
2	SHED/FR	D	Y		18X10	C	AV	1981	21.25	T	40	10			1,000		1,000
2	SHED/FR	D	Y		17X7	C	AV	2001	25.20	T	24	10			900		900

BATH FEATURES

Full Bath: 2 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: AVG/GD
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 22. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 22. %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 0.99148285
 Const Adj: 1.01800001
 Adj \$ / SQ: 186.726
 Other Features: 44800
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 592860
 Depreciation: 130429
 Depreciated Total: 462431

Model:

COMMENTS

EASEMENT FOR BACKUP SEPTIC FOR
 ABUTTING LOT; ROW TO ACCESS ABUTTING
 LOT; 12/23 EA . 5/24 CALLBACK . KITCHEN
 UPDATED 5YRS OLD.

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: 2 HB	

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: 186.73

Special Features: 0

Val/Su Net: 105.40

Final Total: 462400

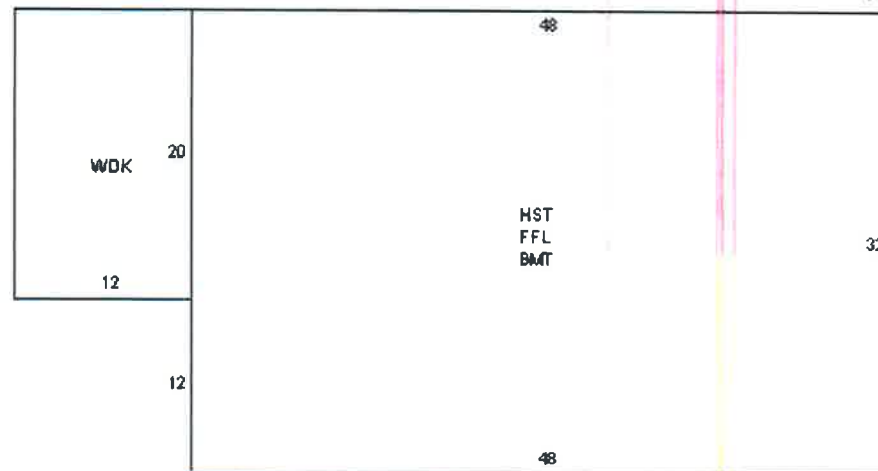
Val/Su SzAd: 177.08

Serial #

Year:

Color:

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,536	46.680	71,703
FFL	1ST FLOOR	1,536	186.730	286,811
HST	HALF STORY	1,075	171.790	184,706
WOK	WOOD DECK	240	20.170	4,840

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Te
BMT	BASEMENT	1,536	46.680	71,703						
FFL	1ST FLOOR	1,536	186.730	286,811						
HST	HALF STORY	1,075	171.790	184,706						
WOK	WOOD DECK	240	20.170	4,840						

Net Sketched Area: 4,387

Size Ad 2611.1999 Gross Area

Total: 548,060

4848 FinArea 2611

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

1,900

Total Special Features:

Total:

1,900

12-012 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT

APPAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
659,800/ 659,800
659,800/ 659,800
659,800/ 659,800

PROPERTY LOCATION

No 144 Alt No HEMLOCK RD, NORWICH

OWNERSHIP

Owner 1: ZHOU QINGFENG
Owner 2: KEYU YAO
Owner 3:
Street 1: 144 HEMLOCK RD
Street 2:

Twn/City: NORWICH

St/Prov: VT Cntry Own Occ:
Postal: 05055-0608 Type: TOWN

PREVIOUS OWNER

Owner 1: PETERSON REVOCABLE TRUST - KATHLEEN E.
Owner 2: TARASKA - SHEILA A.
Street 1: PO BOX 608
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055-0608

NARRATIVE DESCRIPTION

This parcel contains 4.1 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1845, having primarily CLAPBOARD Exterior and 2046 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Description 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.	1.12	RA	1.00	WF	LOCATIC	-10					157,400						157,400	
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		2.1		ACRES EXCESS		1.0	0	7,500.	1.00	RA	1.00								15,750						15,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	2.100			15,800	15,800
10	2.000	436,200	42,900	164,900	644,000
Total Card	4.100	436,200	42,900	180,700	659,800
Total Parcel	4.100	436,200	42,900	180,700	659,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 322.55		/Parcel: 322.55	

Legal Description

4.10 ACRES & DWL

Entered Lot Size

Total Land: 4.1

Land Unit Type: AC

User Acct

450-142-13135

GIS Ref

GIS Ref

Insp Date

02/24/12

!967!

