Rec'd 10/2/25

Town of Norwich, Vermont

CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Victor P LLC appeal – Parcel ID # 11-068.000

DATE: October 2, 2025 – Updated

Property Description: The parcel is located at 694 Goodrich Four Corners Rd. This is a 2-story Colonial-style dwelling of 6,752 finished square feet with 5 bedrooms and 8 baths. **In 2002, the original dwelling, which was constructed in 1800, was moved to this site. The "effective year built" is 2005 due to extensive renovations, which included the addition of an ell and 3-car garage which added 7,562 square feet to the original dwelling.** The dwelling has an overall grade of B+, the kitchen and baths are rated Good and the depreciation is 7.5%. The assessed value of the dwelling is $2,285,600 with yard items assessed at $25,900 and 71.5 acres assessed at $725,100. The total assessed value on the 2025 Grand List is $3,036,600. An interior inspection was conducted on 12/15/2023 – a year and a half ago.

2025 Assessment History:

Proposed Reappraisal Assessment:	$3,387,600
After Grievance Hearing/Grand List:	3,036,600
Reduction before BCA Appeal:	$ 351,000

Fair Market Value:

The Listers have reviewed the broker's Uniform Residential Appraisal Report by Torrey Appraisals, Inc., provided by the appellant estimating fair market value. They cite 3 regional properties that were sold, only one of which is located in Norwich. Furthermore, the report does not use the cost approach which is the approach for the 2025 reappraisal of the Town using updated building costs for 2025. Torrey Appraisals state the reason for not using the cost approach is: "the difficulty in calculating the exact depreciation for the cost approach". The software used by the Listers has the capability to determine depreciation value based on the year built, the overall grade of the structure, and the grade of the bathrooms and kitchen. Torrey Appraisals uses the sales approach to determine value. The Torrey Appraisals report reflects a Sale Price per gross living area for the Norwich comparable sale at $683.76 per square foot. The subject property's record card shows $443.29 per square foot. This is the estimated cost per square foot to replace the dwelling. It would be helpful to know the replacement cost reflected on the appellant's insurance policy.

The report does not mention the highly sought-after inter-state school district as a driving factor in Norwich property values, along with the proximity to Dartmouth College and the area hospital.

The details of the report have information that varies from the property record card as well: Torrey Appraisals cites a patio, a finished attic and 6,352. The Town's 2025 assessment does not show a patio, has an unfinished finished attic

and 6,752 finished square feet. Torrey Appraisals also has 5.2 bathrooms versus 8 bathrooms on the property record card, which was corrected by the Listers from testimony given by the owners at their grievance hearing. Ratings on bathrooms are consistent with the property record card. No kitchen information is included in the appraisal report, which is an important feature to any house when on the market. The 2025 assessment by the Town includes a kitchen that, while graded "good", would be considered "very good" by area standards.

Comparable Assessments:

The appellant's comparable properties include 3 of the properties cited by KRT, i.e., 1285 Union Village Rd, 95 Elm St, and 915 Wallace Rd. Please see the Listers previous submission for the data on these properties.

Data Errors: When the appellant purchased the property from the Hullebergs it is clear that the property record card was inaccurate because the 2016 reappraisal did not include another interior inspection. Interior changes would have occurred sometime between the 2013 reappraisal and the 2025 reappraisal. The point of a reappraisal is to do an interior and exterior inspection of the property to check the accuracy of the Property Record Card. At the time of the 2016 reappraisal, the property record card reflected 2 full baths and 3 half-baths, 5 fireplaces, 6,356 finished square feet and one barn. Nine years later, with an inspection of the property by KRT, there are now 4 full baths, 1 three-quarter bath and 3 half baths, 6 fireplaces, 6,752 finished square feet and 2 barns. These were verified with the property owners at the time of the grievance hearing and the Listers relied on the testimony of the property owners to update the record card. The assessment is increased by additional bathrooms in a dwelling and the 396 square feet of finished attic space identified by KRT. Missing from the property record card, as noted in the Torrey Appraisal, is a stone patio and the finished attic space, which is currently showing as "UAT" (unfinished attic) in the sketch.

In 2002, the prior owners (Hullebergs) hired Doug Gest Restorations, Inc. to reassemble a 30' x 40', 2-story dwelling at the site on a "new foundation". The building permit submitted by Gest proposed to add the ell and 3-car garage. This addition, along with the new basement under the reassembled dwelling, added 7,526 square feet to the assessed value of the structure. The new square footage accounts for 68% of the dwelling, not the 50% as stated by the appellant.

After reducing the assessment by $351,000 as a result of the grievance, the Listers cannot justify a further reduction of $561,600 as requested by the appellants. The Listers consider the 2025 Grand List assessment of $3,036,600 the correct value for this property.

Appraisal Report

Uniform Residential Appraisal Report

File # 0825-356

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address: 694 Goodrich Four Cor | City: Norwich | State: VT | Zip Code: 05055

Borrower: Sunny Payson | Owner of Public Record: Victor P LLC | County: Windsor

Legal Description: 71.5 AC & DWL

Assessor's Parcel #: 11-068.000 | Tax Year: 2024 | R.E. Taxes $: 91,499

Neighborhood Name: Town of Norwich | Map Reference: 30150 | Census Tract: 9650.00

Occupant: [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $: 0 | [ ] PUD | HOA $: 0 | [ ] per year [ ] per month

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type: [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe): Market value for tax grievance

Lender/Client: Sunny Payson | Address: 694 Goodrich Four Corners Rd, Norwich, VT 05055

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s): PrimeMLS

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $: | Date of Contract: | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s):

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[ ] Suburban	[X] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit 70 %
Built-Up	[ ] Over 75%	[ ] 25-75%	[X] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$ (000)	(yrs)	2-4 Unit 3 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	275 Low	0	Multi-Family %
								2,900 High	250	Commercial 2 %
								900 Pred.	40	Other 25 %

Neighborhood Boundaries: Bounded North by town of Thetford, West by town of Sharon, South by town of Hartford, East by CT River/State of NH.

