

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Tuesday, September 23, 2025

4:00pm

John Lamppa

Lister Packet

Contents:

1. Lister Memo
2. Property Record Card for 276 Bradley Hill Rd.
3. View picture for 276 Bradley Hill Rd.
4. Property Record Card for 228 Bradley Hill Rd.
5. 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: Lamppa/Tate appeal – Parcel ID # 11-038.000

DATE: September 23, 2025

Property Description: The parcel is located at 276 Bradley Hill Rd. This is a 2-story Colonial-style dwelling of 3,336 finished square feet built in 2020 with 4 bedrooms and 4 baths. The dwelling has an overall grade of B+, the kitchen and baths are rated Good and the depreciation is 2.5%. The assessed value of the dwelling is \$1,657,900 with yard items assessed at \$2,400 and 38.9 acres assessed at \$533,900. The total assessed value on the 2025 Grand List is \$2,194,200. An interior inspection was conducted by KRT on 12-7-2023.

2025 Assessment History:

Proposed Reappraisal Assessment: \$2,396,000

After Informal Hearing/Abstract: 2,396,000

After Grievance Hearing/Grand List: 2,194,200

Reduction before BCA Appeal: \$ 201,800

Basis for the Appeal:

The appellant states that their dwelling is overvalued when compared to the neighboring property at 228 Bradley Hill Rd. Subject dwelling is valued more than 55% higher than 228 Bradley Hill and the finished square foot is approximately 28% higher (\$492.98 vs \$385.00)

Lister Response:

It should be noted that different classifications of dwellings have different basic square foot dollar amounts. This would account for a differential in dwelling assessments. Other factors that impact the assessment are the age and condition of the dwelling which directly impacts the depreciation, the ratings of the kitchen and bath(s) and the total finished square feet. The basic square footage for a Contemporary-style is \$155.00 compared to the basic square footage for a Colonial-style dwelling of \$185.00. This 20% differential between these two classifications of the dwelling would account for much of the difference in the square footage cost between these 2 dwellings.

Appellant's Comparable Property:

228 Bradley Hill Rd: The Listers do not consider this a comparable property because it is a 1½ story Contemporary-style dwelling built in 2021 with 2,766 finished square feet, 3 bedrooms and 4 baths. The dwelling has an overall rating of B+ with the kitchen and baths rated Good and with depreciation of 2%. The dwelling is on a Slab foundation – no basement. It has asphalt roof cover vs standing seam on 276. The dwelling is assessed at \$1,070,600 with yard items

assessed at \$14,000 and 10.1 acres assessed at \$409,000. The total assessment for this property is \$1,493,600. An interior inspection was conducted by KRT on 6/18/2025.

Grievance Issues resolved at grievance:

Data Errors on Property Record Card: Finished square footage is accurate at 3,336 which is the total of the first floor and second floor on the Sub-Area Detail on the PRC.

Number of Rooms are reflected on the PRC as 7 Rooms and 4 Bedrooms.

Material assessments are incorrect and inflated – the Listers are not certain to what the appellant is referring.

The Listers consider the 2025 Grand List assessment of \$2,194,200 the correct value for this property.

11-038

000

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

2

Total Card / Total Parcel

APPAISED: 2,194,200/ 2,194,200

USE VALUE: 2,194,200/ 2,194,200

ASSESSED: 2,194,200/ 2,194,200

PROPERTY LOCATION

No 276 Alt No Direction/Street/City
BRADLEY HILL RD, NORWICH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	21.140			99,100	99,100
21	15.760			77,300	77,300
11	2.000	1,657,900	2,400	357,500	2,017,800
Total Card	38.900	1,657,900	2,400	533,900	2,194,200
Total Parcel	38.900	1,657,900	2,400	533,900	2,194,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 657.73		/Parcel: 657.73	

Legal Description

38.9 AC & DWL LAND INCL 1 ADDNL LOT-NV

User Acct

450-142-11648

GIS Ref

GIS Ref

Insp Date



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 11-038-001

Prior Id # 2: 11-038-101

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 11-038

Prior Id # 2: 000

Prior Id # 3:

