

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Tuesday, September 23, 2025

5:00pm

Veronica Rassias

Lister Packet

Contents:

1. Lister Memo
2. Property Record Card for 81 Cliff St.
3. Property Record Card for 31 Hazen St.
4. Property Record Card for 16 Cliff St.
5. Property Record Card for 31 Cliff St.
6. Property Record Card for 75 Cliff St.
7. KRT Comparables



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Rassias appeal – Parcel ID # 16-032.100

DATE: September 23, 2025

Property Description: The parcel is located at 81 Cliff St. There is a 2-story contemporary-style dwelling of 1,288 finished square feet built in 2021 with 4 bedrooms and 2 baths. The dwelling has an overall grade of C+, the kitchen and baths are rated Average and Average/Good and the total depreciation is 2.98%. The assessed value of the dwelling is \$276,500 and .59 acres are assessed at \$299,800. The total assessed value on the 2025 Grand List is \$576,300. An interior inspection was conducted by KRT on 4-02-2024.

2025 Assessment History:

Proposed Reappraisal Assessment: \$710,100

After Informal Hearing/Abstract: 616,300

After Grievance Hearing/Grand List: 576,300

Reduction before BCA Appeal: \$133,800

Basis for the Appeal:

The appellant lists several drawbacks to any future buyers of her home. They are:

1) no basement; 2) upstairs and the stairs are finished with subfloor lumber; 3) no closets or storage space; 4) the kitchen has small appliances and a 2-burner stove; 5) the washer and dryer are small sized; 6) no garage; 7) No heat or AC upstairs; 8) the septic system is unsightly with multiple caps and 2 very tall vent pipes in the back yard; 9) the steps leading up to the house are poorly made and difficult to navigate; 10) the .59 acres are mostly on an incline; and, 11) the property shares a driveway and is very close to 75 Cliff St.

The appellant states that she built her home for under \$300,000 keeping it minimal and simple.

Lister Response:

The assessment of the dwelling at \$276,500 aligns with the appellants statement that she built the dwelling for under \$300,000. The land assessment for this property aligns with the 4 comparable properties listed below who have similar acreage and similar land assessments.

Appellant Comparable Properties:

- 31 Hazen St: The Listers do not consider this a comparable property because it is a 1-story Craftsman-style dwelling built in 1929 with 1,244 finished square feet, 3 bedrooms and 1 bath. The dwelling has an overall rating of C with the kitchen and bath rated Fair/Average and with a total depreciation of 59.5%. The dwelling

is assessed at \$81,400 with yard items assessed at \$12,400 and .23 acres assessed at \$255,700. The total assessment for this property is \$349,500. 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.

- **16 Cliff St:** The Listers do not consider this a comparable property because it is a 2-unit Split entry-style dwelling built in 1962 with 864 finished square feet, 2 kitchens, 5 bedrooms and 2 baths. The dwelling has an overall rating of C with the kitchens and baths rated Average and with a total depreciation of 31.5%. The dwelling is assessed at \$159,700 and .33 acres assessed at \$267,900. The total assessment for this property is \$427,600. An interior inspection was not conducted. KRT notes "Info at Door" by the data collector.
- **31 Cliff St:** The Listers do not consider this a comparable property because it is a 1½ story Old-style dwelling built in 1938 with 1,714 finished square feet, 4 bedrooms and 1 bath. The dwelling has an overall rating of C with the kitchen and bath rated Average and with a total depreciation of 42%. The dwelling is assessed at \$238,800 and .33 acres assessed at \$267,900. The total assessment for this property is \$506,700. 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.
- **75 Cliff St:** The Listers do not consider this a comparable property. For some inexplicable reason, the reappraisal firm changed the dwelling style from "Cape" to "Camp-Rustic". Our records show this dwelling was always classified as a 2-story Cape-style dwelling built in 1929 with 2,603 finished square feet with 3 bedrooms and 3 baths. The overall rating for the dwelling is C+ with the kitchen rated Fair and the baths rated Average and the depreciation is at 42%. The dwelling is assessed at \$115,100 (should be \$416,700) with yard items assessed at \$31,800 and 1.38 acres assessed at \$353,600. The total assessment for this property is \$500,500 (should be \$802,100). An interior inspection was conducted by KRT on 4-2-2024. **(NOTE: The Listers have submitted this assessment correction in an E&O memo to the Selectboard for their 9/24/25 meeting).**

It should be noted that different classifications of dwelling have different basic square footage dollar amounts. This would account for any 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 footage.

The Listers consider the 2025 Grand List assessment of \$576,300 the correct value for this property.