PRINT

Date Time

09/08/25 15:32:45

LAST REV

Date Time

05/15/25 11:25:43

krt

967

PAT ACCT.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	436,200	42900	4.1	180,700	659,800	659,800	Correct Dates	8/20/2025
2023	10	GL	255,900	38800	4.1	109,600	404,300	404,300	Year End	7/7/2023
2022	10	GL	255,900	38800	4.1	109,600	404,300	404,300	Year End Roll	7/8/2022
2022	10	AB	255,900	38800	4.1	109,600	404,300	404,300	NEMRC	6/1/2022
2021	10	GL	255,900	38800	4.1	109,600	404,300	404,300		4/8/2022
2021	10	AB	255,900	38800	4.1	109,600	404,300	404,300	NEMRC	5/19/2021
2020	10	GL	255,900	38800	4.1	109,600	404,300	404,300	Year End Roll	7/28/2020
2020	10	AB	255,900	38800	4.1	109,600	404,300	404,300		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON REVOC	244-835-38	2	6/28/2024	VALID SALE	700,000	No	No	4	
PETERSON,KATHLE	240-364	2	3/21/2022	ADMIN TRANS		No	No		trans to trust

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	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
10/16/2024	SALES REVIEW	PB	PAUL-KRT
3/11/2024	MEASURE	EK	ED-KRT
4/24/2018	MEAS DENIED	1	NEMC
9/18/2014	C-MEAS	2	W KRAJESKI
2/24/2012	INSPECT	4	T DEDRICK
2/8/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

Total AC/HA: 4.10000

Total SF/SM: 178596

Parcel LUC: 10 RESD 1

Prime NB Desc: RESD AVG

Total: 180,650 Spl Credit

Total: 180,700

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

Database: AssessPro - Norwich VT 2025

changed

0000

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade: C+ - AVG. (+)
 Year Bilt: 1845 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: 4 - CARPET 10 %
 Bsmnt Fir: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 100 % AC:
 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
32	BARN/LFT	D	Y		120X30	C	AV	1845	45.00	T	60	10			10,800		10,800
32	BARN/LFT	D	Y		140X30	C	AV	1845	36.00	T	60	10			17,300		17,300
32	BARN/LFT	A	Y		126X35	C	AV	1845	38.87	T	60	10			14,100		14,100
2	SHED/FR	D	Y		18X10	C	FR	1920	21.25	T	56	10			700		700
SOL	SOLAR	D	Y		116	C	AV	2023		T	0	10					

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: GD - Good 17. %
 Functional: %
 Economic: L - LOCATION 10. %
 Special: %
 Override: %
 Total: 25.75 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 1.04442704
 Const Adj.: 1.01969993
 Adj \$ / SQ: 197.025
 Other Features: 51000
 Grade Factor: 1.15
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 587442
 Depreciation: 151266
 Depreciated Total: 436175

COMMENTS

HIGHWAY; OTF= JET TUB & EXTRA 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: 8 BRS: 3 Baths: 1 HB

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen: 1997
 Baths:
 Plumbing:
 Electric:
 Heating:
 General: 1997

RES BREAKDOWN

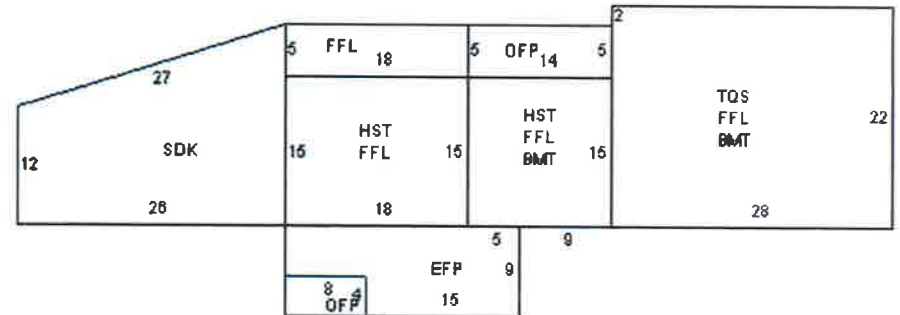
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WIAV\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 226.58
 Special Features: 0 Val/Su Net: 122.36
 Final Total: 436200 Val/Su SzAd: 213.24

