

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Tuesday, September 23, 2025

5:30pm

Kristine Williamson & Kirk Williams

Lister Packet

Contents:

1. Lister Memo
2. Property Record Card for 1415 Beaver Meadow Rd.
3. Property Record Card for 324 Hopson Rd.
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6. Property Record Card for 22 Eagle Ln.
7. Property Record Card for 53 Glen Ridge Rd.
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9. Property Record Card for 1448 Beaver Meadow Rd.
10. KRT Comparables

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Williamson/Williams appeal – Parcel ID # 09-035.300

DATE: September 23, 2025

Property Description: The parcel is located at 1415 Beaver Meadow Rd. There is a 2-story Colonial-style dwelling of 2,240 finished square feet built in 1993 with 3 bedrooms and 3 baths and an attached garage. The dwelling has an overall grade of C, the kitchen and baths are rated Average and the total depreciation is 19.2%. The assessed value of the dwelling is \$434,300 with yard items assessed at \$1,700 and 6.3 acres are assessed at \$222,000. The total assessed value on the 2025 Grand List is \$658,000. An interior inspection was conducted by KRT on 6-17-2025.

2025 Assessment History:

Proposed Reappraisal Assessment: \$822,700

After Informal Hearing/Abstract: 742,900

After Grievance Hearing/Grand List: 658,000

Reduction before BCA Appeal: \$164,700

Basis for the Appeal:

The appellant states the assessment is incorrect as to current market value due to inadequate consideration of the property condition and land qualities, systematic errors in the assessment's approach; inaccurate comparison to and inconsistent treatment of similar properties; including an upward adjustment for our land and for the neighborhood, lack of adequate acknowledgement for depreciation, and inappropriate assessment of depreciation considering primarily age and showing arbitrary treatment, resulting in an incorrect valuation, making it both inequitable, unfair and inconsistent with prior BCA findings.

Lister Response:

The Property Record Card shows a 10% reduction for topography on the first 2 acres and a 20% reduction for topography on the remaining 4.3 acres. This is consistent with other parcels along this area of Beaver Meadow Road. While the appellant listed several issues affecting the condition of the property prior to purchase, the appellant states that this was an arm's length transaction and they accepted the property with all of the condition issues brought to their attention prior to their purchase.

Appellant Comparable Properties:

324 Hopson Rd: The Listers do not consider this a comparable property because it is a 1-story Ranch-style dwelling built in 1960 with 2,037 finished square feet, 3 bedrooms and 2 baths and an attached garage. The dwelling has an

overall rating of C with the kitchen and bath rated Average and with a total depreciation of 55.2%. The dwelling is assessed at \$230,100 with yard items assessed at \$2,800 and 5.6 acres assessed at \$209,400. The total assessment for this property is \$442,300. 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.

73 Ladeau Rd: The Listers do not consider this a comparable property because it is a 1½ story Cape-style dwelling built in 1980 with 1,904 finished square feet with 3 bedrooms and 3 baths and a detached garage. The property is located on a Class 4 dirt road. The dwelling has an overall rating of C- with the kitchens rated Average and baths rated Average, Fair and Minimal and with a total depreciation of 38.2%. The dwelling is assessed at \$224,300 and 6.2 acres assessed at \$152,700. The total assessment for this property is \$392,300. An interior inspection was conducted by KRT on 6-17-2025.

435 Bragg Hill Rd: The Listers do not consider this a comparable property because it is a 2-unit Colonial-style dwelling built in 1979 with 2,616 finished square feet with 2 kitchens, 5 bedrooms and 3 baths and no garage. The dwelling has an overall rating of C with the kitchens and baths rated Average and with a total depreciation of 34.17%. The dwelling is assessed at \$425,100 and 2.7 acres assessed at \$166,400. The total assessment for this property is \$591,500. 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.

22 Eagle Ln: The Listers do not consider this a comparable property because it is a 2-story Contemporary-style dwelling built in 1980 with 1,811 finished square feet with 3 bedrooms and 3 baths and no garage. The dwelling has an overall grade of C+ with the kitchen rated Fair/Average and the baths rated Average and total depreciation of 22.5%. The dwelling is assessed at \$332,500 with yard items assessed at \$13,600 and 1.16 acres assessed at \$161,000. The total assessment for this property is \$507,100. In addition, no interior inspection was conducted as a function of the 2025 reappraisal. The lack of an interior inspection means that the card data has not been verified for the interior aspects of the dwelling (i.e., to reflect the type and number of bathrooms, kitchen quality and other features) which can impact the assessment.

53 Glen Ridge Rd: The Listers do not consider this a comparable property because it is a 2-story Colonial-style dwelling built in 1979 with 1,960 finished square feet with 4 bedrooms and 3 baths and no garage. The dwelling has an overall rating of C with the kitchen and baths rated Average and depreciation of 23%. The dwelling is assessed at \$361,700 with yard items assessed at \$700 and 1.22 acres assessed at \$161,200. The total assessment for this property is \$523,600. An interior inspection was conducted by KRT on 2-15-2024.

724 Bragg Hill Rd: The Listers do not consider this a comparable property because it is a 1½ story Cape-style dwelling built in 1835 with 2,733 finished square feet with 3 bedrooms, 2 baths and an attached carport. The dwelling has an overall grade of B- with the kitchens and baths rated Average and Fair/Average and depreciation of 59.5%. The dwelling has an assessed value of \$289,900 with yard items assessed at \$900 and 22 acres assessed at \$555,000. The total assessment for this property is \$845,800. An interior inspection was conducted by KRT on 10-31-2023.

1448 Beaver Meadow Rd: The Listers do not consider this a comparable property because it is “off the grid”. It is a 1½ story Cape-style dwelling built in 1997 with 2,960 finished square feet with 2 bedrooms and 1 bath and an attached garage. The overall rating of the dwelling is C- with the kitchen rated Minimal and the bath rated Fair/Average and depreciation of 14% for Physical Condition, 10% for Location and 50% for Under Construction. The dwelling is assessed at \$84,500 and the 114 acres are assessed at \$838,800. The total assessment for this property is \$923,300. An interior inspection was conducted by KRT on 3-18-2024.

8 Carpenter Street and 306 Main Street: The Listers do not consider these comparable properties because they are Commercial, not Residential.

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 \$658,000 the correct value for this property.

09-035 300
MAP-LOT SUB

1 of 1
CARD

RESIDENTIAL

NORWICH, VT

APPRaised: 658,000/
USE VALUE: 658,000/
ASSESSed: 658,000/
Total Card / Total Parcel 658,0 658,0 658,0

PROPERTY LOCATION

No 1415 Alt No Direction/Street/City
BEAVER MEADOW RD, NORWICH

OWNERSHIP

Owner 1: WILLIAMS KIRK L
Owner 2: WILLIAMSON KRISTINE D
Owner 3:
Street 1: 1415 BEAVER MEADOW ROAD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: GRANT - JOHN M
Owner 2: GRANT - KATHLEEN D
Street 1: 2852 NE BARONESS PLACE
Twn/City: BEND
St/Prov: OR Cntry
Postal: 97701

NARRATIVE DESCRIPTION

This parcel contains 6.3 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 1993, having primarily CLAPBOARD Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE SITE		1.0	0 140,000.	1.26	RG	1.40		TOPO	-10						176,400						176,400	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.26	RG	1.40		TOPO	-10						9,450						9,500	
21	RESD 2 EXC		4.3		ACRES EXCESS		1.0	0 7,500.	1.12	RG	1.40		TOPO	-20						36,120						36,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	4.300			36,100	36,100
11	2.000	434,300	1,700	185,900	621,900