Neighborhood Description: Norwich borders the town of Hanover, NH, the location of Dartmouth College and the town has many close ties to the college & many residents are employed there. Norwich has higher property values than any of the surrounding towns in VT due to this. Homes in the area are a mixture of ages & styles with no true predominant age, style, or price. "Other" land in the Present Land Use % breakdown is Vacant/Public land.

Market Conditions (including support for the above conclusions): Mortgage rates have gone up & caused a stabilized market some have labeled as "frozen" due to most market participants in 2-3% mortgages unwilling to sell as they will then be buying into higher rates. There is still a slight shortage of inventory, but due to higher rates the market has remained relatively price stable. Marketing times are still under 30-45 days typically.

SITE

Dimensions: See attached tax map | Area: 71.5 ac | Shape: Near Rectangular | View: N;Woods;

VW1 by KRT-obstru

Specific Zoning Classification: RR | Zoning Description: Rural residential, 2 ac min

Zoning Compliance: [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No | If No, describe: Due to legal/zoning restrictions & the rural nature of the market, subject's current Residential use is Highest/Best.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	[X]		Water	[ ]	[X] Priv drilled well	Street: Gravel	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer	[ ]	[X] Priv septic	Alley: None	[ ]	[ ]

FEMA Special Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone: X | FEMA Map #: 50027C0244E | FEMA Map Date: 09/28/2007

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No | If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No | If Yes, describe

Propane for heat?

None noted. Propane gas is typical for the area since there is no public gas available. Private well & septic are typical for the area since there is no public water/sewer available. Private systems are more common for most areas of VT than public ones and this would not be considered an adverse condition.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Cement/Avg	Floors	Wd,brck,tile/Gd
# of Stories	2.5	[X] Full Basement	[ ] Partial Basement	Exterior Walls	WdClpbrd/Gd	Walls	DW,pan/Gd
Type	[X] Det. [ ] Att. [ ] S-Det/End Unit	Basement Area	2,746 sq ft.	Roof Surface	Cedar shake/Gd	Trim/Finish	Wd/Gd
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	58 %	Gutters & Downspouts	None	Bath Floor	Wd,tile/Gd
Design (Style)	Colonial	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	DblHng/Gd	Bath Wainscot	Tile/Gd
Year Built	1800	Evidence of	[ ] Infestation	Storm Sash/Insulated	Yes/Gd	Car Storage	[ ] None
Effective Age (Yrs)	15	[ ] Dampness	[ ] Settlement	Screens	Yes/Gd	[X] Driveway	# of Cars 4
Attic	[ ] None	Heating	[ ] FWA [X] HWBB [X] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Gravel
[ ] Drop Stair	[X] Stairs	[ ] Other	Fuel: Oil	[X] Fireplace(s) # 6	[ ] Fence None	[X] Garage	# of Cars 3
[X] Floor	[ ] Scuttle	Cooling	[ ] Central Air Conditioning	[X] Patio/Deck Patio	[X] Porch 2	[ ] Carport	# of Cars 0
[X] Finished	[ ] Heated	[ ] Individual	[X] Other None	[ ] Pool None	[X] Other Outbldgs	[X] Att.	[ ] Det. [ ] Built-in

Oil for heat?

Appliances: [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 14 Rooms 6 Bedrooms 5.2 Bath(s) 8,353 Square Feet of Gross Living Area Above Grade

# of Bedrooms
# of Bathrooms

Additional features (special energy efficient items, etc.): Wide pine floors, period details, central vac, auto generator back-up, stone/butcher block counters in kitchen, copper drain pipes for roof, stone patio, oversized garage, 2 small barn, shed, trails on property.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C3;No updates in the prior 15 years;Main section of the house was built in 1800 and moved to the site in 2003 per town records and put on a new foundation and addedc onto. Newer additions have period reproduction detailing. Home is well maintained and roof was new 3 years ago.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No | If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No | If No, describe

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Uniform Residential Appraisal Report

File # 0825-356

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from $ to $

There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ to $

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	694 Goodrich Four Cor Norwich, VT 05055	2055 Church Hill Rd Woodstock, VT 05091		290 Hanover Center Rd Hanover, NH 03755		643 Patrell Rd Norwich, VT 05055	
Proximity to Subject		16.57 miles SW		4.73 miles SE		2.01 miles N	
Sale Price	$		$ 2,850,000		$ 4,850,000		$ 1,600,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 579.15 sq.ft.		$ 685.32 sq.ft.		$ 683.76 sq.ft.	
Data Source(s)		PrimeMLS#4997626;DOM 158		PrimeMLS#4917483;DOM 481		PrimeMLS#5013215;DOM 19	
Verification Source(s)		Town records, pr, inspec.		Town records		Town records, inspection	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0		ArmLth Conv;0	
Date of Sale/Time		s12/24;c11/24		s11/23;c11/23		s11/24;c10/24	
Location	N;Res;	N;Res;Sup	-570,000	N;Res;Sup	-1,212,500	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	71.5 ac	74.65 ac	-15,750	13.09 ac	+292,050	32.38 ac	+195,600
View	N;Woods;	B;Mtn;LtdSght	-50,000	B;Mtn;	-150,000	B;Mtn;	-150,000
Design (Style)	DT2.5;Colonial	DT2;Contemp	0	DT2.5;Contemp	0	DT1.75;Cape	0
Quality of Construction	Q2	Q2		Q1	-900,400	Q2	
Actual Age	225	49	0	18	0	32	0
Condition	C3	C3		C2	-178,215	C3	
Above Grade Room Count (Total / Bdrms / Baths)	14 / 6 / 5.2	10 / 5 / 3.1	+12,500	13 / 5 / 4.2	+5,000	7 / 3 / 2.1	+17,500
Gross Living Area	8,353 sq.ft.	4,921 sq.ft.	+209,975	7,077 sq.ft.	-188,885	2,340 sq.ft.	+687,460
Basement & Finished	2746sf1593sfwo	1602sf1482sfwo	0	1754sf766sfin	0	1219sf0sfwu	0
Rooms Below Grade	1rr0br0.1ba3o	1rr0br1.0ba1o	+8,325	1rr0br0.0ba0o	+62,025		+119,475
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	HWBB/Rad/No	FWA/CAC	-10,000	HWBB/CAC	-10,000	HWBB/Ht pmp	-10,000
Energy Efficient Items	Generator	None	+10,000	Generator		Solar,generator	-15,000
Garage/Carport	3ga4dw	2gb6dw	+9,000	3ga3dw	0	3ga3dw	0
Porch/Patio/Deck	2lprch, l patio	2 decks, l patio	+7,000	2lprch,prh,dk,pt	-2,500	L Patio	+10,000
Fireplace/Woodstove	6 F/P	1 F/P	+15,000	3 F/P, wdstv	+7,500	4 F/P	+6,000
Misc.	OS garage	Pond	-2,500	OS htd garage	-1,500	Pond, 2 sheds	-3,500
Misc.	Outbldgs	Barn	+10,000	1161sf fin gar	-91,100	400sf offices	+15,000
Net Adjustment (Total)		☐ + ☒ -	$ -366,450	☐ + ☒ -	$ -2,368,525	☒ + ☐ -	$ 872,535
Adjusted Sale Price of Comparables		Net Adj. 12.9 % Gross Adj. 32.6 %	$ 2,483,550	Net Adj. 48.8 % Gross Adj. 64.0 %	$ 2,481,475	Net Adj. 54.5 % Gross Adj. 76.8 %	$ 2,472,535