SKETCH



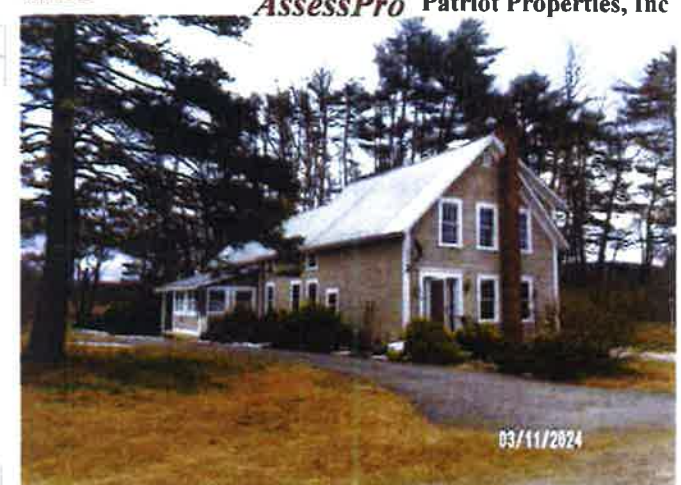
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,186	197.030	233,672
BMT	BASEMENT	826	49.260	40,686
TQS	3/4 STORY	524	181.260	94,910
SDK	STONE DECK	416	20.160	8,388
HST	HALF STORY	336	181.260	60,904
EFP	ENCL PORCH	175	98.510	17,240
OFF	OPEN PORCH	102	39.410	4,019
Net Sketched Area: 3,565		Total:		459,819
Size Ad	2045.6000	Gross Area	3801	FinArea 2046

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Te

IMAGE



More: N Total Yard Items: 42,900 Total Special Features: Total: 42,900

03/11/2024

10-199 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

5

APPAISED: 455,500/ 455,500
USE VALUE: 455,500/ 455,500
ASSESSED: 455,500/ 455,500

Total Card / Total Parcel
455,500/ 455,500

PROPERTY LOCATION

No 66 Alt No Direction/Street/City
TURNPIKE RD, NORWICH

OWNERSHIP

Owner 1: DOVON CHENOA
Owner 2: LUNETTA MATTHEW J
Owner 3:
Street 1: 66 TURNPIKE ROAD
Street 2:

Twn/City: NORWICH

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

PREVIOUS OWNER

Owner 1: THAYER - WARREN G
Owner 2: THAYER - TONI APGAR
Street 1: PO BOX 1564

Twn/City: NORWICH

St/Prov: VT Cntry
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as
RESD 1 with a RANCH Building built about 1968, having
primarily REDWD/CEDAR Exterior and 1124 Square Feet, with
1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	VR1	VILL RESD	100	water		
o				Sewer		
n				Electri	4	FD-FULL
				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		0.93		SITE ACRE	SITE	1.0	0 140,000.	1.75	V2	1.85			TOPO	-10					227,390						227,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.930	228,100		227,400	455,500
Total Card	0.930	228,100		227,400	455,500
Total Parcel	0.930	228,100		227,400	455,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 405.25		/Parcel: 405.25	

Legal Description

.93 ACRE & DWL

User Acct

450-142-12897

GIS Ref

GIS Ref

Entered Lot Size

Total Land: 0.93

Insp Date

07/11/12

!709!



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 10-199.000

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 10-199

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	228,100	0	.93	227,400	455,500	455,500	Correct Dates	8/20/2025
2023	10	GL	150,600	0	.93	115,000	265,600	265,600	Year End	7/7/2023
2022	10	GL	150,600	0	.93	115,000	265,600	265,600	Year End Roll	7/8/2022
2022	10	AB	150,600	0	.93	115,000	265,600	265,600	NEMRC	6/1/2022
2021	10	GL	150,600	0	.93	115,000	265,600	265,600	Year End Roll	8/18/2021
2021	10	AB	150,600	0	.93	115,000	265,600	265,600	NEMRC	5/19/2021
2020	10	GL	150,600	0	.93	115,000	265,600	265,600	Year End Roll	7/28/2020
2020	10	AB	150,600	0	.93	115,000	265,600	265,600		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAYER, WARREN G	227-9	2	12/1/2017		369,500	No	No		
WEBB, INGRID H.	207-889	2	8/27/2012		255,000	No	No	3	