Total Card	6.300	434,300	1,700	222,000	658,000
Total Parcel	6.300	434,300	1,700	222,000	658,000
Source: Market Adj Cost	Total Value per SQ unit /Card: 293.75		/Parcel: 293.75		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	434,300	1700	6.3	222,000	658,000	658,000	Correct Dates	8/20/2025
2023	11	GL	214,600	1000	6.3	139,400	355,000	355,000	Year End	7/7/2023
2022	11	GL	214,600	1000	6.3	139,400	355,000	355,000	Year End Roll	7/8/2022
2022	11	AB	214,600	1000	6.3	139,400	355,000	355,000	NEMRC	6/1/2022
2021	11	GL	214,600	1000	6.3	139,400	355,000	355,000	Year End Roll	8/18/2021
2021	11	AB	214,600	1000	6.3	139,400	355,000	355,000	NEMRC	5/19/2021
2020	11	GL	214,600	1000	6.3	139,400	355,000	355,000	Year End Roll	7/28/2020
2020	11	AB	214,600	1000	6.3	139,400	355,000	355,000		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANT, JOHN M	222-497	2	7/25/2016		355,000	No	No		

BUILDING PERMITS

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

Date	Result	By	Name
6/17/2025 M+L		EK	ED-KRT
6/16/2025 HRG - CHG		KL	KL-KRT
3/10/2025 FIELD REVIEW		KL	KL-KRT
10/10/2023 INT REF		DR	DOUG-KRT
8/7/2017 BCA GRANT		A	ASSR
6/16/2017 GRV - CHG		L	LISTERS
3/19/2015 C-MEAS		5	M KRAJESKI
6/22/2012 MEAS+INSPCTD		3	R FAVOR

Sign: / /

Total AC/HA: 6.30000

Total SF/SM: 274428

Parcel LUC: 11 RESD 2

Prime NB Desc: RURAL GOOD

Total: 221,970 Spl Credit

Total: 222,000

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

Database: AssessPro - Norwich VT 2025

Parcel

Page

EXTERIOR INFORMATION

Type: 6 - COLONIAL
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: BEIGE
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1993 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj: 100

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 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
2	SHED/FR	D Y	2 8X6	C	AV	1993	25.42	T	32	11	1,700		1,700

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FA - Fair-Avg 19. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 19.2 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 1.02321434
 Const Adj.: 1.02999997
 Adj \$ / SQ: 194.973
 Other Features: 40000
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 537364
 Depreciation: 103174
 Depreciated Total: 434190

Model:

COMMENTS

10/23 EA. INT REFUSAL. STEEP DRIVE. 6/25-
 FORMICA KIT CNTRS. CRACKED FND. SMALL
 WATER IN BMT. WATER DAMAGED WINDOWS,
 DOORS, BOTTOM SILL. DRIVEWAY NEEDS
 MAINT UPKEEP. LOTS OF WATER OUTSIDE
 HOUSE.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K IFR RR BR FB HB L O
 Other
 Upper
 Lvl 2
 Lvl 1
 Lower
 Totals RMS: 7 BRs: 3 Baths: 1 HB: 1

REMODELING

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

RES BREAKDOWN

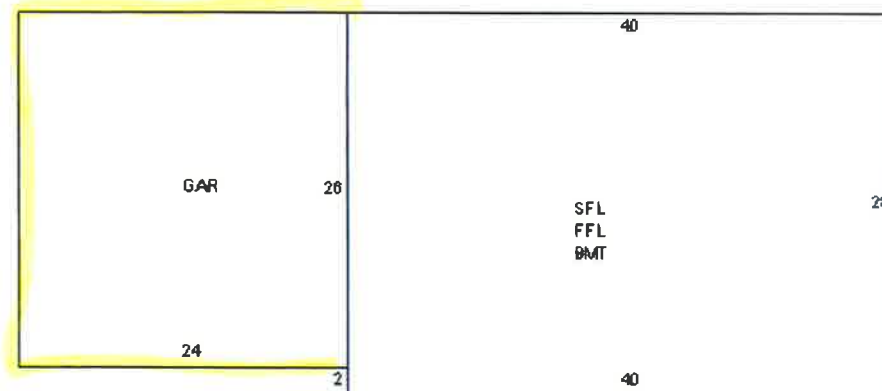
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 194.97
 Special Features: 0 Val/Su Net: 109.01
 Final Total: 434300 Val/Su SzAd: 193.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,120	48.740	54,593
FFL	1ST FLOOR	1,120	194.970	218,370
SFL	2ND FLOOR	1,120	179.380	200,901
GAR	GARAGE	624	37.660	23,501

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # T
BMT	BASEMENT	1,120	48.740	54,593					
FFL	1ST FLOOR	1,120	194.970	218,370					
SFL	2ND FLOOR	1,120	179.380	200,901					
GAR	GARAGE	624	37.660	23,501					
Net Sketched Area: 3,984					Total:				
Size Ad: 2240 Gross Area					3984 FinArea				
					497,365				
					2240				

IMAGE



AssessPro Patriot Properties, Inc.

More: N

Total Yard Items:

1,700

Total Special Features:

Total:

1,700

15-049 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT

APPAISED: 442,300/
USE VALUE: 442,300/
ASSESSED: 442,300/
Total Card / Total Parcel 442,300 / 442,300

PROPERTY LOCATION

No 324 Alt No HOPSON RD, NORWICH

OWNERSHIP

Owner 1: PATYK LYNN E
Owner 2: FINKEL STUART
Owner 3:
Street 1: 324 HOPSON ROAD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: ATWOOD - LORRAINE H
Owner 2:
Street 1: 324 HOPSON RD
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 5.6 ACRES of land mainly classified as RESD 1 with a RANCH Building built about 1960, having primarily VINYL Exterior and 2037 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
10	RESD 1		1		SITE ACRE SITE		1.0	0 140,000.	1.20	N3	1.20									168,000					168,000		
10	RESD 1		1		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									9,000					9,000		
20	RESD 1 EXC		3.6		ACRES EXCESS		1.0	0 7,500.	1.20	N3	1.20									32,400					32,400		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	3.600			32,400	32,400
10	2.000	230,100	2,800	177,000	409,900
Total Card	5.600	230,100	2,800	209,400	442,300
Total Parcel	5.600	230,100	2,800	209,400	442,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 217.13		/Parcel: 217.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	230,100	2800	5.6	209,400	442,300	442,300	Correct Dates	8/20/2025
2023	10	GL	216,100	1600	5.6	150,800	368,500	368,500	Year End	7/7/2023
2022	10	GL	216,100	1600	5.6	150,800	368,500	368,500	Year End Roll	7/8/2022
2022	10	AB	216,100	1600	5.6	150,800	368,500	368,500	NEMRC	6/1/2022
2021	10	GL	216,100	1600	5.6	150,800	368,500	368,500	Year End Roll	8/18/2021
2021	10	AB	216,100	1600	5.6	150,800	368,500	368,500	NEMRC	5/19/2021
2020	10	GL	216,100	1600	5.6	150,800	368,500	368,500	Year End Roll	7/28/2020
2020	10	AB	216,100	1600	5.6	150,800	368,500	368,500		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATWOOD, LORRAINE	217-355	2	3/4/2015		356,000	No	No		
HYBELS, ROBERT &	211-25	2	4/11/2013		327,500	No	No	3	

BUILDING PERMITS

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

Date	Result	By	Name
3/18/2025	FIELD REVIEW	KL	KL-KRT
5/22/2024	CB	EK	ED-KRT
3/22/2024	MEASURE	DR	DOUG-KRT
10/17/2012	INSPECT	5	M KRAJESKI
9/28/2012	MEAS/LEFT CD	1	NEMC

Sign: _____

Total AC/HA: 5.60000

Total SF/SM: 243936

Parcel LUC: 10 RESD 1

Prime NB Desc: NORWICH

Total: 209,400 Spl Credit

Total: 209,400

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type: 19 - RANCH
 Sty Ht: 1 - ONE STY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: 8 - BRICK VEN 20 %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: TAN
 View / Desir:

Grade: C - AVERAGE
Year Blt: 1960 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