16-032

100

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT 2

APPRAISED:

Total Card / Total Parcel

576,300/ 576,300

USE VALUE:

576,300/ 576,300

ASSESSED:

576,300/ 576,300

PROPERTY LOCATION

No 81 Alt No CLIFF ST, NORWICH

OWNERSHIP

Owner 1: RASSIAS MARKWOOD FAMILY TRUST

Owner 2:

Owner 3:

Street 1: 81 CLIFF ST

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Postal: 05055

Type: TOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.590	276,500		299,800	576,300

Total Card	0.590	276,500		299,800	576,300
Total Parcel	0.590	276,500		299,800	576,300

Source: Market Adj Cost

Total Value per SQ unit /Card: 447.44

/Parcel: 447.44

Legal Description

.59 ACRES & DWL

User Acct

450-142-13464

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land: 0.59

Land Unit Type: SA

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2024	10	GL	276,500	0	.59	299,800	576,300
2023	10	GL	310,800	0	.59	154,200	465,000
2022	10	GL	310,800	0	.55	151,700	462,500
2022	10	AB	310,800	0	.55	151,700	462,500
2021	10	GL	214,400	0	.55	151,700	366,100
2021	10	AB	214,400	0	.55	151,700	366,100

ParcelID 16-032-100

Asses'd Value

Notes

Date

576,300 Correct Dates

8/20/2025

465,000 Year End

7/7/2023

462,500 Year End Roll

7/8/2022

462,500 NEMRC

6/1/2022

Year End Roll

8/18/2021

366,100 NEMRC

5/19/2021

!1813!

PRINT

Date

Time

09/04/25

15:17:18

LAST REV

Date

Time

08/06/25

11:18:06

cheryl

1813

USER DEFINED

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

ASR Map:

Fact Dist

Reval Dist

Year

Land Reason:

Bld Reason:

Civil District:

Ratio:

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
RASSIAS, VERONIC	242-18	2	11/17/2022	ADMIN TRANS		No	No	
RASSIAS, VERONIC	240-880	2	6/29/2022	ADMIN TRANS	5,096	No	No	
MILES, HELENE C.	234-837	2	11/5/2020	FAMILY SALE	33,000	No	No	

PAT ACCT.

trans to trust

lot line adjustment from SPAN 450-142-11886 0

PREVIOUS OWNER

Owner 1: RASSIAS - VERONICA A

Owner 2:

Street 1: 81 CLIFF ST

Twn/City: NORWICH

St/Prov: VT

Cntry

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains .59 ACRES of land mainly classified as RESD 1 with a CONTEMPORARY Building built about 2021, having primarily WOOD Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 Half Bath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				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		0.59		SITE ACRE SITE		1.0	0 140,000.	3.63	V1	2.50									299,776						299,800	

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2025	HRG - CHG	KL	KL-KRT
3/14/2025	FIELD REVIEW	KL	KL-KRT
4/2/2024	M+L	LD	LIAM-KRT
8/24/2022	DATA ENTER	A	ASSR
5/10/2022		L	LISTERS
3/30/2022	PERMIT VISIT	A	ASSR
4/28/2021	PERMIT VISIT	A	ASSR
12/16/2020	DATA ENTER	A	ASSR

Sign:

Total AC/HA: 0.59000

Total SF/SM: 25700

Parcel LUC: 10

RESD 1

Prime NB Desc: VILLAGE

Total: 299,776

Spl Credit:

Total: 299,800

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: 9 - CONTEMPORARY
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 1
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color:
 View / Desir:

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 16 - LAMINATE
 Sec Floors: 1 - PLYWOOD 50 %
 Bsmnt Flr:
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext:
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 9 - HVAC
 # Heat Sys: 2
 % Heated: 50 % AC: 50
 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: 1 Rating: AVG/GD
 A Bath: Rating:
 3/4 Bath: 1 Rating: AVG/GD
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: Rating:

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpt: Rating:
 WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 2.0 %
 Functional: D - DESIGN 1.0 %
 Economic: %
 Special: %
 Override: %
 Total: 2.98 %

CALC SUMMARY

Basic \$ / SQ: 155.00
 Size Adj: 1.18819880
 Const Adj: 0.90539527
 Adj \$ / SQ: 166.747
 Other Features: 41726
 Grade Factor: 1.15
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 285030
 Depreciation: 8494
 Depreciated Total: 276536

COMMENTS

4/24 EA. IA. AC=HP. HEAT=PELLET+HP.
 GALLEY KIT. NO CLOSETS IN BEDRMS=FUNC.