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal

Data Source(s) Vermont Real Estate Sales/PrimeMLS

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Vermont Real Estate Sales/PrimeMLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	VT RE Sales/PrimeMLS	VT RE Sales/PrimeMLS	VT RE Sales/PrimeMLS	VT RE Sales/PrimeMLS
Effective Date of Data Source(s)	09/01/2025	09/01/2025	09/01/2025	09/01/2025

Analysis of prior sale or transfer history of the subject property and comparable sales: No prior sales or transfers noted.

Summary of Sales Comparison Approach: See Next Page.

Indicated Value by Sales Comparison Approach $ 2,475,000

Indicated Value by: Sales Comparison Approach $ 2,475,000 Cost Approach (if developed) $ Income Approach (if developed) $ 0

All 3 approaches to value were considered, but the Sales Comparison method was considered to be the best due to the difficulty in calculating the exact depreciation for the cost approach & since this type of property is seldom purchased for income purposes in the area.

3 approaches:
1. cost
2. income
3. Sales

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 2,475,000 as of 09/01/2025, which is the date of inspection and the effective date of this appraisal.

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Uniform Residential Appraisal Report

File # 0825-356

ADDITIONAL COMMENTS

See attached addenda.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The cost approach was not required for this appraisal

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE		=$
Source of cost data	DWELLING	Sq.Ft. @ $	=$
Quality rating from cost service / Effective date of cost data		Sq.Ft. @ $	=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=$
The cost approach is not included in this appraisal. The cost approach to value is not the primary approach to value for most real estate appraisal. Oftentimes, it neither supports nor denies the credibility of assignment results as the cost to build and the market value can be significantly different.	Garage/Carport	Sq.Ft. @ $	=$
	Total Estimate of Cost-New		=$
	Less Physical	Functional	External
	Depreciation		=$( )
	Depreciated Cost of Improvements		=$
	"As-is" Value of Site Improvements		=$
Estimated Remaining Economic Life (HUD and VA only) Years	INDICATED VALUE BY COST APPROACH		=$

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach was not considered to be valid since this type of property is not usually purchased for income purposes in this area.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases / Total number of units / Total number of units sold

Total number of units rented / Total number of units for sale / Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used In Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtySt	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
In	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

COST APPROACH

VS

SALES APPROACH

ATTACHED ARE EXAMPLES OF RECENT NORWICH PROPERTIES THAT SOLD ABOVE THE 2025 ASSESSMENTS THAT USED THE COST APPROACH

03-036 100
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	968,300/	968,300
USE VALUE:	968,300/	968,300
ASSESSED:	968,300/	968,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
504		CHAPEL HILL RD, NORWICH

OWNERSHIP

Unit #:

Owner 1:	STREETER JONATHAN S
Owner 2:	MCKINSTRY ELIZABETH J
Owner 3:	
Street 1:	504 CHAPEL HILL
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT Cntry
Own Occ:	
Postal:	05055
Type:	TOWN

PREVIOUS OWNER

Owner 1:	STREETER - JONATHAN S
Owner 2:	MCKINSTRY - ELIZABETH J
Street 1:	504 CHAPEL HILL
Twn/City:	NORWICH
St/Prov:	VT Cntry
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 23.1 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2012, having primarily CLAPBOARD Exterior and 2612 Square Feet, with 3 Units, 0 Bath, 3 3/4 Baths, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	21.100			110,000	110,000
11	2.000	486,795	400	147,500	634,695
42	0.000	218,705	4,900		223,605
Total Card	23.100	705,500	5,300	257,500	968,300
Total Parcel	23.100	705,500	5,300	257,500	968,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.71 | /Parcel: 370.71

Legal Description: 23.10 ACRES & DWL/APT

User Acct: 450-142-13270

GIS Ref:

GIS Ref:

Entered Lot Size
Total Land: 23.1
Land Unit Type: AC

Insp Date: 10/03/16

!47!

PREVIOUS ASSESSMENT

ParcelID 03-036-100

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	705,500	5300	23.1	257,500	968,300	968,300	Correct Dates	8/20/2025
2023	11	GL	465,800	3500	18.85	129,500	598,800	598,800	Year End	7/7/2023
2022	11	GL	465,800	3500	18.85	129,500	598,800	598,800	Year End Roll	7/8/2022
2022	11	AB	465,800	3500	18.85	129,500	598,800	598,800	NEMRC	6/1/2022
2021	11	GL	465,800	3500	18.85	129,500	598,800		Year End Roll	8/18/2021
2021	11	AB	465,800	3500	18.85	129,500	598,800	598,800	NEMRC	5/19/2021
2020	11	GL	465,800	0	18.85	129,500	595,300	595,300	Year End Roll	7/28/2020
2020	11	AB	465,800	0	18.85	129,500	595,300	595,300		6/3/2020