Avg H/F/L: STD		
Prim Int Wal: 1	- DRYWALL	
Sec Int Wal: 8	- PLYWD PA	20 %
Partition: 1	- TYPICAL	
Prim Floors: 3	- HARDWOOD	
Sec Floors: 4	- CARPET	40 %
Bsmnt Flr: 12	- CONCRETE	
Subfloor:		
Bsmnt Gar:		
Electric: 3	- TYPICAL	
Insulation: 2	- TYPICAL	
Int vs Ext: S		
Heat Fuel: 1	- OIL	
Heat Type: 3	- FORCED H/W	
# Heat Sys: 1		
% Heated: 100		% AC: 50
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	JCed,JFact	Juris. Value
2	SHED/FR	D	Y	1	14X20	C	AV	1960	16.79	T	40	10			2.800		2.800

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:	1	Rating:	AVERAGE

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

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

Phys Cond:	FR - Fair	55.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		55.2 %

Basic \$ / SQ:	180.00
Size Adj:	1.04545903
Const Adj:	1.02001166
Adj \$ / SQ:	191.948
Other Features:	40055
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513674
Depreciation:	283548
Depreciated Total:	230126

DATED INTERIOR; 1980 ADD HAS ELEC HEAT;
NEW ROOF/INSULATION . 3/24 EF
AC=MINISPLIT . 5/24 CALLBACK
FPL=WOODSTOVE NOT USED . XFIX=SINK . 3/4
BATH NOT FUNCTIONAL- NOT ADDED IN
COUNT

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				

Exterior:
Interior:
Additions: 1980
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

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

Rate	Parcel ID	Typ	Date	Sale Price
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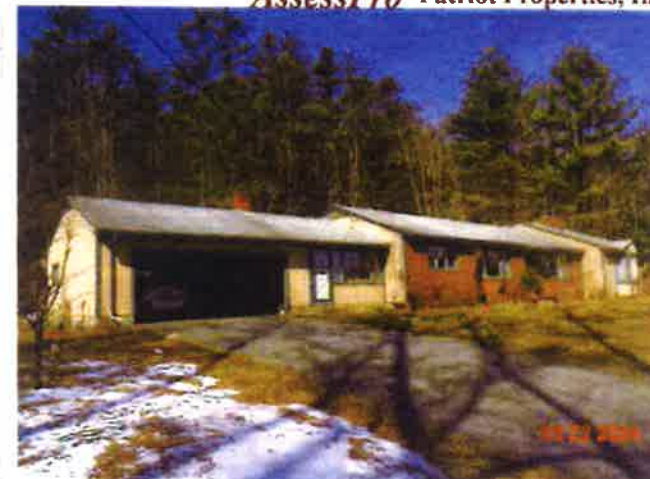
WtAv/SQ:	AvRate:	Ind. Val
Juris. Factor:	Before Depr:	191.95
Special Features: 0	Val/Su Net:	59.47
Final Total: 230100	Val/Su SzAd:	112.96

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,037	191.950	390,999
BMT	BASEMENT	1,232	47.990	59,120
GAR	GARAGE	528	39.270	20,736
OPF	OPEN PORCH	72	38.390	2,764

Sub Area	% Usbl	Descrip	% Type	Qu # T
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Net Sketched Area: 3,869		Total: 473,619	
Size Ad	2037	Gross Area	3869
		FinArea	2037

AssessPro Patriot Properties, Inc.



05-040 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 392,300/
USE VALUE: 392,300/
ASSESSED: 392,300/
Total Card / Total Parcel
392,3 392,3
392,3 392,3

PROPERTY LOCATION

No 73 Alt No LADAU RD, NORWICH

OWNERSHIP

Owner 1: LINNEHAN ANNEMARIE
Owner 2: FORDY PIERRE
Owner 3:
Street 1: PO BOX 794
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 6.2 ACRES of land mainly classified as RESD 2 with a CAPE Building built about '980, having primarily CLAPBOARD Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE SITE		1.0	0 140,000.	0.81	RA	1.00			EASEME	-5	ROAD C	-10	ACCESS	-5	113,715						113,700	
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		4.2		ACRES EXCESS		1.0	0 7,500.	1.00	RA	1.00									31,500						31,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	4.200			31,500	31,500
11	2.000	224,300	15,300	121,200	360,800
Total Card	6.200	224,300	15,300	152,700	392,300
Total Parcel	6.200	224,300	15,300	152,700	392,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 206.04		/Parcel: 206.04	

Legal Description

6.2 ACRES & DWL

Entered Lot Size

Total Land: 6.2

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	224,300	15300	6.2	152,700	392,300	392,300	Correct Dates	8/20/2025
2023	11	GL	234,900	14300	6.2	80,100	329,300	329,300	Year End	7/7/2023
2022	11	GL	234,900	14300	6.2	80,100	329,300	329,300	Year End Roll	7/8/2022
2022	11	AB	234,900	14300	6.2	80,100	329,300	329,300	NEMRC	6/1/2022
2021	11	GL	234,900	14300	6.2	80,100	329,300	329,300	Year End Roll	8/18/2021
2021	11	AB	234,900	14300	6.2	80,100	329,300	329,300	NEMRC	5/19/2021
2020	11	GL	234,900	14300	6.2	80,100	329,300	329,300	Year End Roll	7/28/2020
2020	11	AB	234,900	14300	6.2	80,100	329,300	329,300		6/3/2020

ParcelID 05-040-000

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACKER, CHARLES	194/206		10/13/2009		240,000	No	No		
KRIEG, JEAN A	194-203		10/13/2009	PART INT		No	No		WATER RIGHTS FROM PID 05-039-000

BUILDING PERMITS

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

Date	Result	By	Name
6/17/2025	M+L	EK	ED-KRT
6/12/2025	HRG - CHG	KL	KL-KRT
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
5/15/2024	CB	PB	PAUL-KRT
1/2/2024	MEASURE	DR	DOUG-KRT
4/23/2018	MEAS/LEFT CD	1	NEMC
7/18/2014	C-MEAS	5	M KRAJESKI
8/17/2011	MEAS+INSPCTD	3	R FAVOR

Sign: _____

Total AC/HA: 6.20000

Total SF/SM: 270072

Parcel LUC: 11 RESD 2

Prime NB Desc: RESD AVG

Total: 152,715 Spl Credit

Total: 152,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - NorwichVT2025

Pamela

0000

EXTERIOR INFORMATION

Type: 5 - CAPE
 Sty Ht: 1H - ONE/ONE HALF
 (Liv) Units: 1 Total: 1
 Foundation: 2 - CONC BLOCK
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: BROWN
 View / Desir:

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: 4 - SOLID WOOD 20 %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 2 - SOFTWOOD 30 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 10 - PROPANE
 Heat Type: 3 - FORCED H/W
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
3	GARAGE	D	Y	1	24X32	C	AV	1990	30.00	T	35	11			15,000		15,000
40	LEAN-TO	A	Y	1	13X32	C	AV	1980	8.08	T	60	11			300		300

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FR - Fair 38. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 38.2 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 1.06260502
 Const Adj: 0.99395996
 Adj \$ / SQ: 195.395
 Other Features: 34400
 Grade Factor: 0.75
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 363017
 Depreciation: 138672
 Depreciated Total: 224344

COMMENTS

WATER RIGHTS FROM PID 05-039-000. FR
 BATH- BMT. 1/24 EF. SIGNS OF SIDING ROT.
 5/24 CALLBACK. NO RECENT UPDATES
 RPRTD. FIN BMT AREA ~50% INCL A FULL
 BATH CURRENTLY MISSING TOIL FIX. 6/25-
 BTH IN BMT NF. CURRENTLY BEING ADDED.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other
 Upper
 Lvl 2
 Lvl 1
 Lower
 Totals RMs: 7 BRs: 3 Baths: 1 HB