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict:

Ratio:

OWNERSHIP

Owner 1: LAMPPA JOHN W

Owner 2: TATE JENNIFER A

Owner 3:

Street 1: 276 BRADLEY HILL RD

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Postal: 05055-9616

Type: TOWN

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,657,900	2400	38.9	533,900	2,194,200	2,194,200	Correct Dates	8/20/2025
2023	11	GL	1,058,700	1400	38.9	298,300	1,358,400	1,358,400	Year End	7/7/2023
2022	11	GL	1,058,700	1400	38.9	298,300	1,358,400	1,358,400	Year End Roll	7/8/2022
2022	11	AB	1,058,700	1400	38.9	298,300	1,358,400	1,358,400	NEMRC	6/1/2022
2021	11	GL	1,058,700	1400	38.9	298,300	1,358,400	1,358,400	Year End Roll	8/18/2021
2021	10	AB	1,245,200	1400	38.9	264,100	1,510,700	1,510,700	NEMRC	5/19/2021
2020	10	GL	747,100	1400	38.9	264,100	1,012,600	1,012,600	Year End Roll	7/28/2020
2020	10	AB	747,100	1400	38.9	264,100	1,012,600	1,012,600		6/3/2020

ParcelID 11-038-000

!1711!

PRINT

Date

Time

09/11/25

13:29:18

LAST REV

Date

Time

08/01/25

13:23:36

krt

1711

PREVIOUS OWNER

Owner 1: HANLON - FRANCIS X

Owner 2: HANLON - JOSIE F

Street 1: 398 BRADLEY HILL RD

Twn/City: NORWICH

St/Prov: VT

Cntry

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 38.9 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 2020, having primarily VINYL Exterior and 3336 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANLON, FRANCIS	224-504	2	3/9/2017		510,000	Yes	No		

PAT ACCT.

1711

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2019	33BH19	NEW DWLG		C				
10/13/2017	NONE			C				AG SHD

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2025	HRG - NO CHG	KL	KL-KRT
3/10/2025	FIELD REVIEW	KL	KL-KRT
12/7/2023	M+L	DR	DOUG-KRT
4/21/2021	PERMIT VISIT	A	ASSR
11/27/2019	PERMIT VISIT	A	ASSR
4/5/2018	PERMIT VISIT	5	M KRAJESKI
3/16/2017	MAP CHG	A	ASSR

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE	SITE	1.0	0	140,000.	2.50	RA	1.00	VW4							350,000						350,000	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.00	RA	1.00								7,500						7,500	
21	RESD 2 EXC		15.76		ACRES	EXCESS	1.0	0	7,500.	0.65	RA	1.00		WET/SW	-10					77,328						77,300	
60	CURRENT U:		21.14		ACRES	EXCESS	1.0	0	7,500.	0.63	RA	1.00		WET/SW	-10					99,117						99,100	

Total AC/HA: 38.90000

Total SF/SM: 1694484

Parcel LUC: 11 RESD 2

Prime NB Desc: RESD AVG

Total: 533,945

Spl Credit

Total: 533,900

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

Database: AssessPro - NorwichVT2025

Pamela

2025

EXTERIOR INFORMATION

Type: 6 - COLONIAL
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 14 - STDG SEAM
 Color:
 View / Desir:

GENERAL INFORMATION

Grade: B+ - GOOD (+)
 Year Blt: 2020 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL:
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: E - EXTNSIVE
 Prim Floors: 3 - HARDWOOD
 Sec Floors: %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 1 - EXTENSIVE
 Insulation: 3 - EXTENSIVE
 Int vs Ext:
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 10 - NOT DUCTED
 # Heat Sys:
 % 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 Fa	Appr Value	JCodJFact	Juris. Value
2	SHED/FR	D	Y	1	12X12	C	AV	2017	18.47	T	8	11			2,400		2,400
SOL	SOLAR	D	Y	1	28	C	AV	2023		T	0	11					

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average
 Functional:
 Economic:
 Special:
 Override:

Total:

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 0.94988012
 Const Adj: 1.11269939
 Adj \$ / SQ: 195.532
 Other Features: 70534
 Grade Factor: 1.95
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 1700375
 Depreciation: 42509
 Depreciated Total: 1657865

Model:

COMMENTS

GREAT LOT; HUGE VIEWS; PREFAB SHED.