PRINT

Date	Time
10/02/25	13:40:20

LAST REV

Date	Time
05/15/25	08:53:15

krt

47

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STREETER,JONATH	244-646-47	2	5/24/2024	FAMILY SALE		No	No	4	
HEADRICK, DEBOR	187/303		7/2/2008		113,000	Yes	No		

SOLD 5/30/2025 $1,365,000

USER DEFINED

Prior Id # 1:	03-036.100
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	03-036
Prior Id # 2:	100
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
5/29/2020	14BAS20	SHED		C				
5/30/2014	24BAD14	INT REPA	25,000	C				FIN BMENT
9/7/2010	57	NEW DWLG	200,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/4/2025	FIELD REVIEW	KL	KL-KRT
10/26/2023	M+L	DR	DOUG-KRT
3/31/2021	STATUTORY	A	ASSR
12/2/2020	PERMIT VISIT	A	ASSR
5/6/2020	STATUTORY	A	ASSR
4/24/2019	STATUTORY	A	ASSR
4/24/2019	STATUTORY	A	ASSR
10/3/2016	C-MEAS+INSP	5	M KRAJESKI
4/20/2015	UC/NC CHECK	A	ASSR

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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.	1.00	RA	1.00								140,000	42	0				140,000	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.00	RA	1.00								7,500						7,500	
21	RESD 2 EXC		21.1		ACRES	EXCESS	1.0	0	7,500.	0.69	RA	1.00								109,951						110,000	18.85AC TO 23.10 D

Total AC/HA: 23.10000 | Total SF/SM: 1006236 | Parcel LUC: 11 RESD 2 | Prime NB Desc RESD AVG | Total: 257,451 | Spl Credit | Total: 257,500

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

Database: AssessPro - NorwichVT2025 Pamela 2025

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - TWO STORY
(Liv) Units:	3 Total: 3
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT SH
Color:	GREEN
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

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

COMMENTS

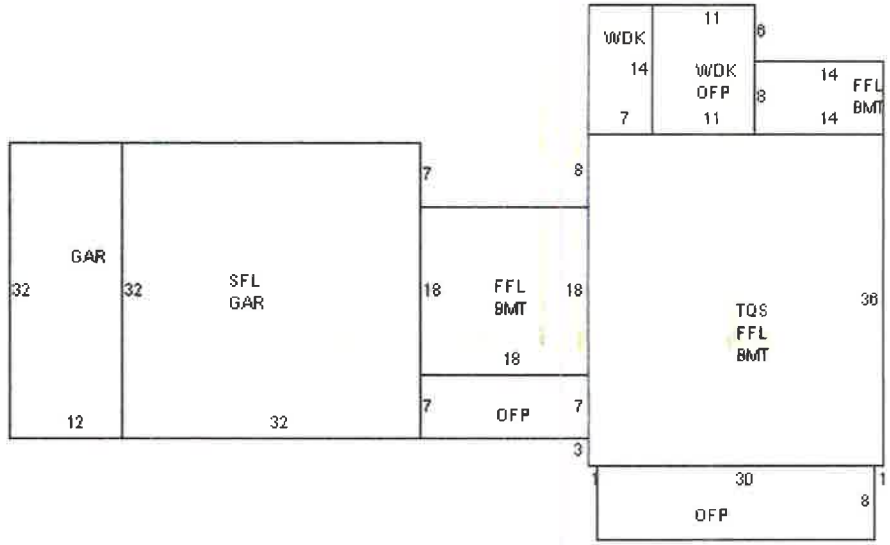
WIP - CH FOR BATHROOM IN FLA; EASEMENT; TQS STUDS ONLY - NO STAIRWAY/NO SUB FLOORING - ACCESS BY LADDER ONLY; APT/GAR NO INTERNAL ACCESS TO HOUSE; RADIENT BSMT ONLY; . 10/23 EA . AIRBNB IN BMT+APT OVER GAR . TQS REAMAINS UNFINI

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: 2		Baths:					HB 1		

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:	42	Alt %:	31
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
1	4	1	M
Totals			
2	7	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	16 - LAMINATE	40 %
Bsmnt Flr:	12 - CONCRETE	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	3 - ELECTRIC	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	6.5	%
Functional:	D - DESIGN	2.0	%
Economic:			%
Special:			%
Override:			%
Total:		8.37	%

CALC SUMMARY

Basic $ / SQ:	155.00
Size Adj.:	0.96120715
Const Adj.:	1.01433504
Adj $ / SQ:	151.123
Other Features:	99550
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769993
Depreciation:	64448
Depreciated Total:	705545

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.79
Special Features:	0	Val/Su Net:	102.69
Final Total:	705500	Val/Su SzAd	227.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,588	58.940	93,593
FFL	1ST FLOOR	1,588	151.120	239,983
GAR	GARAGE	1,408	32.730	46,080
SFL	2ND FLOOR	1,024	139.030	142,370
OFP	OPEN PORCH	520	30.220	15,717
TQS	3/4 STORY	490	55.610	27,228
WDK	WOOD DECK	252	19.990	5,038
Net Sketched Area:		6,870	Total:	570,009
Size Ad	3101.6000	Gross Area	7532	FinArea 2612

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	
TQS	50	UNF	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCELID 03-036-100

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	10X24	C+	AV	2020	21.35	T	5	42			4,900		4,900
40	LEAN-TO	D	Y	1	6X8	C	AV	2023	10.17	T	20	11			400		400

More: N	Total Yard Items:	5,300	Total Special Features:		Total: 5,300

20-025 000
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	1,588,200/	1,588,200
USE VALUE:	1,588,200/	1,588,200
ASSESSED:	1,588,200/	1,588,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PINE TREE RD, NORWICH

OWNERSHIP

Unit #:

Owner 1: STONIER JEREMY
Owner 2: MACCULLOUGH JENNIFER
Owner 3:
Street 1: 49 PINE TREE RD
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 2.51 ACRES of land mainly classified as RESD 1 with a COLONIAL Building built about 2010, having primarily CLAPBOARD Exterior and 3904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.510			4,600	4,600
10	2.000	1,404,200	2,400	177,000	1,583,600
Total Card	2.510	1,404,200	2,400	181,600	1,588,200
Total Parcel	2.510	1,404,200	2,400	181,600	1,588,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.81 | /Parcel: 406.81