Sold in June 2025
\$ 717,000

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2025	FIELD REVIEW	PB	PAUL-KRT
12/20/2023	M-H	EK	ED-KRT
5/1/2018	MEAS/LEFT CD	1	NEMC
3/9/2015	C-MEAS	2	W KRAJESKI
7/11/2012	INSPECT	3	R FAVOR
7/3/2012	MEAS/LEFT CD	4	T DEDRICK

Sign:

Total AC/HA: 0.93000

Total SF/SM: 40511

Parcel LUC: 10 RESD 1

Prime NB Desc: VILLAGE

Total: 227,390 Spl Credit:

Total: 227,400

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

Database: AssessPro, Norwich VT 2025

EXTERIOR INFORMATION

Type: 19 - RANCH
 Sty Ht: 1 - ONE STY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 28 - REDWD/CEDAR
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: BROWN
 View / Desir:
 GENERAL INFORMATION
 Grade: C+ - AVG. (+)
 Year Blt: 1968 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdct: 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: 5 - LINO/VINYL 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: 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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	-----------	--------------

BATH FEATURES

Full Bath: 2 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: FAIR/AVG
 A Kits: Rating:
 Frpl: 2 Rating: AVERAGE
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FR - Fair 48. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 48.4 %

CALC SUMMARY

Basic \$ / SQ: 180.00
 Size Adj: 1.24483991
 Const Adj: 1.01605999
 Adj \$ / SQ: 227.670
 Other Features: 40000
 Grade Factor: 1.15
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 442075
 Depreciation: 213964
 Depreciated Total: 228111

COMMENTS

DECK HOUSE; INTERIOR DATED. STEEP DW.

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: 3 Baths: 2 HB

REMODELING

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

RES BREAKDOWN

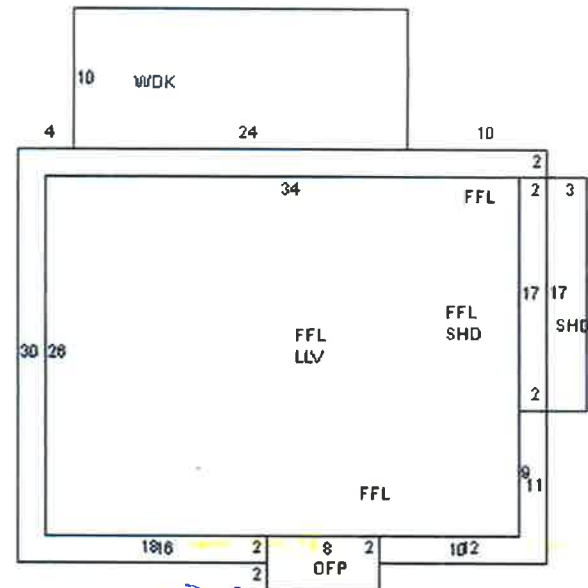
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

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

WIAV\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 261.82
 Special Features: 0 Val/Su Net: 96.45
 Final Total: 228100 Val/Su SzAd: 202.94

SKETCH



No Cathedral ceiling

SUB AREA

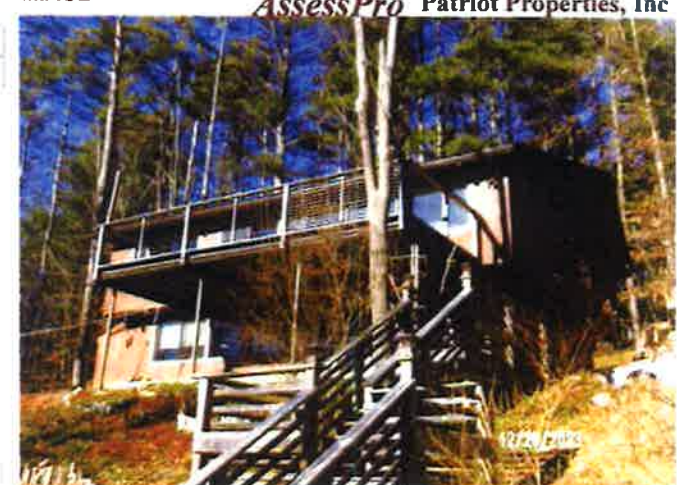
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,124	227.670	255,901
LLV	LOWR LEVEL	884	90.430	79,941
WDK	WOOD DECK	240	20.170	4,840
SHD	ATT SHED	51	24.800	1,265
SHD	ATT SHED	34	29.710	1,010
OPF	OPEN PORCH	32	45.530	1,457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	Type	Qu	# Te
LLV	100	FLA		90	F