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: 4 Baths: 3 HB: 1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:

AvRate:

Ind Val

Juris. Factor:

Before Depr: 381.29

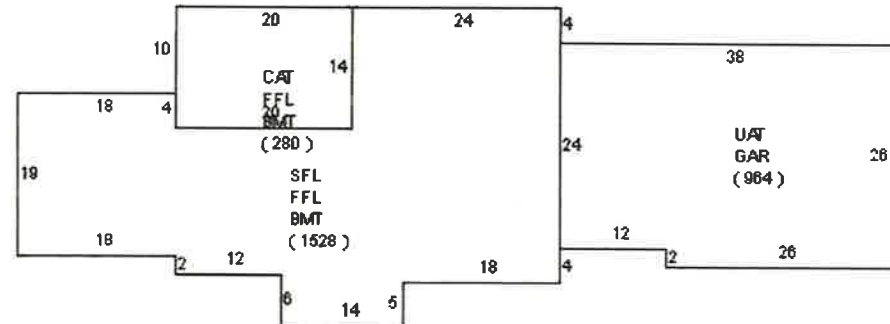
Special Features: 0

Val/Su Net: 225.50

Final Total: 1657900

Val/Su SzAd: 496.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,808	48.880	88,381
FFL	1ST FLOOR	1,808	195.530	353,522
SFL	2ND FLOOR	1,528	179.890	274,871
GAR	GARAGE	964	34.540	33,293
UAT	UNF ATTIC	964	39.110	37,699
CAT	CATH CEILING	280	48.880	13,687

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Te
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Net Sketched Area: 7,352
 Size Ad: 3336 Gross Area
 Total: 801,453
 7352 FinArea 3336

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

2,400

Total Special Features:

Total:

2,400



ParcelID: 11-038-000 Card: 1 of 1 Location: 276 BRADLEY HILL RD NORWICH

11-039

100

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT 4

APPRaised:

Total Card / Total Parcel

1,493,600/ 1,493,600

USE VALUE:

1,493,600/ 1,493,600

ASSESSED:

1,493,600/ 1,493,600

PROPERTY LOCATION

No 228 Alt No Direction/Street/City
BRADLEY HILL RD, NORWICH

OWNERSHIP

Owner 1: REED BRITA

Owner 2:

Owner 3:

Street 1: 228 BRADLEY HILL RD

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry:

Own Occ:

Postal: 05055

Type: NON-STA

PREVIOUS OWNER

Owner 1: REED - BRITA

Owner 2: -

Street 1: 228 BRADLEY HILL RD

Twn/City: NORWICH

St/Prov: VT

Cntry:

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 10.1 ACRES of land mainly classified as
RESD 2 with a CONTEMPORARY Building built about 2021,
having primarily VINYL Exterior and 2766 Square Feet, with 1
Unit, 0 Bath, 3 3/4 Baths, 1 Half Bath, 8 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		
				Sewer		
				Electri		
				Exmpt		
				Topo		
				Street		
				Gas		

Census:
Flood Haz:
D 00 00 100
s 142 142 100
t 450 450 100

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
11	RESD 2		1		SITE ACRE VACANT		1.0	0 140,000.	2.50	RA	1.00		VW4							350,000					350,000		
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.00	RA	1.00								7,500					7,500			
21	RESD 2 EXC		8.1		ACRES EXCESS		1.0	0 7,500.	0.85	RA	1.00								51,450					51,500			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	8.100			51,500	51,500
11	2.000	1,070,600	14,000	357,500	1,442,100
Total Card	10.100	1,070,600	14,000	409,000	1,493,600
Total Parcel	10.100	1,070,600	14,000	409,000	1,493,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 539.99		/Parcel: 539.99	