Legal Description: 2.51 ACRES & DWL

User Acct: 450-142-12587

GIS Ref:

GIS Ref:

Entered Lot Size
Total Land: 2.51
Land Unit Type: AC

Insp Date: 12/13/12

!1302!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

ParcelID 20-025-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	1,404,200	2400	2.51	181,600	1,588,200	1,588,200	Correct Dates	8/20/2025
2023	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End	7/7/2023
2022	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End Roll	7/8/2022
2022	10	AB	681,000	1700	2.51	186,800	869,500	869,500	NEMRC	6/1/2022
2021	10	GL	681,000	1700	2.51	186,800	869,500		Year End Roll	8/18/2021
2021	10	AB	681,000	1700	2.51	186,800	869,500	869,500	NEMRC	5/19/2021
2020	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End Roll	7/28/2020
2020	10	AB	681,000	1700	2.51	186,800	869,500	869,500		6/3/2020

PRINT

Date	Time
10/02/25	13:36:26

LAST REV

Date	Time
03/25/25	12:58:11

krt

TAX DISTRICT

PAT ACCT. 1302

USER DEFINED

Prior Id # 1	20-025.000
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	20-025
Prior Id # 2	000
Prior Id # 3	
ASR Map	
Fact Dist	
Reval Dist	
Year	
LandReason	
BldReason	
CivilDistrict	
Ratio	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MSB PINE TREE P	188/594		11/5/2008		189,000	Yes	No		

SOLD 5/30/2025 $1,725,000

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	KL	KL-KRT
2/26/2024	MEASURE	EK	ED-KRT
11/30/2015	C-MEAS	6	R SILVESTRI
5/21/2013	HRG - CHG	1	NEMC
12/13/2012	INSPECT	5	M KRAJESKI
12/5/2012	MEAS/LEFT CD	5	M KRAJESKI

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.51		ACRES	EXCESS	1.0	0	7,500.	1.20	N3	1.20								4,590						4,600	

Total AC/HA: 2.51000 | Total SF/SM: 109336 | Parcel LUC: 10 RESD 1 | Prime NB Desc: NORWICH | Total: 181,590 | Spl Credit | Total: 181,600

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

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	2010 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 Wall:	%
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:	S
Heat Fuel:	10 - PROPANE
Heat Type:	4 - RADIANT HW
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	3.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.8 %

CALC SUMMARY

Basic $ / SQ:	185.00
Size Adj.:	0.93506217
Const Adj.:	1.06951082
Adj $ / SQ:	185.011
Other Features:	67500
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1459634
Depreciation:	55466
Depreciated Total:	1404168

COMMENTS

QUALITY BUILD; QUAL MATERIALS BATH & KIT; RADIANT FHW KIT & MASTER SFL/ REMAINDER IS FHW/BB; HST UNF AREA, NO HEAT HST; GAS COOKING; BACKUP GAS GENERATOR; GRAVEL DRIVEWAY . 2/24 EST REAR=FENCE.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 1				HB 1		

REMODELING

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

RES BREAKDOWN

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

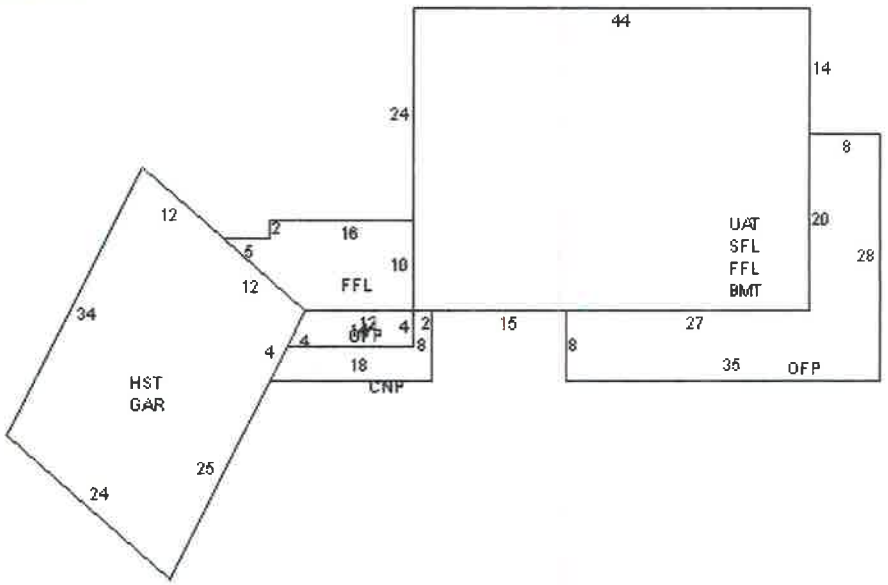
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	296.02
Special Features:	0	Val/Su Net:	174.61
Final Total:	1404200	Val/Su SzAd	379.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,660	185.010	307,118
BMT	BASEMENT	1,496	74.890	112,032
SFL	2ND FLOOR	1,496	170.210	254,634
UAT	UNF ATTIC	1,496	49.950	74,730
GAR	GARAGE	780	35.890	27,994
HST	HALF STORY	546	85.110	46,467
OFP	OPEN PORCH	492	37.000	18,205
CNP	CANOPY	76	47.250	3,591
	Net Sketched Area:	8,042	Total:	844,771

Size Ad 3702 | Gross Area 8276 | FinArea 3904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	82 G		
HST	100	UNF	100 A		
UAT	100	FAA	50 A		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCELID 20-025-000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
19	PATIO	D	Y	1	16X16	C	AV	2012	10.76	T	13	10			2,400		2,400

More: N | Total Yard Items: 2,400 | Total Special Features: | Total: 2,400

11-153 000
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	1,018,900/	1,018,900
USE VALUE:	1,018,900/	1,018,900
ASSESSED:	1,018,900/	1,018,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		UPPER PASTURE RD, NORWICH

OWNERSHIP

Unit #:

Owner 1:	HINCK TRACY L
Owner 2:	HINCK KENNETH R
Owner 3:	
Street 1:	215 DENSMORE HILL RD
Street 2:	
Twn/City:	WINDSORT
St/Prov:	VT Cntry: Own Occ:
Postal:	05089 Type: TOWN

PREVIOUS OWNER

Owner 1:	MOORE - JASON
Owner 2:	MOORE - JENNIFER
Street 1:	PO BOX 530
Twn/City:	WAYNE
St/Prov:	PA Cntry
Postal:	19087

NARRATIVE DESCRIPTION

This parcel contains 12.3 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 1981, having primarily CLAPBOARD Exterior and 2806 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	10.300			73,600	73,600
11	2.000	700,400	700	244,200	945,300
Total Card	12.300	700,400	700	317,800	1,018,900
Total Parcel	12.300	700,400	700	317,800	1,018,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.11 | /Parcel: 363.11

Legal Description: 12.3 ACRES & DWL

User Acct: 450-142-13103

GIS Ref:

GIS Ref:

Insp Date: 05/13/16

Entered Lot Size: Total Land: 12.3; Land Unit Type: AC

!885!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

ParcelID 11-153-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	700,400	700	12.3	317,800	1,018,900	1,018,900	Correct Dates	8/20/2025
2023	11	GL	490,800	700	12.3	167,100	658,600	658,600	Year End	7/7/2023
2022	11	GL	490,800	700	12.3	167,100	658,600	658,600	Year End Roll	7/8/2022
2022	11	AB	490,800	700	12.3	167,100	658,600	658,600	NEMRC	6/1/2022
2021	11	GL	490,800	700	12.3	167,100	658,600		Year End Roll	8/18/2021
2021	11	AB	490,800	700	12.3	167,100	658,600	658,600	NEMRC	5/19/2021
2020	11	GL	490,800	700	12.3	167,100	658,600	658,600	Year End Roll	7/28/2020
2020	11	AB	490,800	700	12.3	167,100	658,600	658,600		6/3/2020

PRINT

Date	Time
10/02/25	13:54:42

LAST REV

Date	Time
08/08/25	18:32:07

Pamela

885

USER DEFINED

Prior Id # 1:	11-153.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	11-153
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
MOORE,JASON	220-730	2	12/14/2015		642,000	No	No		
MARY E TAYLOR T	198/139		9/22/2010		780,000	No	No		

SOLD 7/15/2025 $1,375,000

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2025	FIELD REVIEW	PB	PAUL-KRT
12/15/2023	MEASURE	DR	DOUG-KRT
5/13/2016	HRG - CHG	1	NEMC
5/13/2016	C-MEAS+INSP	6	R SILVESTRI
11/20/2014	C-MEAS	2	W KRAJESKI
4/6/2012	MEAS/LEFT CD	3	R FAVOR

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:		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	Neigh M/od	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.	1.68	N3	1.20	VW2							235,200						235,200	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
21	RESD 2 EXC		10.3		ACRES	EXCESS	1.0	0	7,500.	0.95	N3	1.20								73,620						73,600	

Total AC/HA: 12.30000 | Total SF/SM: 535788 | Parcel LUC: 11 RESD 2 | Prime NB Desc NORWICH | Total: 317,820 | Spl Credit | Total: 317,800

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

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - TWO STORY
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	6 - WOODSHINGL
Color:	NATURAL
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1981 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:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	6 - CERAMIC T 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
% Com Wal	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11 %

CALC SUMMARY

Basic $ / SQ:	155.00
Size Adj.:	0.97818959
Const Adj.:	1.05059993
Adj $ / SQ:	159.291
Other Features:	45526
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784882
Depreciation:	86337
Depreciated Total:	698545

COMMENTS

NO RENOV/REMOD; AREA OVER GAR IS UNF; W/O BMT; 12/23 EG; A/C=MINISPLIT; EST=REAR=FENCE . 3/25 EST ALL DATA=NO TRESPASS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12	BRs: 4	Baths: 1	HB								

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	M
Totals			
1	12	4	

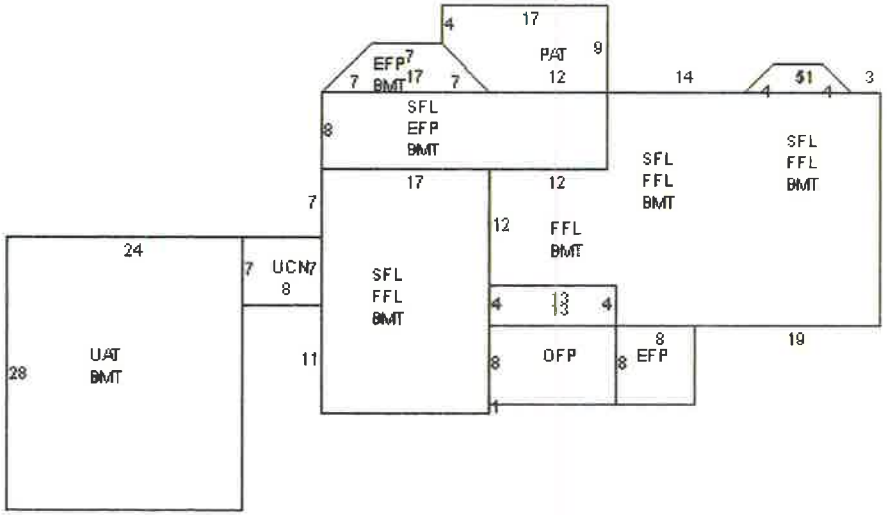
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	199.11
Special Features:	1900	Val/Su Net:	109.23
Final Total:	700400	Val/Su SzAd	249.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,277	42.930	97,749
SFL	2ND FLOOR	1,493	146.550	218,796
FFL	1ST FLOOR	1,313	159.290	209,149
UAT	UNF ATTIC	672	31.860	21,409
EFP	ENCL PORCH	356	79.650	28,354
PAT	PATIO	141	12.190	1,719
OFP	OPEN PORCH	104	31.860	3,313
UCN	CANOPY OH	56	33.750	1,890
	Net Sketched Area:	6,412	Total:	582,379
Size Ad	2806	Gross Area	6412	FinArea 2806