Net Sketched Area: 2,365 Total: 344,414
 Size Adj: 1124 Gross Area: 2365 FinArea: 1124

IMAGE



More: N

Total Yard Items:

Total Special Features:

Total:

[Home](#) / [VT](#) / [Norwich](#) / [05055](#) / 66 Turnpike

66 TURNPIKE ROAD

Norwich, VT 05055 | Residential | Single Family

\$717,000

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[More than just](#)



Gabrielle Black

Coldwell Banker LIFESTYLES - Hanover
603-643-6406

♥ Save to Collection

3



2



0



1882 sqft.



Listing Courtesy of
Coldwell Banker LIFESTYLES

Description

Warm wood, open floor plan, walls of glass, and soaring ceilings are the signature elements of this fully updated original 2-3 bedroom, 2 bath Acorn Deck Home. This midcentury modern achieves the highest level of energy efficiency through design and orientation. Exposed posts and beams, central fire places, and amazing perennial garden views and local views from every window create contiguous open spaces for you and your family to enjoy, while seamlessly blending excellent amenities indoors and out. Indoors you will find a fully renovated cooks kitchen with granite counters as well as new energy efficient windows throughout. Outdoors, you will find the magic of a fantastic deck, did we mention beautiful perennial gardens and terraces as well as your own thoughtfully designed ski glade on the property! There's a relaxed, welcoming vibe to this sunfilled dwelling that's akin to a luxurious adult treehouse. If owning a mid-century modern home privately perched on a sun-filled lot just minutes from downtown Norwich and Hanover is your dream, this listing could make it come true. Note, this property has a two bedroom septic but three rooms that could be used as bedrooms. Open House Sat 4/19 10-12 and Sun 4/20 11-1

Payment Calculator

Mortgage	Affordability	Rent vs Buy	Internet Services	Amortization	Rent Estimator
\$3,428 /Month					Apply Now
Principal & Interest					\$3
Estimated Taxes					
Monthly HOA Fee					
Insurance - Get Quotes					
Down Payment & Home Price					20%
Interest Rate, Loan Type & Credit					6%
Tax Estimate, Insurance & HOA					\$85



Check 0% Down Loan Requirements

See It Your Quality



Help Protect & Manage your Credit

Check Now



Veterans: Get Pre-approved Today!

Apply Now



Compare Home Insurance Quotes

Get Quotes

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Property Details

List Price

\$697,000

Sold Price

\$717,000

List Date

2025-04-16

Sold Date

2025-06-20

MLS ID

5036593

Status

Closed

Property Type

Residential

Property Sub Type

Single Family

County

VT-Windsor

Days On Market

5

Structure

AQ Finished Area

1057.0

Accessibility Features

1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, Hard Surface Flooring

Style

Deck House, Modern Architecture, Raised Ranch

Basement

Yes

Full Baths

2

Half Baths

0

1/4 Baths

0

3/4 Baths

0

Total Baths

2

Bedrooms Total

3

BO Finished Area

825.0

Cooling

None, Wall AC Units

Features Exterior

Deck, Garden Space, Shed

Flooring

Combination, Hardwood, Laminate, Tile

Foundation Details

Concrete

Garage Y N

No

Heating

Baseboard, Hot Air

Interior Features

Blinds, Cathedral Ceiling, Ceiling Fan, Dining Area, Fireplace - Wood, Fireplaces - 2, Kitchen Island, Kitchen/Dining, Kitchen/Living, Primary BR w/ B ...