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: 4 Baths: 1 HB

REMODELING

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

RES BREAKDOWN

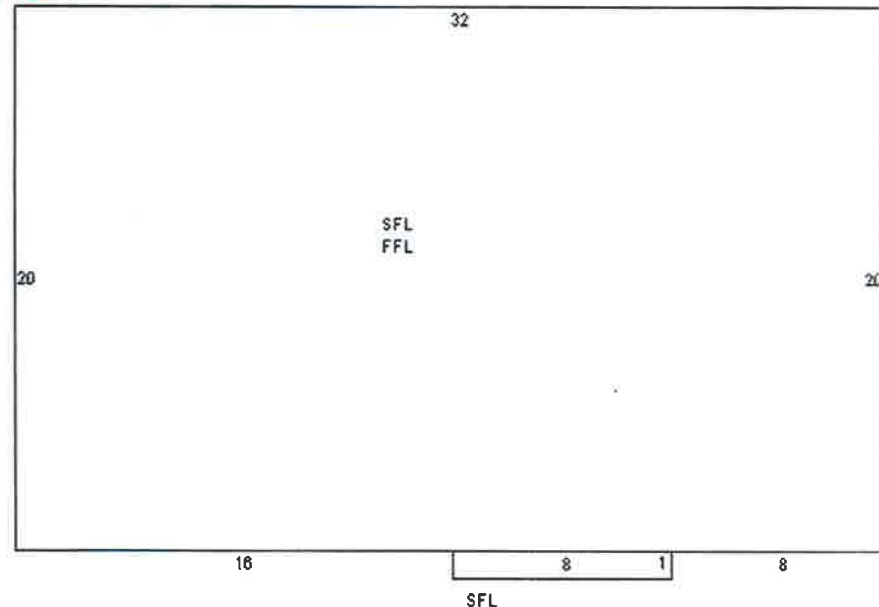
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WIAV\$/SQ: AvRate: Ind.Val
 Net Sketched Area: 1,288
 Size Adj: 1288 Gross Area
 Total: 206,126
 1288 FinArea: 1288

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Te
SFL	2ND FLOOR	648	153.410	99,408					
FFL	1ST FLOOR	640	166.750	106,718					

SUB AREA DETAIL

IMAGE



20-195 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT 3

APPAISED: 349,500/
USE VALUE: 349,500/
ASSESSED: 349,500/
Total Card / Total Parcel
349,500/ 349,500/
349,500/ 349,500/
349,500/ 349,500/

PROPERTY LOCATION

No 31 Alt No HAZEN ST, NORWICH

OWNERSHIP

Owner 1: SHRIBER ALIDA

Owner 2:

Owner 3:

Street 1: 31 HAZEN ST

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1: BRINTON - ERICA M

Owner 2: -

Street 1: 31 HAZEN ST

Twn/City: NORWICH

St/Prov: VT

Cntry

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains .23 ACRES of land mainly classified as RESD 1 with a CRAFTSMAN Building built about 1929, having primarily ALUMINUM Exterior and 1244 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 Half Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descr/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		0.23		SITE ACRE SITE		1.0	0 140,000.	7.94	V1	2.50									255,675						255,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.230	81,400	12,400	255,700	349,500
Total Card					
Total Parcel					
Source: Market Adj Cost					
Total Value per SQ unit /Card: 280.95 /Parcel: 280.95					

Legal Description

0.23 ACRE & DWL

User Acct

450-142-12028

GIS Ref

GIS Ref

Insp Date

01/11/16

!1479!

PRINT

Date Time

09/04/25 15:16:22

LAST REV

Date Time

03/21/25 09:25:21

krt

1479

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	81,400	12400	.23	255,700	349,500	349,500	Correct Dates	8/20/2025
2023	10	GL	128,200	11000	.23	131,500	270,700	270,700	Year End	7/7/2023
2022	10	GL	128,200	11000	.23	131,500	270,700	270,700	Year End Roll	7/8/2022
2022	10	AB	128,200	11000	.23	131,500	270,700	270,700	NEMRC	6/1/2022
2021	10	GL	128,200	11000	.23	131,500	270,700	270,700	Year End Roll	8/18/2021
2021	10	AB	128,200	11000	.23	131,500	270,700	270,700	NEMRC	5/19/2021
2020	10	GL	128,200	11000	.23	131,500	270,700	270,700	Year End Roll	7/28/2020
2020	10	AB	128,200	11000	.23	131,500	270,700	270,700		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRINTON,ERICA	243-898-99	7	9/13/2023	OTHER	270,700	No	No	4	INVALID SALE
	180/568		2/20/2007	OTHER		No	No		8-mother-daughter

PAT ACCT.