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20 A		
BMT	100	RRM	10 F		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCELID 11-153-000

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
95	SAUNA	D	S	1	1	C	AV	1981	3,125.00	T	40	11			1,900			1,900
41	IMP SHD	D	Y	1	12X6	C	AV	1981	24.00	T	60	11			700			700

More: N | Total Yard Items: 700 | Total Special Featues: 1,900 | Total: 2,600

20-013 000
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	1,042,000/	1,042,000
USE VALUE:	1,042,000/	1,042,000
ASSESSED:	1,042,000/	1,042,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
328		ELM ST, NORWICH

OWNERSHIP

Unit #:

Owner 1:	REEVES DAVID AND SARAH TRUST
Owner 2:	
Owner 3:	
Street 1:	PO BOX 887
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT Cntry: Own Occ:
Postal:	05055-0887 Type: TOWN

PREVIOUS OWNER

Owner 1:	REEVES - DAVID C.
Owner 2:	REEVES - SARAH J.
Street 1:	PO BOX 887
Twn/City:	NORWICH
St/Prov:	VT Cntry:
Postal:	05055-0887

NARRATIVE DESCRIPTION

This parcel contains 12. ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 1948, having primarily WOOD Exterior and 3066 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	10.000			72,000	72,000
11	2.000	523,100	17,900	429,000	970,000
Total Card	12.000	523,100	17,900	501,000	1,042,000
Total Parcel	12.000	523,100	17,900	501,000	1,042,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.86 | /Parcel: 339.86

Legal Description: 12 ACRES & DWL

User Acct: 450-142-11969

GIS Ref:

GIS Ref:

Insp Date: 12/08/15

Entered Lot Size
Total Land: 12
Land Unit Type: AC

!1289!

PREVIOUS ASSESSMENT

ParcelID 20-013-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	523,100	17900	12.	501,000	1,042,000	1,042,000	Correct Dates	8/20/2025
2023	11	GL	386,600	13400	12.	278,000	678,000	678,000	Year End	7/7/2023
2022	11	GL	386,600	13400	12.	278,000	678,000	678,000	Year End Roll	7/8/2022
2022	11	AB	386,600	13400	12.	278,000	678,000	678,000	NEMRC	6/1/2022
2021	11	GL	386,600	13400	12.	278,000	678,000		Year End Roll	8/18/2021
2021	11	AB	386,600	13400	12.	278,000	678,000	678,000	NEMRC	5/19/2021
2020	11	GL	386,600	13400	12.	278,000	678,000	678,000	Year End Roll	7/28/2020
2020	11	AB	386,600	13400	12.	278,000	678,000	678,000		6/3/2020

PRINT

Date	Time
10/02/25	13:28:20

LAST REV

Date	Time
05/05/25	16:07:56

krt

PAT ACCT. 1289

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REEVES,DAVID C.	242-264	2	1/25/2023	ADMIN TRANS		No	No		

SOLD 8/15/2025 $1,150,000

USER DEFINED

Prior Id # 1:	20-013.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	20-013
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BidReason:	
CivilDistrict:	
Ratio:	

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	KL	KL-KRT
5/14/2024	CB	EK	ED-KRT
2/26/2024	NT	EK	ED-KRT
12/8/2015	C-MEAS+INSP	6	R SILVESTRI
1/15/2013	MEAS+INSPCTD	5	M KRAJESKI

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:		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PricingUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	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.	3.00	N3	1.20	VW4							420,000						420,000	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
21	RESD 2 EXC		10		ACRES	EXCESS	1.0	0	7,500.	0.96	N3	1.20								72,000						72,000	

Total AC/HA:	12.00000	Total SF/SM:	522720	Parcel LUC:	11	RESD 2	Prime NB Desc	NORWICH	Total: 501,000
Spl Credit		Total:	501,000						

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- TWO STORY
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	7	- CONC BLK
Prime Wall:	26	- WOOD
Sec Wall:	6	- STUCCO 50 %
Roof Struct:	4	- FLAT
Roof Cover:	11	- MEMBRANE
Color:	BEIGE	
View / Deslr:		

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1948	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 Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	25 %
Bsmnt Flr:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	4	- RADIANT HW	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVG/GD
A Kits:		Rating:	
Frpl:	1	Rating:	GOOD
W/SFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG	- Avg-Good	26. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	26.2 %

CALC SUMMARY

Basic $ / SQ:	155.00
Size Adj.:	0.96307892
Const Adj.:	1.02219534
Adj $ / SQ:	152.591
Other Features:	57750
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708822
Depreciation:	185711
Depreciated Total:	523111

COMMENTS

WELL MAINT; SMALL BMT AREA; CONC BLK FRAME; GOOD VIEW; CABIN HAS SINK, ELEC HEAT . 2/24 EST ALL DATA=NO TRESPASS . 5/24 CALLBACK . XFIX=SINK . 3 10-PANEL SOLAR ARRAYS.

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

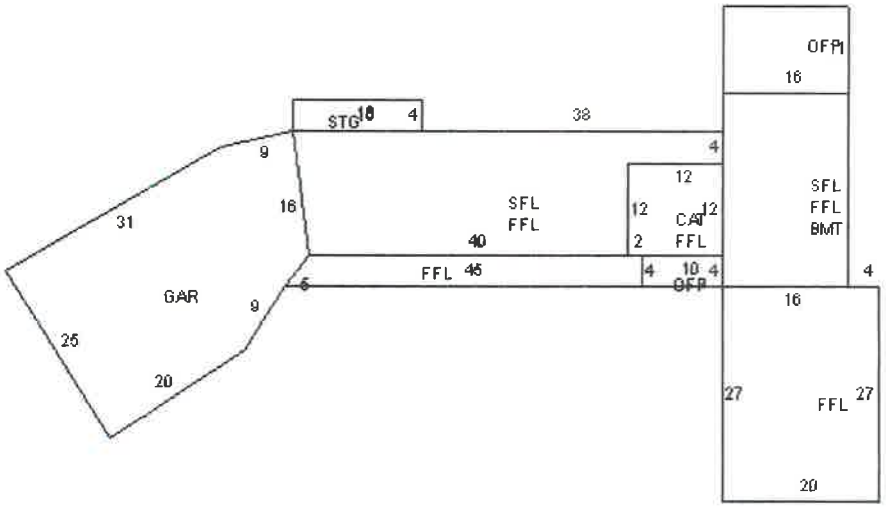
REMODELING

Exterior:	
Interior:	1984
Additions:	
Kitchen:	1984
Baths:	
Plumbing:	
Electric:	
Heating:	2015
General:	1984