[click to see more](#)

Living Area

1882.0

Living Area Units

Square Feet

New Construction

Existing

Roof

Standing Seam - Asphalt on Prop Record Card

Stories

2.0 - one story on PRC

Year Built

1968

Characteristics

Frontage Type

Paved, Public

Acres

0.93

Lot Size Area

0.93

Lot SqFt

40511.0

Lot Size Units

Acres

School

Elementary School

Marion Cross Elementary School

High School

Hanover High School

Middle Or Junior School

Francis C Richmond Middle Sch

Tax

Tax Annual Amount

8003.06

Tax Year

20-070 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT

7

APPRAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
759,000 / 759,000
759,000 / 759,000
759,000 / 759,000

PROPERTY LOCATION

No 179 Alt No Direction/Street/City
BEAVER MEADOW RD, NORWICH

OWNERSHIP

Owner 1: HOISINGTON PAUL
Owner 2:
Owner 3:
Street 1: 1 MINK DR
Street 2:
Twn/City: HANOVER
St/Prov: NH Cntry Own Occ:
Postal: 03755 Type: NON-STA

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .83 ACRES of land mainly classified as
RESD 1 with a CAPE Building built about 1953, having
primarily CLAPBOARD Exterior and 2757 Square Feet, with 1
Unit, 2 Baths, 0 3/4 Bath, 1 Half Bath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	VR1	VILL RESD	100	water		
o				Sewer		
n				Electri	4	FD-FULL
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		0.83		SITE ACRE SITE		1.0	0 140,000.	2.83	V1	2.50									329,174						329,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.830	427,300	2,500	329,200	759,000
Total Card	0.830	427,300	2,500	329,200	759,000
Total Parcel	0.830	427,300	2,500	329,200	759,000
Source: Market Adj Cost			Total Value per SQ unit /Card: 275.32	/Parcel: 275.32	

Legal Description
0.83 ACRE & DWL

Entered Lot Size
Total Land: 0.83
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	427,300	2500	.83	329,200	759,000	759,000	Correct Dates	8/20/2025
2023	10	GL	274,400	0	.83	148,100	422,500	422,500	Year End	7/7/2023
2022	10	GL	274,400	0	.83	148,100	422,500	422,500	Year End Roll	7/8/2022
2022	10	AB	274,400	0	.83	148,100	422,500	422,500	NEMRC	6/1/2022
2021	10	GL	274,400	0	.83	148,100	422,500	422,500	Year End Roll	8/18/2021
2021	10	AB	274,400	0	.83	148,100	422,500	422,500	NEMRC	5/19/2021
2020	10	GL	274,400	0	.75	143,700	418,100	418,100	Year End Roll	7/28/2020
2020	10	AB	274,400	0	.75	143,700	418,100	418,100		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOISINGTON, PAUL	236-205	2	3/11/2021	OTHER	15,328	No	No		lot line adj 0.08 acres from 20-069-000

Sold in July 2025
\$695,000

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	6BLA18	SUBDIV		C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2025	FIELD REVIEW	PB	PAUL-KRT
2/6/2024	M+L	DR	DOUG-KRT
4/7/2021	DATA ENTER	A	ASSR
12/3/2015	C-MEAS	6	R SILVESTRI
12/12/2012	MEAS+INSPCTD	3	R FAVOR

Sign:

Total AC/HA: 0.83000

Total SF/SM: 36155

Parcel LUC: 10 RESD 1

Prime NB Desc: VILLAGE

Total: 329,174 Spl Credit:

Total: 329,200

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

GUO - 139 HEMLOCK ROAD, 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
139 Hemlock Rd	12-006-110	Cape	2007	C+	AG	4	2	2.5	3,196	\$779,600	2.14	\$244	
550 New Boston Rd	10-168-400	Cape	2002	C	FA	8	4	3.5	2,842	\$780,300	13.70	\$275	
56 Sundback Rd	10-168-210	Cape	2002	C	AG	9	4	3.5	2,938	\$849,500	5.56	\$289	
223 Turnpike Rd	10-064-200	Cape	2000	C+	AV	7	3	2.5	2,831	\$816,100	2.41	\$288	
334 Turnpike Rd	10-111-200	Cape	1996	C+	AV	6	3	2.5	2,644	\$757,400	2.54	\$286	
476 Hawk Oine Rd	16-140-000	Cape	1988	C	GD	10	4	1.5	2,930	\$749,400	1.59	\$256	\$715,000 8/19/2022

ASSESSED VALUE \$/SF RANGE \$256/SF to \$289/SF

MEDIAN \$/SF \$286

MEAN \$/SF \$279

139 Hemlock Rd **\$244**

ASSESSED VALUE RANGE \$749,400 - \$849,500

MEDIAN AV \$780,300

MEAN AV \$794,500

139 Hemlock Rd **\$779,600**