Legal Description
10.1 ACRES & DWL

User Acct

450-142-13435

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land: 10.1

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	11	GL	1,070,600	14000	10.1	409,000	1,493,600	1,493,600	Correct Dates	8/20/2025
2023	11	GL	581,500	11200	10.1	149,400	742,100	742,100	Year End	7/7/2023
2022	11	GL	581,500	11200	10.1	149,400	742,100	742,100	Year End Roll	7/8/2022
2022	11	AB	581,500	11200	10.1	149,400	742,100	742,100	NEMRC	6/1/2022
2021	11	GL	407,000	11200	10.1	149,400	567,600	567,600	Year End Roll	8/18/2021
2021	11	AB	407,000	11200	10.1	149,400	567,600	567,600	NEMRC	5/19/2021
2020	31	GL		11200	10.1	149,400	160,600	160,600	Year End Roll	7/28/2020
2020	31	AB		11200	10.1	149,400	160,600	160,600		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REED.BRITA	246-435-437	1	3/18/2025	ADMIN TRANS		No	No	4	TRANSFER TO SELF OR EXEMPT TRUST
GODLESKI.ROBERT	215-722		7/29/2014	FAMILY SALE	50,000	No	No		HUSBAND/WIFE TO WIFE

PAT ACCT.

1786

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2025	M+L	EK	ED-KRT
6/16/2025	HRG - CHG	PB	PAUL-KRT
3/10/2025	FIELD REVIEW	KL	KL-KRT
12/7/2023	INT REF	DR	DOUG-KRT
3/2/2022	PERMIT VISIT	A	ASSR
4/28/2021	PERMIT VISIT	A	ASSR
1/29/2020	PERMIT VISIT	A	ASSR
9/4/2014	MAP CHG	A	ASSR

Sign: / /

Total AC/HA: 10.10000

Total SF/SM: 439956

Parcel LUC: 11 RESD 2

Prime NB Desc: RESD AVG

Total: 408,950

Spl Credit:

Total: 409,000

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type: 9 - CONTEMPORARY
 Sty Ht: 1H - ONE/ONE HALF
 (Liv) Units: 1 Total: 1
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall:
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color:
 View / Desir:

Grade: B+ - GOOD (+)
Year Blt: 2021 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

Avg Ht/FL:	
Prim Int Wal: 1	- DRYWALL
Sec Int Wal:	%
Partition: A	- ABV AVG
Prim Floors: 3	- HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric: 2	- GOOD
Insulation: 3	- EXTENSIVE
Int vs Ext:	
Heat Fuel: 10	- PROPANE
Heat Type: 1	- FORCED H/A
# Heat Sys: 1	
% Heated: 100	% AC: 100
Solar HW: NO	Central Vac: NO
% Corn Wal:	% Sprinkled:

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
34	BNK BN/L	D	Y	1	30X104	C	PR	1900	35.54	T	95	11			5,500		5,500
2	SHED/FR	A	Y	1	12X30	D	DL	1900	9.83	T	95	11			200		200
33	BANK BRN	A	Y	1	12X104	C	PR	1900	33.67	T	95	11			2,100		2,100
2	SHED/FR	A	Y	1	12X16	C	PR	1900	17.60	T	84	11			500		500
2	SHED/FR	D	Y	1	24X26	C	FR	1970	15.80	T	56	11			4,300		4,300
35	POLE BRN	D	Y	1	32X52	D	FR	1960	5.40	T	84	11			1,400		1,400

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	3	Rating:	GOOD
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:		Rating:	
OTHER FEATURES			
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

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

Phys Cond:	AV - Average	2.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		2 %

Basic \$ / SQ.	155.00
Size Adj.	0.98076642
Const Adj.	1.11490726
Adj \$ / SQ.	169.487
Other Features:	64442
Grade Factor:	1.95
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1092411
Depreciation:	21848
Depreciated Total:	1070563

AGS (BARN) BOWED; LOOSE FIELDSTONE
COLLAPSING; POOR SUPPORTS, FLRS SAG.
PAT= NV; 12/23 EA INT=REF; AMAZING VIEW.
6/25- GAS FPL ON SLAB. GRANITE KIT CNTRS.