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
3/14/2025	FIELD REVIEW	KL	KL-KRT
5/17/2024	CB	EK	ED-KRT
4/3/2024	MEASURE	LD	LIAM-KRT
1/11/2016	C-MEAS+HNSP	2	W KRAJESKI
4/18/2013	INSPECT	5	M KRAJESKI
12/11/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

Total AC/HA: 0.23000

Total SF/SM: 10019

Parcel LUC: 10 RESD 1

Prime NB Desc: VILLAGE

Total: 255,675

Spl Credit

Total: 255,700

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

Database: AssessPro - NorwichVT2025

Type:	2	- CRAFTSMAN
Sty Ht:	1	- ONE STY
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	3	- ALUMINUM
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT SH
Color:	BEIGE	
View / Desir:		

Grade: C	- AVERAGE
Year Bt: 1929	Eff Yr Bt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL: STD	
Prim Int Wall: 1	- DRYWALL
Sec Int Wall:	%
Partition: T	- TYPICAL
Prim Floors: 4	- CARPET
Sec Floors: 3	- HARDWOOD 20%
Bsmnt Flr: 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

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
4	GARAGE/L	D	Y	1	24X24	C	AV	1955	36.00	T	40	10			12,400		12,400

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

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

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

Phys Cond:	FR - Fair	59. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		59.5 %

Basic \$ / SQ:	100.00
Size Adj:	1.20192933
Const Adj:	1.00600004
Adj \$ / SQ:	120.914
Other Features:	26050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	200939
Depreciation:	119559
Depreciated Total:	81380

NO UPDATES; WORN INT; ADDS IN 1950'S;
SCUTTLE. 4/24 EF. EST IF. NO UPDATES.
5/24 CALLBACK. ROOF BEING REPLACED
SOON. PARKAY FLOORING STYLE WITH
HARDWOOD. DATED INT.

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: 1		HB:					

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2010
General:	

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

Rate	Parcel ID	Typ	Date	Sale Price
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WAV\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 120.91
Special Features: 0		Val/Su Net: 37.55
Final Total: 81400		Val/Su SzAd: 65.43

Figure 1: A schematic diagram of a 2D grid representing a road network. The grid is composed of several rectangular cells. The top-left cell is labeled '24' at the top and '18' on the left. The top-right cell is labeled '4' at the top and '14' on the left. The middle-left cell is labeled '24' at the top, '14' on the left, and '28' on the bottom-left. The middle-right cell is labeled '10' at the top and '14' on the left. The bottom-left cell is labeled '18' on the left and 'OFF' at the bottom. The bottom-right cell is labeled '9' at the bottom. The cells are separated by thick black lines. The labels are in black text.

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,244	120.910	150,417
BMT	BASEMENT	672	30.230	20,314
WDKP	WD DECK -PR	140	10.360	1,450
OFF	OPEN PORCH	112	24.180	2,708

Sub	%	Descrip	%	Qu	#	Te
Area	Usbl		Type			
17						
11						

Net Sketched Area: 2,168		Total	174,889
Size Ad	1244 Gross Area	2168 FinArea	1244

A photograph of a small, weathered yellow house with a porch, surrounded by trees. The house has a gabled roof and a chimney. The porch is supported by white columns. The house is surrounded by trees and a lawn.

20-187 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT 4

APPAISED: 427,600/ 427,600
USE VALUE: 427,600/ 427,600
ASSESSED: 427,600/ 427,600

Total Card / Total Parcel
427,600/ 427,600

PROPERTY LOCATION

No 16 Alt No CLIFF ST, NORWICH

OWNERSHIP

Owner 1: GENEAREUX BRUCE M TRUSTEE
Owner 2: BRUCE M GENEAREUX 2000 REV TR
Owner 3:
Street 1: 16 CLIFF ST
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ: Type: TOWN
Postal: 05055

PREVIOUS OWNER

Owner 1: TAVELA - JOHN E
Owner 2: TAVELA - SUSAN E
Street 1: 16 CLIFF ST
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains .33 ACRES of land mainly classified as RESD 1 with a SPLIT ENT Building built about 1962, having primarily VINYL Exterior and 864 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 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		0.33		SITE ACRE SITE		1.0	0 140,000.	5.80	V1	2.50									267,925.41	0					267,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.330	79,850		267,900	347,750
41	0.000	79,850			79,850
Total Card	0.330	159,700		267,900	427,600
Total Parcel	0.330	159,700		267,900	427,600
Source: Market Adj Cost				Total Value per SQ unit /Card: 494.91	/Parcel: 494.91

Legal Description

0.33 ACRE & DWL

Entered Lot Size

Total Land: 0.33

Land Unit Type: AC

User Acct

450-142-11875

GIS Ref

GIS Ref

Insp Date

12/03/15

!1470!