REMODELING

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

RES BREAKDOWN

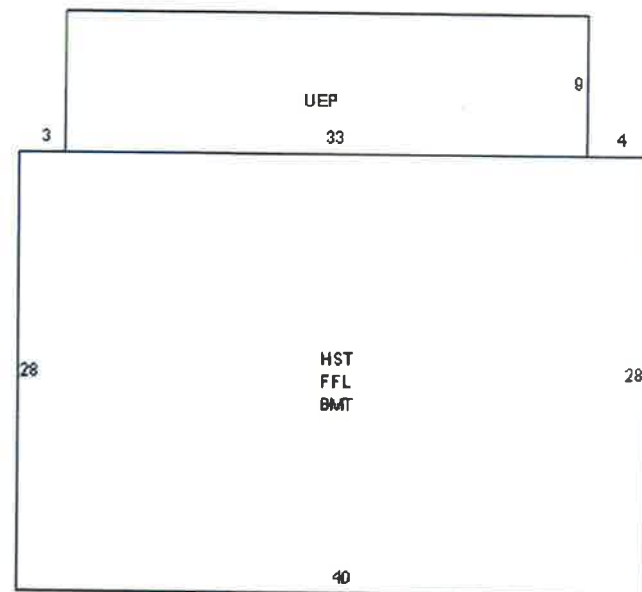
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 146.55
 Special Features: 0 Val/Su Net: 67.54
 Final Total: 224300 Val/Su SzAd: 117.80

SKETCH



SUB AREA

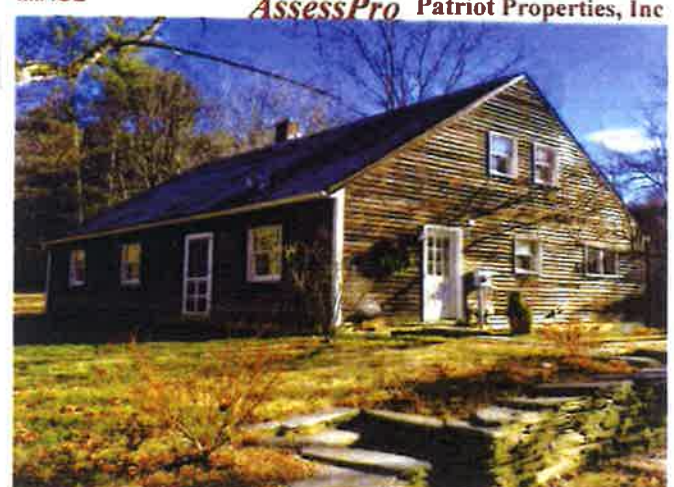
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,120	64.680	72,437
FFL	1ST FLOOR	1,120	195.390	218,842
HST	HALF STORY	784	179.760	140,934
UEP	ENC PCH-PR	297	58.620	17,410

SUB AREA DETAIL

Code	Description	Area	% Usbl	Descrip	% Type	Qu	# Tc
BMT	100 FLA				90 F		

Net Sketched Area: 3,321
 Size Ad 1904 Gross Area 3657 FinArea 1904

IMAGE



More: N

Total Yard Items:

15,300

Total Special Features:

Total:

15,300

15-010 200
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT

APPAISED: 591,500/
USE VALUE: 591,500/
ASSESSED: 591,500/
Total Card / Total Parcel
591,500/ 591,5
591,500/ 591,5
591,500/ 591,5

PROPERTY LOCATION

No 435 Alt No Direction/Street/City
BRAGG HILL RD, NORWICH

OWNERSHIP

Owner 1: SKOGERBOE NOAH B

Owner 2: SKOGERBOE CORI K

Owner 3:

Street 1: 435 BRAGG HILL RD

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1: HAPPY HILL PARTNERS LLC -

Owner 2: -

Street 1: 5 HAPPY HILL ROAD

Twn/City: NORWICH

St/Prov: VT

Cntry

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 2.7 ACRES of land mainly classified as
RES1 with a COLONIAL Building built about 1979, having
primarily CLAPBOARD Exterior and 2616 Square Feet, with 2
Units, 3 Baths, 0 3/4 Bath, 0 Half Bath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
				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	RES1		1		SITE ACRE SITE		1.0	0	140,000.	1.08	N3	1.20		LOCATIC	-10					151,100	42	0				151,100	
10	RES1		1		EXCESS SI SITE		1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
20	RES1 EXC		0.7		ACRES EXCESS		1.0	0	7,500.	1.20	N3	1.20								6,300						6,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.700			6,300	6,300
10	2.000	216,801		160,100	376,901
42	0.000	208,299			208,299
Total Card	2.700	425,100		166,400	591,500
Total Parcel	2.700	425,100		166,400	591,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 226.09		/Parcel: 226.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	425,100	0	2.7	166,400	591,500	591,500	Correct Dates	8/20/2025
2023	10	GL	262,600	0	2.7	157,300	419,900	419,900	Year End	7/7/2023
2022	10	GL	262,600	0	2.7	157,300	419,900	419,900	Year End Roll	7/8/2022
2022	10	AB	262,600	0	2.7	157,300	419,900	419,900	NEMRC	6/1/2022
2021	10	GL	262,600	0	2.7	157,300	419,900	419,900		4/8/2022
2021	10	AB	262,600	0	2.7	157,300	419,900	419,900	NEMRC	5/19/2021
2020	10	GL	262,600	0	2.7	157,300	419,900	419,900	Year End Roll	7/28/2020
2020	10	AB	262,600	0	2.7	157,300	419,900	419,900		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAPPY HILL PART	228-524-525	2	7/9/2018	VALID SALE	448,000	No	No		
PICKEN, EDITH D	223-152	2	10/6/2016		410,000	No	No		
PICKEN, EDITH E	192/570		7/6/2009	FAMILY SALE		No	No		

TAX DISTRICT

PAT ACCT.

PRINT
Date Time
09/12/25 09:36:29

LAST REV
Date Time
04/01/25 15:16:30

1033!

1033



USER DEFINED

Prior Id # 1 15-010.2C

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1 15-010

Prior Id # 2 200

Prior Id # 3

ASR Map:

Fact Dist

Reval Dist

Year

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS

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

Date	Result	By	Name
3/18/2025	FIELD REVIEW	PB	PAUL-KRT
5/13/2024	CB	EK	ED-KRT
3/19/2024	MEASURE	DR	DOUG-KRT
6/30/2021	STATUTORY	A	ASSR
5/27/2020	STATUTORY	A	ASSR
6/13/2016	GRV - CHG	L	LISTERS
3/10/2016	C-MEAS+HNSP	5	M KRAJESKI
10/8/2015	FIELD REV	A	ASSR
6/20/2014	GRV - DENY	A	ASSR

Sign:

Total AC/HA: 2.70000

Total SF/SM: 117612

Parcel LUC: 10

RES1

Prime NB Desc: NORWICH

Total: 166,400 Spl Credit

Total: 166,400

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

Database: AssessPro - NorwichVT2025

Parcel:

EXTERIOR INFORMATION

Type: 6 - COLONIAL
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 2 Total: 2
 Foundation: 2 - CONC BLOCK
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall: 26 - WOOD 30 %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: RED
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Bilt: 1979 Eff Yr Bilt:
 Alt LUC: 42 Alt %: 49
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj: -1100

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: 5 - LINO/VINYL 50 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar: 2
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 50 % 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: 2 Rating: AVERAGE
 A Bath: 1 Rating: AVERAGE
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 1 Rating: FAIR

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 23. %
 Functional: D - DESIGN 10. %
 Economic: L - LOCATION 5.0 %
 Special: %
 Override: %
 Total: 34.17 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 0.99111688
 Const Adj.: 0.98702997
 Adj \$ / SQ: 180.978
 Other Features: 50780
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 647420
 Depreciation: 221223
 Depreciated Total: 426197

Make: Model:

COMMENTS

CLOSE TO RD; NEW FURNACE 2008; WATER RUNOFF ISSUE IN GARAGE; OWNER SIDE IS RENOVATED 3/24 EA. 5/24 CALLBACK. DUPLEX. XFIX=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: 11 BRs: 5 Baths: 2 HB

REMODELING

Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating: 2008
 General:

RES BREAKDOWN

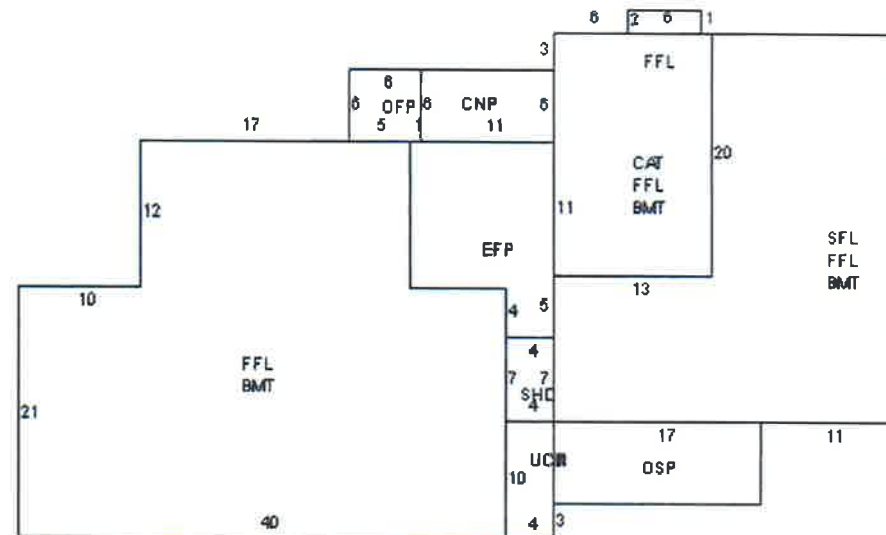
No	Unit	RMS	BRS	FL
1		6	3	M
1		5	2	M
Totals				
2		11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 180.98
 Special Features: 0 Val/Su Net: 79.83
 Final Total: 425100 Va/Su SzAd: 162.49

SKETCH



No garage

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,012	180.980	364,129
BMT	BASEMENT	2,000	46.840	93,674
SFL	2ND FLOOR	604	166.500	100,599
CAT	CATH CEILING	260	45.240	11,764
EFP	ENCL PORCH	160	90.490	14,478
OSP	SCRN PORCH	119	45.240	5,384
CNP	CANOPY	66	47.250	3,118
UCN	CANOPY OH	40	33.750	1,350
Net Sketched Area: 5,325				596,639
Size Ad	2616.2000	Gross Area	5357	FinArea: 2616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu # T
BMT	100	RRM	44	F
SFL	95			

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:

11-179 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT 6

APPAISED: 507,100/
USE VALUE: 507,100/
ASSESSED: 507,100/
Total Card / Total Parcel
507,100 / 507,100

PROPERTY LOCATION

No 22 Alt No EAGLE LN, NORWICH

OWNERSHIP

Owner 1: SOMMERS ALEAH N
Owner 2: WEBER ELIEZER P
Owner 3:
Street 1: 22 EAGLE LN
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 1.16 ACRES of land mainly classified as RESD 1 with a CONTEMPORARY Building built about 1980, having primarily WOOD Exterior and 1811 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 Half Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
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	RESD 1		1		SITE ACRE SITE		1.0	0 140,000.	1.14	N3	1.20			TOPO	-5					159,600					159,600	
10	RESD 1		0.16		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									1,440					1,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.160	332,500	13,600	161,000	507,100
Total Card					
Total Parcel					
Source: Market Adj Cost Total Value per SQ unit /Card: 280.03 /Parcel: 280.03					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	332,500	13600	1.16	161,000	507,100	507,100	Correct Dates	8/20/2025
2023	10	GL	196,900	12100	1.16	122,700	331,700	331,700	Year End	7/7/2023
2022	10	GL	196,900	12100	1.16	122,700	331,700	331,700	Year End Roll	7/8/2022
2022	10	AB	196,900	12100	1.16	122,700	331,700	331,700	NEMRC	6/1/2022
2021	10	GL	196,900	12100	1.16	122,700	331,700	331,700	Year End Roll	8/18/2021
2021	10	AB	196,900	12100	1.16	122,700	331,700	331,700	NEMRC	5/19/2021
2020	10	GL	196,900	12100	1.16	122,700	331,700	331,700	Year End Roll	7/28/2020
2020	10	AB	196,900	12100	1.16	122,700	331,700	331,700		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOMMERS, ALEAH	239-218	2	11/17/2021	ADMIN TRANS		No	No		corrective deed
BENNETT, ROBERT	238-216	2	8/23/2021	VALID SALE	455,000	No	No		
DIPIAZZA, LAURA	230-635	2	6/21/2019	VALID SALE	365,000	No	No		
SCHOENIG, JOSEPH	222-299	2	7/6/2016		342,500	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	FIELD REVIEW	PB	PAUL-KRT
5/16/2024	CB	PB	PAUL-KRT
12/21/2023	MEASURE	DR	DOUG-KRT
10/7/2014	C-MEAS+HNSP	5	M KRAJESKI
5/20/2013	HRG - CHG	1	NEMC
4/27/2012	INSPECT	5	M KRAJESKI
4/5/2012	MEAS/LEFT CD	3	R FAVOR

Sign: / /

EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 1
 Foundation: 9 - CRAWL
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 14 - STDG SEAM
 Color: NATURAL
 View / Desir:

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: %
 Bsmnt Flr: 15 - STONE-BMT
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRC BB
 # Heat Sys: 1
 % Heated: 100 % AC: 75
 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
15	SHOP	D	Y		1 14X24	C	AV	1980	29.33	T	40	10			5,900		5,900
08	OPF	D	Y		1 8X8	B	AV	1980	45.38	T	40	10			1,700		1,700
HT	HOT TUB	D	Y	1	1	C	AV	2000	8,000.00	T	25	10			6,000		6,000
95	SAUNA	D	S	1	1	C	AV	2024	3,125.00	T	1	10			3,100		3,100

More: N Total Yard Items: 13,600 Total Special Features: 3,100 Total: 16,700

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 22. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 22.5 %

CALC SUMMARY

Basic \$ / SQ: 155.00
 Size Adj.: 1.07610583
 Const Adj.: 0.94974041
 Adj \$ / SQ: 158.413
 Other Features: 43090
 Grade Factor: 1.15
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 425085
 Depreciation: 95644
 Depreciated Total: 329441

Model:

COMMENTS

PDAS UNF; 4-FT GRAVEL CRAWL- CLOSET
 ACCESS/ SHORT DOOR; 12X16 AND 9X16
 VAULTED CEILINGS; SMALL KIT . 12/23 EA.
 AC=MINISPLIT.

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	RM: 6 BR: 3 Baths: 2 HB	

REMODELING

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

RES BREAKDOWN

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

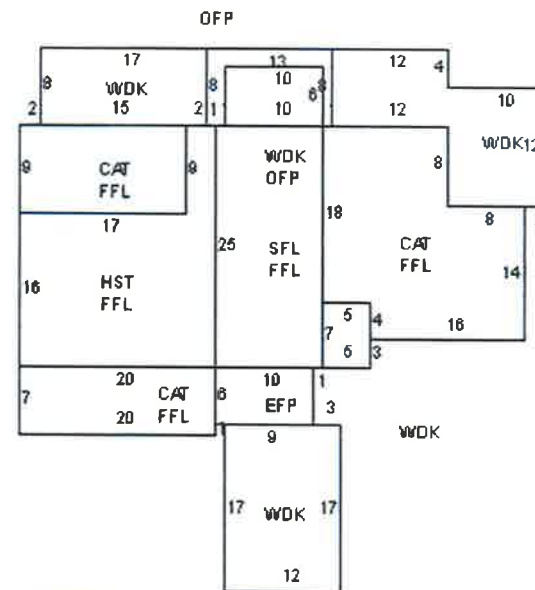
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr:	182.18		
Special Features: 3100	Val/Su Net:	100.85		
Final Total: 332500	Val/Su SzAd:	183.61		