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:			HB 1	

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

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

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:				Before Depr: 330.50
Special Features: 0				Val/Su Net: 292.19
Final Total: 1070600				Val/Su SzAd: 387.06

The diagram illustrates a building layout with the following dimensions and room labels:

- Top Left:** A small room labeled "OFF" with dimensions 14 (width) and 8 (height).
- Top Center:** A horizontal section with a width of 14 and a height of 2.
- Top Right:** A large room labeled "SFL" and "FFL" with a width of 28 and a height of 22. A vertical dimension of 10 is shown on the left side of this room.
- Center:** A large area labeled "FFL" with a width of 22 and a height of 12.
- Bottom Left:** A large room labeled "FFL" with a width of 22 and a height of 14. A vertical dimension of 4 is shown on the right side of this room.
- Bottom Center:** A horizontal section with a width of 12 and a height of 3. A small room labeled "OFF" is located below this section with dimensions 10 (width) and 3 (height).
- Bottom Right:** A large room labeled "CAT" and "FFL" with a width of 30 and a height of 8. A vertical dimension of 7 is shown on the left side of this room.
- Far Right:** A vertical dimension of 4 is shown on the right side of the top right room.
- Far Right:** A vertical dimension of 10 is shown on the right side of the bottom right room.

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2.150	169.490	364,397
SFL	2ND FLOOR	616	155.930	96,052
CAT	CATH CEILING	576	42.370	24,406
OPF	OPEN PORCH	322	33.900	10,915

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Te
FFL	1ST FLOOR	2,150	169.490	364,397						
SFL	2ND FLOOR	616	155.930	96,052						
CAT	CATH CEILING	576	42.370	24,406						
OPP	OPEN PORCH	322	33.900	10,915						
Net Sketched Area: 3,664		Total:		495,770						
Size Ad:	2766 Gross Area	3654 FinArea	2766							

A photograph of a large, dark-colored house with a prominent gabled roof and a covered porch, set against a snowy landscape and a clear blue sky. The house has multiple windows and a chimney. The foreground is covered in snow, and the sky is a deep blue.

14.000:

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LAMPPA - 276 BRADLEY HILL ROAD, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL	ASSESSED		
										ASSESSED	SITE/AC	PER / SF	NOTE
276 Bradley Hill Rd	11-038-000	Colonial	2020	B+	AV	9	4	3.5	3,336	\$2,194,200	38.90	\$658	
165 Stagecoach Rd	03-050-200	Contemp	2023	A-	AV	9	3	3.5	3,908	\$2,439,100	30.10	\$624	
529 Kerwin Hill Rd	05-115-300	Contemp	2007	A-	GD	11	4	3.5	3,622	\$2,252,400	33.50	\$622	
14 Olcott Rd	10-188-100	Colonial	2006	B+	AV	9	4	4.5	4,832	\$2,283,700	22.70	\$473	
196 Douglas Rd	10-144-200	Colonial	2001	B	GD	13	5	4.5	4,466	\$1,848,900	10.10	\$414	\$1,750,000 9/15/2022
1147 Wallace Rd	14-011-000	Colonial	2016	B+	AV	7	4	3.5	1,394	\$2,280,800	73.32	\$1,636	

Assessed Value \$/SF Range \$414/SF to \$1636/SF

Median \$/SF \$622

Mean \$/SF \$754

276 Bradley Hill Rd \$658

Assessed Value Range \$1,848,900 - \$2,439,100

Median AV \$2,280,800

Mean AV \$2,222,100

276 Bradley Hill Rd \$2,194,200