PRINT

Date Time

09/04/25 15:16:43

LAST REV

Date Time

04/29/25 13:36:59

Pamela

1470

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	159,700	0	.33	267,900	427,600	427,600	Correct Dates	8/20/2025
2023	10	GL	164,800	0	.33	137,800	302,600	302,600	Year End	7/7/2023
2022	10	GL	164,800	0	.33	137,800	302,600	302,600	Year End Roll	7/8/2022
2022	10	AB	164,800	0	.33	137,800	302,600	302,600	NEMRC	6/1/2022
2021	10	GL	164,800	0	.33	137,800	302,600	302,600	Year End Roll	8/18/2021
2021	10	AB	164,800	0	.33	137,800	302,600	302,600	NEMRC	5/19/2021
2020	10	GL	164,800	0	.33	137,800	302,600	302,600	Year End Roll	7/28/2020
2020	10	AB	164,800	0	.33	137,800	302,600	302,600		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAVELA, JOHN E	203-838		11/22/2011		274,500	No	No		

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2019	28BAP19	ADDITION		C				
8/30/2012	48BAD12	ADDITION		C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2025		L	LISTERS
3/14/2025	FIELD REVIEW	KL	KL-KRT
4/3/2024	INFO AT DOOR	LD	LIAM-KRT
4/7/2021	STATUTORY	A	ASSR
4/22/2020	PERMIT VISIT	A	ASSR
12/3/2015	C-MEAS+NSP	6	R SILVESTRI
4/22/2013	PERMIT VISIT	5	M KRAJESKI
12/19/2012	MEAS+NSPCTD	3	R FAVOR

Sign:

Total AC/HA: 0.33000

Total SF/SM: 14375

Parcel LUC: 10 RESD 1

Prime NB Desc: VILLAGE

Total: 267,925 Spl Credit

Total: 267,900

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

Database: AssessPro NorwichVT2025

EXTERIOR INFORMATION

Type: 18 - SPLIT ENT
 Sty Ht: 1 - ONE STY
 (Liv) Units: 2 Total: 2
 Foundation: 1 - CONCRETE
 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 Blt: 1962 Eff Yr Blt:
 Alt LUC: 41 Alt %: 50
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg H/V/L: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 17 - MIXED AVG
 Sec Floors: %
 Bsmnt Flr: 16 - LAMINATE
 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:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

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

BATH FEATURES

Full Bath: 1 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: 1 Rating: AVERAGE
 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: AV - Average 31. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 31.5 %

CALC SUMMARY

Basic \$ / SQ: 100.00
 Size Adj: 1.29999995
 Const Adj: 1.04030001
 Adj \$ / SQ: 135.239
 Other Features: 34300
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 233154
 Depreciation: 73443
 Depreciated Total: 159710
 Model:

COMMENTS

WELL MAINT; NEW FURN 2000 . 4/24 EA . 2
 UNITS . 1 REAR LVL, LLV=3/4 BATH 2 BR .
 FFL=1 BATH, 3BR . PRIMARY
 FLOORS=BAMBOO.

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: 5 Baths: 1 HB

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating: 2000
 General:

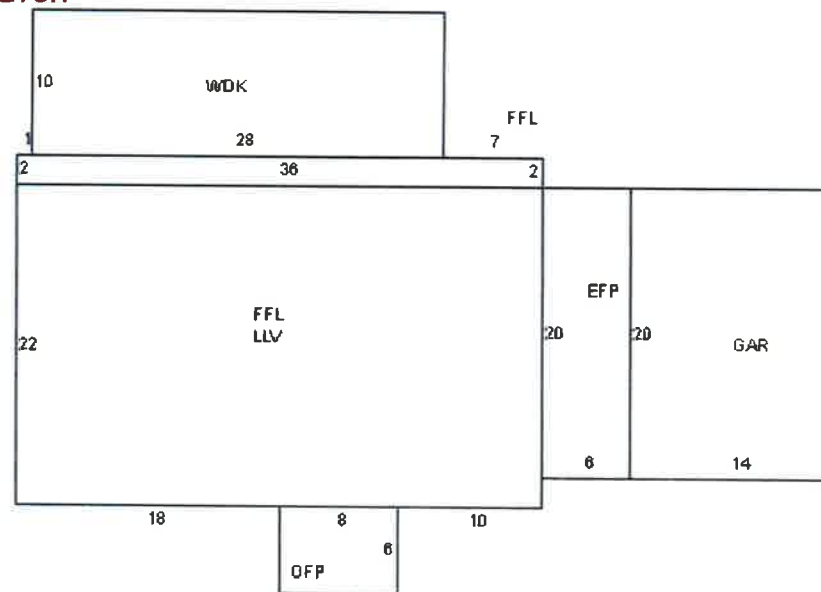
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
1	2	2	
Totals			
2	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	Before Depr: 135.24	Val/Su Net: 66.99
Juris. Factor:	Special Features: 0	Final Total: 159700	Val/Su SzAd: 184.84	
Year:	Color:			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Te
FFL	1ST FLOOR	864	135.240	116,846	LLV	100 FLA		95 A	
LLV	LOWR LEVEL	792	67.550	53,501					
GAR	GARAGE	280	48.550	13,594					
WDK	WOOD DECK	280	19.640	5,500					
EFP	ENCL PORCH	120	67.620	8,114					
OFF	OPEN PORCH	48	27.050	1,298					

SUB AREA DETAIL

Net Sketched Area: 2,384
 Size Ad 864 Gross Area 2384 FinArea 864
 Total: 198,853

IMAGE



AssessPro Patriot Properties, Inc

20-177

000

MAP-LOT

SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

APPRaised:
USE VALUE:
ASSESSed:Total Card / Total Parcel
506,700/ 506,700
506,700/ 506,700
506,700/ 506,700

PROPERTY LOCATION

No 31 Alt No CLIFF ST, NORWICH

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.330	238,800		267,900	506,700
Total Card					
	0.330	238,800		267,900	506,700
Total Parcel					
	0.330	238,800		267,900	506,700
Source: Market Adj Cost					
Total Value per SQ unit /Card: 295.69 /Parcel: 295.69					

Legal Description

0.33 ACRE & DWL

User Acct

450-142-11880

GIS Ref

GIS Ref

Insp Date

01/14/16

!1459!

Patriot
Properties Inc

USER DEFINED

Prior Id # 1: 20-177.00
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 20-177
Prior Id # 2: 000
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	238,800	0	.33	267,900	506,700	506,700	Correct Dates	8/20/2025
2023	10	GL	149,100	0	.33	137,800	286,900	286,900	Year End	7/7/2023
2022	10	GL	149,100	0	.33	137,800	286,900	286,900	Year End Roll	7/8/2022
2022	10	AB	149,100	0	.33	137,800	286,900	286,900	NEMRC	6/1/2022
2021	10	GL	149,100	0	.33	137,800	286,900	286,900	Year End Roll	8/18/2021
2021	10	AB	149,100	0	.33	137,800	286,900	286,900	NEMRC	5/19/2021
2020	10	GL	149,100	0	.33	137,800	286,900	286,900	Year End Roll	7/28/2020
2020	10	AB	149,100	0	.33	137,800	286,900	286,900		6/3/2020

ParcelID 20-177-000

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2025	HRG - NO CHG	KL	KL-KRT
3/14/2025	FIELD REVIEW	KL	KL-KRT
5/13/2024	CB	EK	ED-KRT
4/3/2024	MEASURE	LD	LIAM-KRT
1/14/2016	C-MEAS+INSP	2	W KRAJESKI
12/19/2012	MEAS+INSPCTD	3	R FAVOR

Sign:

OWNERSHIP

Owner 1: BOETTIGER DEBORAH B

Owner 2:

Owner 3:

Street 1: 31 CLIFF ST

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .33 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1938, having primarily ASBESTOS Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/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		0.33		SITE ACRE SITE		1.0	0	140,000	5.80	V1	2.50								267,925						267,900	

Total AC/HA: 0.33000

Total SF/SM: 14375

Parcel LUC: 10

RESD 1

Prime NB Desc: VILLAGE

Total: 267,925

Spl Credit

Total: 267,900

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

Database: AssessPro - Norwich\VT2025

EXTERIOR INFORMATION

Type: 15 - OLD STYLE
 Sty Ht: 1H - ONE/ONE HALF
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 5 - ASBESTOS
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: WHITE
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1938 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg HVFL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: 2 - PLASTER 40 %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: 4 - CARPET 40 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: W
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 100 % AC: 50
 Solar HW: NO Central Vac: NO
 % Corn 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	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	----	----	------------	------	-------	--------------