Serial #

PARCELID 11-179-000

SKETCH



No garage

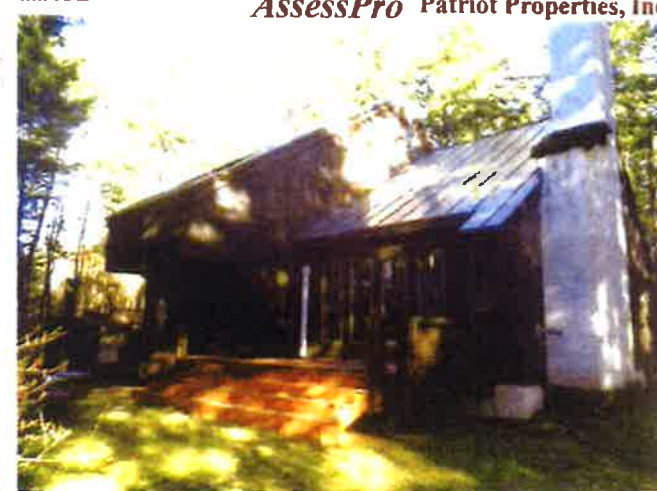
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,293	158.410	204,828
CAT	CATH CEILING	671	39.600	26,574
WDK	WOOD DECK	651	17.850	11,622
SFL	2ND FLOOR	275	145.740	40,079
HST	HALF STORY	243	145.740	35,400
OPF	OPEN PORCH	104	31.680	3,295
EFP	ENCL PORCH	60	79.210	4,752
Net Sketched Area: 3,297		Total:		326,550
Size Ad	1810.8999	Gross Area	3401	FinArea 1811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu # T
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IMAGE



AssessPro Patriot Properties, Inc

20-074 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT 7

APPAISED: 523,600/ 523,6
USE VALUE: 523,600/ 523,6
ASSESSED: 523,600/ 523,6

Total Card / Total Parcel
523,600/ 523,6
523,600/ 523,6
523,600/ 523,6

PROPERTY LOCATION

No 53 Alt No Direction/Street/City
GLEN RIDGE RD, NORWICH

OWNERSHIP

Owner 1: MANNING CRAIG
Owner 2: COBLE REBEKAH S.
Owner 3:
Street 1: 53 GLEN RIDGE ROAD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: LESLIE - KENNETH R
Owner 2:
Street 1: 53 GLEN RIDGE ROAD
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 1.22 ACRES of land mainly classified as RESD 1 with a COLONIAL Building built about 1979, having primarily VINYL Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 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	1.14	N3	1.20		TOPO	-5						159,600						159,600	
10	RESD 1		0.22		EXCESS SI SITE		1.0	0 7,500	0.96	N3	1.20		TOPO	-20						1,584						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.220	361,700	700	161,200	523,600
Total Card	1.220	361,700	700	161,200	523,600
Total Parcel	1.220	361,700	700	161,200	523,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 267.14		/Parcel: 267.14	

Legal Description

1.22 ACRES & DWL

Entered Lot Size

Total Land: 1.22

Land Unit Type: AC

User Acct

450-142-11987

GIS Ref

GIS Ref

Insp Date

10/29/15

!1358!

PRINT

Date Time

09/12/25 09:37:17

LAST REV

Date Time

04/30/25 11:18:21

krt

1358



Patriot Properties Inc

USER DEFINED

Prior Id # 1: 20-074.00

Prior Id # 2

Prior Id # 3

Prior Id # 1

Prior Id # 2

Prior Id # 3

Prior Id # 1: 20-074

Prior Id # 2: 000

Prior Id # 3

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LESLIE, KENNETH	233-385	2	6/29/2020	VALID SALE	378,000	No	No		
HAGUE, DOUGLAS I	226-408	2	9/29/2017		350,000	No	No		
HAGUE, DOUGLAS I	221-306	1	3/4/2016	FAMILY SALE		No	No		8-FATHER-DAUGHTER
HAGEN, ROBERT J	217-374	2	3/4/2015		290,000	No	No		
HAGEN, LORRAINE	207-164	1	7/10/2012	PART INT		No	No	3	LORRAINE TRANSFERRED OWNERSHIP RIGHTS TO JOHN

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
3/19/2025	FIELD REVIEW	PB	PAUL-KRT
2/15/2024	M-L	DR	DOUG-KRT
10/29/2015	C-MEAS+HNSP	5	M KRAJESKI
4/18/2013	INSPECT	5	M KRAJESKI
11/26/2012	MEAS/LEFT CD	5	M KRAJESKI

Sign: / /

Total AC/HA: 1.22000

Total SF/SM: 53143

Parcel LUC: 10 RESD 1

Prime NB Desc: NORWICH

Total: 161,184 Spl Credit

Total: 161,200

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

Database: AssessPro - NorwichVT2025

Parcels

0000

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: 2 - CLAPBOAR 25%
 Roof Struct: 6 - SALTBOX
 Roof Cover: 1 - ASPHALT SH
 Color: TAN
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1979 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 2 - SOFTWOO 20%
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar: 2
 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
 % 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	JCodJFact	Juris. Value
2	SHED/FR	D	Y	1	8X8	D	AV	2005	13.69	T	20	10			700		700

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 23 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 23 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 1.05510199
 Const Adj.: 1.00000000
 Adj \$ / SQ: 195.194
 Other Features: 40800
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 469755
 Depreciation: 108044
 Depreciated Total: 361711

Model:

COMMENTS

PDAS; BTHS REMOD; ORIGINAL KIT; SEPTIC IS UNDERSIZED . 2/24 EA+IA.

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 1	

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

WAV\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr: 195.19

Special Features: 0

Val/Su Net: 105.27

Final Total: 361700

Va /Su SzAd: 184.54

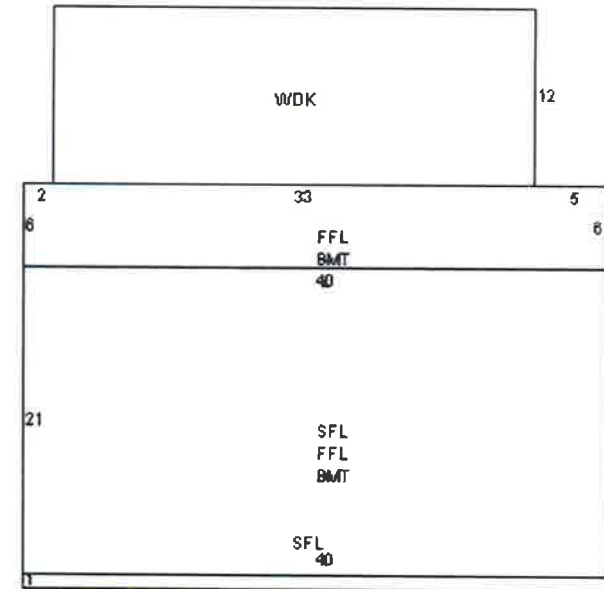
Serial #:

Year:

Color:

PARCELID 20-074-000

SKETCH



No garage

SUB AREA

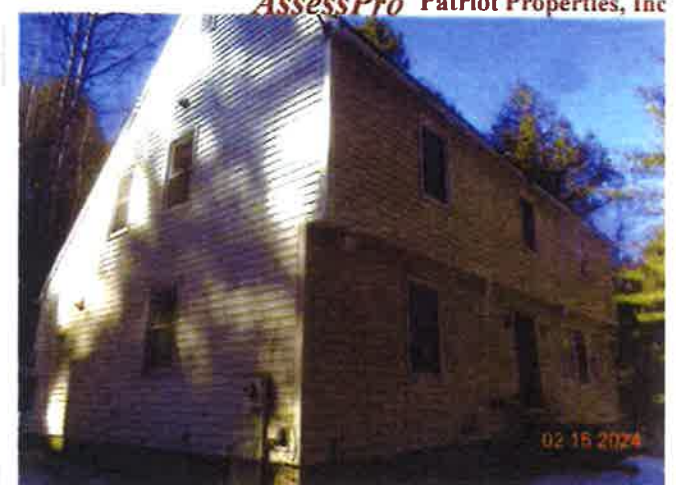
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,080	48.800	52,702
FFL	1ST FLOOR	1,080	195.190	210,809
SFL	2ND FLOOR	880	179.580	158,029
WDK	WOOD DECK	396	18.720	7,414

SUB AREA DETAIL

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

Net Sketched Area: 3,436	Total: 428,954
Size Ad 1960 Gross Area	3436 FinArea 1960

IMAGE



More: N

Total Yard Items:

700

Total Special Features:

Total:

700

10-010 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 845,800/
USE VALUE: 845,800/
ASSESSED: 845,800/
Total Card / Total Parcel
845,800 / 845,8

PROPERTY LOCATION

No 724 Alt No Direction/Street/City
BRAGG HILL RD, NORWICH

OWNERSHIP

Owner 1: NOBLE TRUST 2022 WILLIAM F JR

Owner 2:

Owner 3:

Street 1: 724 BRAGG HILL RD

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry:

Own Occ:

Postal: 05055

Type: TOWN

PREVIOUS OWNER

Owner 1: NOBLE - WILLIAM F JR

Owner 2: TATUM - JAMES H

Street 1: 724 BRAGG HILL RD

Twn/City: NORWICH

St/Prov: VT

Cntry:

Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 22. ACRES of land mainly classified as
RES2 2 with a CAPE Building built about 1835, having
primarily CLAPBOARD Exterior and 2733 Square Feet, with 1
Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descr/No Amount Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / 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	RES2 2		1		SITE ACRE SITE		1.0	0 140,000.	3.00	N3	1.20	VW4								420,000						420,000	
11	RES2 2		1		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									9,000						9,000	
21	RES2 2 EXC		20		ACRES EXCESS		1.0	0 7,500.	0.84	N3	1.20									126,000						126,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	20.000			126,000	126,000
11	2.000	289,900	900	429,000	719,800

Total Card	22.000	289,900	900	555,000	845,800
Total Parcel	22.000	289,900	900	555,000	845,800

Source: Market Adj Cost Total Value per SQ unit /Card: 309.48 /Parcel: 309.48

Legal Description

22 ACRES & DWL

Entered Lot Size

Total Land: 22

Land Unit Type: AC

User Acct

450-142-11684

GIS Ref

GIS Ref

Insp Date

12/08/14

!506!

PRINT

Date

09/11/25

Time

18:21:20

LAST REV

Date

04/01/25

Time

14:20:04

krt

506



Patriot Properties Inc

USER DEFINED

Prior Id # 1: 10-010.00

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 10-010

Prior Id # 2: 000

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOBLE, WILLIAM F	240-171	2	3/10/2022	ADMIN TRANS		No	No		trans to trust

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2025	FIELD REVIEW	PB	PAUL-KRT
10/31/2023	M-L	DR	DOUG-KRT
5/9/2018	MEAS/LEFT CD	1	NEMC
12/8/2014	C-MEAS+HNSP	2	W KRAJESKI
7/26/2012	INSPECT	3	R FAVOR
7/19/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

Total AC/HA: 22.00000

Total SF/SM: 958320

Parcel LUC: 11 RES2 2

Prime NB Desc: NORWICH

Total: 555,000 Spl Credit

Total: 555,000

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

Database: AssessPro - NorwichVT2025

Parcels

8888

EXTERIOR INFORMATION

Type: 5 - CAPE
 Sty Ht: 1H - ONE/ONE HALF
 (Liv) Units: 1 Total: 1
 Foundation: 3 - MASONRY
 Frame: 1 - WOOD
 Prime Wall: 2 - CLAPBOARD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: BEIGE
 View / Desir:

GENERAL INFORMATION

Grade: B - GOOD (-)
 Year Bt: 1835 Eff Yr Bt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wall: 2 - PLASTER
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: %
 Bsmnt Flr: 13 - EARTH
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRC BB
 # Heat Sys: 1
 % Heated: 90 % 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	JCod	JFact	Juris. Value
311	BARN - 2 STY	D	Y		1 20X35	D	PR	1835	26.23	T	95	11			900			900

BATH FEATURES

Full Bath: 1 Rating: FAIR/AVG
 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: Rating:

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 0.98294914
 Const Adj.: 0.92188805
 Adj \$ / SQ: 167.641
 Other Features: 32067
 Grade Factor: 1.25
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 715841
 Depreciation: 425925
 Depreciated Total: 289916

Model:

COMMENTS

PART 2ND FLR UNHEATED; FULL BATH JUST TUB; PART STNDG SEAM ROOF; HIGH CEILINGS; GOOD ANTIQUE VALUE . 10/23 EA. IF=MAINTAINED BUT VERY DATED BATHS.

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: 3 Baths: 1 HB:

REMODELING

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

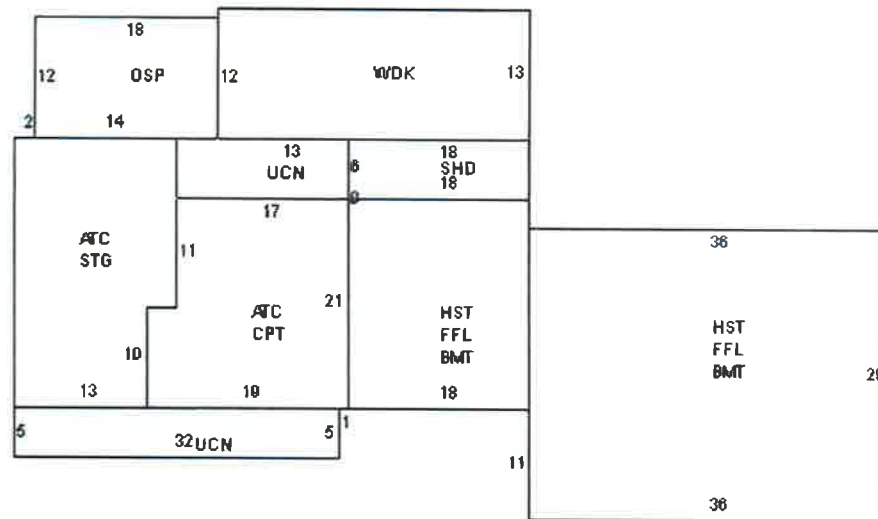
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val				
Juris. Factor:				Before Depr: 209.55
Special Features: 0				Val/Su Net: 48.86
Final Total: 289900				Val/Su SzAd: 106.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu # T
BMT	BASEMENT	1,422	41.910	59,596					
FFL	1ST FLOOR	1,422	167.640	238,386					
HST	HALF STORY	995	154.230	153,521					
WDK	WOOD DECK	403	18.680	7,530					
STG	STORAGE	402	17.060	6,857					
CPT	CARPORT	387	18.280	7,073					
ATC	ATTIC	316	154.230	48,675					
UCN	CANOPY OH	262	29.760	7,796					
Net Sketched Area: 5,933				Total: 540,607					
Size Ad		2733	Gross Area	6833	FinArea				2733

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

900

Total Special Features:

Total:

900

03-059 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

NORWICH, VT 9

APPRaised: 923,300/ 923,3
USE VALUE: 923,300/ 923,3
ASSESSed: 923,300/ 923,3

Total Card / Total Parcel
923,300/ 923,3
923,300/ 923,3
923,300/ 923,3

PROPERTY LOCATION

No 1448 Alt No Direction/Street/City
BEAVER MEADOW RD, NORWICH

OWNERSHIP

Owner 1: THOMPSON DARRELL

Owner 2:

Owner 3:

Street 1: 1448 BEAVER MEADOW RD

Street 2:

Twn/City: NORWICH

St/Prov: VT

Cntry

Own Occ:

Type: TOWN

Postal: 05055-9463

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains 114. ACRES of land mainly classified as
RES2 2 with a CAPE Building built about 1997, having
primarily WOOD Exterior and 2960 Square Feet, with 1 Unit, 0
Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RES2 2		1		SITE ACRE SITE		1.0	0 140,000.	1.76	RG	1.40	VW2	ACCESS	-10						246,960						247,000	
11	RES2 2		1		EXCESS SI SITE		1.0	0 7,500.	1.40	RG	1.40									10,500						10,500	
60	CURRENT U:		112		ACRES EXCESS		1.0	0 7,500.	0.69	RG	1.40	TOPO		-20						581,283						581,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	112.000			581,300	581,300
11	2.000	84,500		257,500	342,000
Total Card	114.000	84,500		838,800	923,300
Total Parcel	114.000	84,500		838,800	923,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 311.89		/Parcel: 311.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	84,500	0	114.	838,800	923,300	923,300	Correct Dates	8/20/2025
2023	11	GL	165,000	0	114.	353,100	518,100	518,100	Year End	7/7/2023
2022	11	GL	165,000	0	114.	353,100	518,100	518,100	Year End Roll	7/8/2022
2022	11	AB	165,000	0	114.	353,100	518,100	518,100	NEMRC	6/1/2022
2021	11	GL	165,000	0	114.	353,100	518,100	518,100	Year End Roll	8/18/2021
2021	11	AB	165,000	0	114.	353,100	518,100	518,100	NEMRC	5/19/2021
2020	11	GL	165,000	0	114.	353,100	518,100	518,100	Year End Roll	7/28/2020
2020	11	AB	165,000	0	114.	353,100	518,100	518,100		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	PAT ACCT.	Notes
	180/138		12/28/2006	OTHER		No	No		8-parent-child	

BUILDING PERMITS

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

Date	Result	By	Name
7/22/2025		L	LISTERS
6/17/2025	HRG - NO CHG	KL	KL-KRT
3/4/2025	FIELD REVIEW	KL	KL-KRT
3/18/2024	M+L	EK	ED-KRT
10/26/2023	MEASURE	DR	DOUG-KRT
9/26/2016	C-MEAS+INSP	5	M KRAJESKI
4/3/2015	PERMIT INSP	A	ASSR
4/3/2014	UC/NC CHECK	2	W KRAJESKI
4/3/2014	C-MEAS+INSP	2	W KRAJESKI

Sign: / /

Total AC/HA: 114.00000

Total SF/SM: 4965840

Parcel LUC: 11 RESD 2

Prime NB Desc: RURAL GOOD

Total: 838,743 Spl Credit

Total: 838,800

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

Database: AssessPro - NorwichVT2025

Paralel

2025

EXTERIOR INFORMATION

Type 5 - CAPE
 Sty Ht: 1H - ONE/ONE HALF
 (Liv) Units: 1 Total: 1
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 14 - STDG SEAM
 Color: NATURAL
 View / Desir:

GENERAL INFORMATION

Grade: C- - AVG. (-)
 Year Blt: 1997 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 12 - CONCRETE
 Sec Floors: 1 - PLYWOOD 15 %
 Bsmnt Flr:
 Subfloor:
 Bsmnt Gar:
 Electric: 5 - MINIMAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 6 - WOOD
 Heat Type: 14 - WOOD/PELLET
 # Heat Sys: 1
 % Heated: 70 % AC: 50
 Solar HW: NO Central Vac: NO
 % Corn 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
SOL	SOLAR	D	Y	1	30	C	AV	2023		T	0	11					
GEN	GENERATOR	D	Y	1	1	C	AV	2023		T	0	11					

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 14. %
 Functional: %
 Economic: L - LOCATION 10. %
 Special: UC - UNDER C 50. %
 Override: %
 Total: 61.3 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 0.96890181
 Const Adj.: 0.49624965
 Adj \$ / SQ: 88.951
 Other Features: 15850
 Grade Factor: 0.75
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 218451
 Depreciation: 133910
 Depreciated Total: 84541

Make: Model:

COMMENTS

NO HEAT HST; 1.3 MILE DRIVEWAY; SOLAR
 HW/ELEC; OFF THE GRID; 10/23 EA.
 VIEW-DISTANT MTNS. AC=MINISPLIT, 3/24 UC
 OUTER WALLS HAVE INSULATION+DRYWALL.
 INTERIOR WALLS=STUDS ONLY. 2 BEDS
 UPSTAIRS. STILL WORKING ON COMPLETING

RESIDENTIAL GRID

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

REMODELING

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

RES BREAKDOWN

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

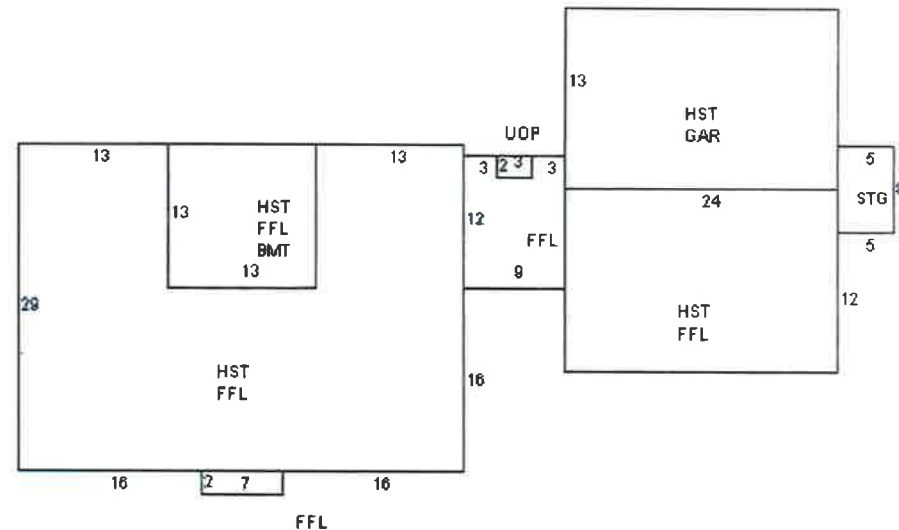
COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val:
 Juris. Factor: Before Depr: 66.71
 Special Features: 0 Val/Su Net: 23.74
 Final Total: 84500 Val/Su SzAd: 28.54

Serial #: Year: Color:

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,631	88.950	145,079
HST	HALF STORY	1,329	81.840	108,783
GAR	GARAGE	384	43.200	16,589
BMT	BASEMENT	169	22.240	3,758
STG	STORAGE	40	28.880	1,155
UOP	UNF OP PCH	6	8.900	53

Net Sketched Area: 3,559 Total: 275,417
 Size Adj: 2960.2999 Gross Area: 4129 FinArea: 2960

SUB AREA DETAIL

Sub Area % Usbl Descrip % Type Qu # T

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

Total Special Features:

Total:

WILLIAMSON - 1415 BEAVER MEADOW ROAD, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL	ASSESSED	
										ASSESSED	SITE/AC	PER / SF
1415 Beaver Meadow Rd	09-035-300	COLONIAL	1993	C	AV	7	3	2.5	2,240	\$658,000	6.30	\$294
127 Chapel Hill Rd	03-004-000	COLONIAL	1985	C+	AV	7	3	2.5	2,312	\$695,600	2.00	\$301
262 Hawk Pine Rd	11-171-000	COLONIAL	1990	C	AG	7	3	2.5	2,058	\$644,600	1.78	\$313
31 Hawk Pine Rd	11-189-000	COLONIAL	1989	C+	AV	7	3	3.5	2,058	\$676,200	2.92	\$329
900 Union Village Rd	11-050-300	COLONIAL	1987	C	AG	9	3	2.5.5	2,347	\$705,000	2.10	\$300
80 Willey Hill Rd	11-196-000	COLONIAL	1993	C+	AV	8	4	2.5	2,352	\$743,100	2.47	\$316

Assessed Value \$/SF Range \$300/SF to \$329/SF

Median \$/SF \$316

Mean \$/SF \$312

1415 Beaver Meadow Rd \$294

Assessed Value Range \$644,600 - \$743,100

Median AV \$676,200

Mean AV \$692,900

1415 Beaver Meadow Rd \$658,000