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: 2 Rating: AVERAGE

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: FA - Fair-Avg 42. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 42 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 1.09178340
 Const Adj: 0.98746002
 Adj \$ / SQ: 199.447
 Other Features: 34214
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 411643
 Depreciation: 172890
 Depreciated Total: 238753

Model:

COMMENTS

OLDER INTERIOR; MINIMAL CLOSETS; HST IN FAIR COND - NEEDS COMPLETE REHAB - BATHROOM IS PICKED UP AS OTF = 2 . 4/24 EA . EST IF . AC=HP . W/O BMNT . NEEDS COSMETIC EX UPDATES . EST SAME FOR INT . 5/24 CALLBACK . XFIX=TOILET+TUB . SINK NOT

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: 4 Baths: 1 HB

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

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

WAVS/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr: 199.45

Special Features: 0

Val/Su Net: 86.02

Final Total: 238800

Val/Su SzAd: 139.36

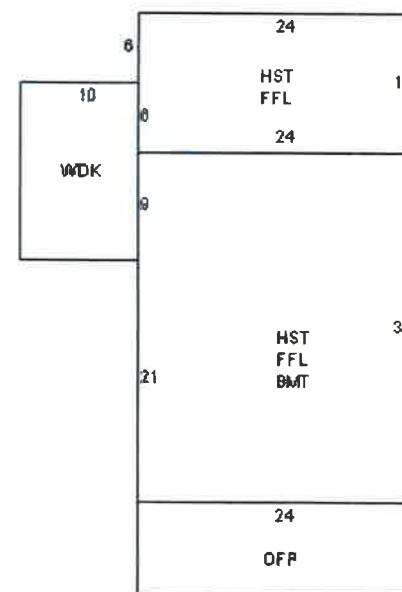
Serial #:

Year:

Color:

PARCELID 20-177-000

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Te
FFL	1ST FLOOR	1,008	199.450	201,043						
BMT	BASEMENT	720	49.860	35,900						
HST	HALF STORY	706	183.490	129,471						
OFF	OPEN PORCH	192	39.890	7,659						
WDC	WOOD DECK	150	22.370	3,355						

Net Sketched Area: 2,776 Total: 377,428
 Size Ad 1713.5999 Gross Area: 3078 FinArea 1714

IMAGE



16-032 000
MAP-LOT SUB

1 of 1
CARD

RESID CAMPS

NORWICH, VT

APPAISED:
USE VALUE:
ASSESSED:

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

PROPERTY LOCATION

No Alt No Direction/Street/City
75 CLIFF ST, NORWICH

OWNERSHIP

Owner 1: ECONOPOULY DEMETRIUS
Owner 2: MEILOCH-BLINN NICA
Owner 3:
Street 1: 75 CLIFF ST
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: MILES - HELENE C.R.
Owner 2: -
Street 1: PO BOX 5456
Twn/City: HANOVER
St/Prov: NH Cntry
Postal: 03755

NARRATIVE DESCRIPTION

This parcel contains 1.38 ACRES of land mainly classified as RESD 1 with a CAMP-RUSTIC Building built about 1929, having primarily CLAPBOARD Exterior and 2603 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 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	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		1		SITE ACRE SITE		1.0	0 140,000.	2.50	V1	2.50									350,000						350,000	
10	RESD 1		0.38		EXCESS SI SITE		1.0	0 7,500.	1.25	V1	2.50			TOPO	-50					3,563						3,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.380	115,100	31,800	353,600	500,500
Total Card	1.380	115,100	31,800	353,600	500,500
Total Parcel	1.380	115,100	31,800	353,600	500,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 192.29 /Parcel: 192.29			

Legal Description

1.38 ACRES & DWL

Entered Lot Size

Total Land: 1.38

Land Unit Type: AC

User Acct

450-142-11886

GIS Ref

GIS Ref

Insp Date

11155!

PRINT

Date Time

09/11/25 17:57:29

LAST REV

Date Time

09/04/25 15:41:58

Pamela

1155

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	115,100	31800	1.38	353,600	500,500	500,500	Correct Dates	8/20/2025
2023	10	GL	299,700	14400	1.38	180,900	495,000	495,000	Year End	7/7/2023
2022	10	GL	299,700	14400	1.42	180,900	495,000	495,000	Year End Roll	7/8/2022
2022	10	AB	299,700	14400	1.42	180,900	495,000	495,000	NEMRC	6/1/2022
2021	10	GL	299,700	14400	1.42	180,900	495,000	495,000	Year End Roll	8/18/2021
2021	10	AB	299,700	14400	1.42	180,900	495,000	495,000	NEMRC	5/19/2021
2020	10	GL	299,700	23300	1.8	181,800	504,800	504,800	Year End Roll	7/28/2020
2020	10	AB	299,700	23300	1.8	181,800	504,800	504,800		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILES, HELENE C.	241-182	2	6/30/2022	VALID SALE	550,000	No	No		
MILES, HELENE C.	240-880	2	6/29/2022	ADMIN TRANS	5,096	No	No		
MILES, HELENE C.	240-877	7	6/29/2022	ADMIN TRANS		No	No		lot line adjustment with 16-032-100 0.04 acre
MILES, HELENE C.	234-841	2	11/5/2020	FAMILY SALE	50,000	No	No		water line easement
RASSIAS, MARY LI	221-424	2	2/15/2016	ADMIN TRANS		No	No		sale to self
11-TRANS FROM DECEDENT'S TRUST TO CHILDREN									

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
5/19/2022	23BLA22	BOUNDARY		C				
10/9/2020	49BH20	NEW DWLG		C				
5/21/2020	16BSUB20	SUBDIV		C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2025	FIELD REVIEW	KL	KL-KRT
5/1/2024	FR	A	ASSR
4/2/2024	M-L	LD	LIAM-KRT
8/24/2022	DATA ENTER	A	ASSR
4/28/2021	PERMIT VISIT	A	ASSR
12/16/2020	DATA ENTER	A	ASSR
12/1/2015	C-MEAS	6	R SILVESTRI
10/2/2012	MEAS/LEFT CD	3	R FAVOR

Sign: / /

Total AC/HA: 1.38000

Total SF/SM: 60113

Parcel LUC: 10 RESD 1

Prime NB Desc: VILLAGE

Total: 353,563

Spl Credit

Total: 353,600

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

Database: AssessPro - NorwichVT2025

Pamela

0000

Type 3 - CAMP-RUSTIC

GENERAL INFORMATION

INTERIOR INFORMATION

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
16	SHOP/LFT	D	Y	1	32X20	C	GD	1929	31.72	T	24	10			15,400		15,400
EP	ENC PCH	D	Y	1	6X20	C	AV	2024	25.00	T	25	10			2,300		2,300
3	GARAGE	D	Y	1	20X20	C	AV	2024	35.52	T	1	10			14,100		14,100

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

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

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

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

Basic \$ / SQ:	59.00
Size Adj:	0.89999998
Const Adj:	1.00000000
Adj \$ / SQ:	53.100
Other Features:	20550
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	198440
Depreciation:	83345
Depreciated Total:	115095

STEEL IN REAR; 4/24 EA. 1A. DATED INT.
WORN FLOORS.

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

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

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

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 61.07
Special Features: 0		Val/Su Net: 30.68
Final Total: 115100		Val/Su SzAd 44.22

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,698	53.100	90,164
BMT	BASEMENT	957	14.200	13,593
SFL	2ND FLOOR	609	48.850	29,751
TQS	3/4 STORY	296	48.850	14,450
WDK	WOOD DECK	192	21.080	4,048

	Sub	%	Descrip	%	Qu	# T
	Area	Usbl		Type		
93	BMT	100	RRM	20 A		

Net Sketched Area: 3,752		Total:	152,006
Size Ad	2602.8000	Gross Area	3804 FinArea 2603

AssessPro Patriot Properties, Inc.



RASSIAS - 81 CLIFF STREET, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL	ASSESSED	
										ASSESSED	SITE/AC	PER / SF
81 Cliff St	16-032-100	CONTEMP	2021	C+	AV	6	4	2.0	1,288	\$576,300	0.59	\$447
386 Beaver Meadow Rd	10-35-000	CONTEMP	2010	B	AV	4	2	1.5	1,400	\$745,200	1.20	\$532
102 Kendall Station Rd	12-027-000	CONTEMP	2016	B	AV	6	3	2.5	1,499	\$730,600	0.61	\$487
1737 US Route 5 North	06-063-000	COLONIAL	2016	C	AV	6	3	1.5	1,440	\$506,800	0.88	\$352
39 Pattrell Rd	11-053-200	CONTEMP	1985	C	GD	4	2	1	1,120	\$441,000	2.12	\$394
822 New Boston RD	05-147-000	COLONIAL	1987	C	AV	8	4	3.5	1,456	\$505,500	2.10	\$347

Assessed Value \$/SF Range \$347/SF to \$532/SF

Median \$/SF \$394

Mean \$/SF \$423

81 Cliff St \$447

Assessed Value Range \$441,000 - \$745,200

Median AV \$506,800

Mean AV \$585,800

81 Cliff St \$576,300