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,962	52.590	299,383
SFL	2ND FLOOR	1,104	40.380	154,983
GAR	GARAGE	819	35.550	29,117
BMT	BASEMENT	320	38.150	12,207
OFP	OPEN PORCH	216	30.520	6,592
CAT	CATH CEILING	144	38.150	5,493
STG	STORAGE	64	23.950	1,533
	Net Sketched Area:	4,629	Total:	509,308
Size Ad	3066	Gross Area	4709	FinArea 3066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	80				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.74
Special Features:	0	Val/Su Net:	113.00
Final Total:	523100	Val/Su SzAd	170.61

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

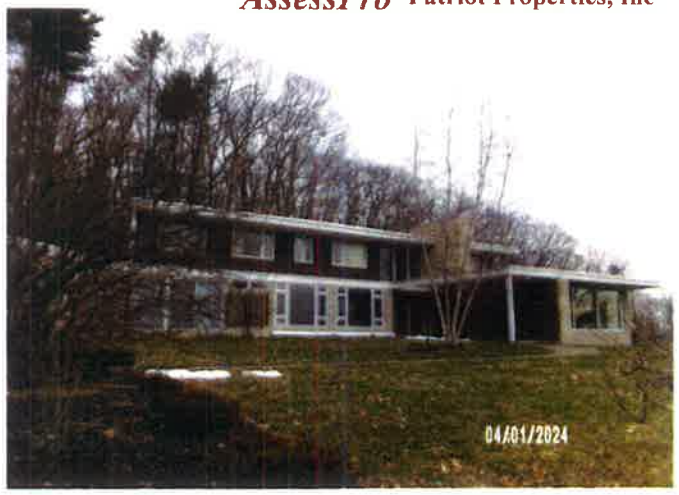
PARCELID 20-013-000

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
17	CABIN	D	Y	1	12X18	B	GD	1948	109.17	T	24	11			17,900			17,900
SOL	SOLAR	D	Y	1	30	C	GD	2024		T	0	11						

More: N | Total Yard Items: 17,900 | Total Special Featues: | Total: 17,900

IMAGE

AssessPro Patriot Properties, Inc



20-030 000
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	933,600/	933,600
USE VALUE:	933,600/	933,600
ASSESSED:	933,600/	933,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		HOPSON RD, NORWICH

OWNERSHIP

Unit #:

Owner 1:	HANAWAY PETER G
Owner 2:	HANAWAY ANNIE C
Owner 3:	
Street 1:	112 HOPSON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT Cntry: Own Occ:
Postal:	05055 Type: TOWN

PREVIOUS OWNER

Owner 1:	GOLEC - MATTHEW N
Owner 2:	DAVIES - LOUISE
Street 1:	112 HOPSON RD
Twn/City:	NORWICH
St/Prov:	VT Cntry
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as RESD 1 with a CONTEMPORARY Building built about 1957, having primarily WOOD Exterior and 1423 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.100	727,500	3,700	202,400	933,600
Total Card	1.100	727,500	3,700	202,400	933,600
Total Parcel	1.100	727,500	3,700	202,400	933,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 656.08 | /Parcel: 656.08

Legal Description: 1.10 ACRES & DWL

Entered Lot Size — Total Land: 1.1 — Land Unit Type: AC

User Acct: 450-142-12057
GIS Ref:
GIS Ref:
Insp Date: 02/01/13

!1307!

PREVIOUS ASSESSMENT

ParcelID 20-030-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	727,500	3700	1.1	202,400	933,600	933,600	Correct Dates	8/20/2025
2023	10	GL	378,300	0	1.1	192,400	570,700	570,700	Year End	7/7/2023
2022	10	GL	378,300	0	1.1	192,400	570,700	570,700	Year End Roll	7/8/2022
2022	10	AB	378,300	0	1.1	192,400	570,700	570,700	NEMRC	6/1/2022
2021	10	GL	378,300	0	1.1	192,400	570,700	570,700		4/8/2022
2021	10	AB	378,300	0	1.1	192,400	570,700	570,700	NEMRC	5/19/2021
2020	10	GL	378,300	0	1.1	192,400	570,700	570,700	Year End Roll	7/28/2020
2020	10	AB	378,300	0	1.1	192,400	570,700	570,700		6/3/2020

PRINT

Date	Time
10/02/25	13:57:26

LAST REV

Date	Time
03/25/25	14:08:19

krt

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLEC,MATTHEW N	243-127	2	6/30/2023	VALID SALE	975,000	No	No		
GOLEC ET AL	210-681		3/27/2013	OTHER		No	No		MERGED PORTION OF LOTS
	173/72		7/7/2005		499,000	No	No		

SOLD 9/15/2025 $1,080,000

USER DEFINED

Prior Id # 1:	20-030.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	20-030
Prior Id # 2:	000
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
6/10/2013	20BAD13	ADDITION	100,000	C				ADD CPT W/MBR

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	FIELD REVIEW	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
5/1/2024	FR	A	ASSR
2/21/2024	INFO AT DOOR	EK	ED-KRT
7/3/2019	DATA ENTER	A	ASSR
3/27/2014	PERMIT VISIT	5	M KRAJESKI
2/1/2013	INSPECT	1	NEMC
1/3/2013	MEAS/LEFT CD	3	R FAVOR
12/7/2005	C-MEAS+INSP	6	R SILVESTRI

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	VR1	VILL RESD	100	water		
o				Sewer		
n				Electri	4	FD-FULL
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
t	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh influ	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.	1.44	N3	1.20	VW1							201,500						201,500	
10	RESD 1		0.1		EXCESS SI	SITE	1.0	0	7,500.	1.20	N3	1.20								900						900	

Total AC/HA: 1.10000 | Total SF/SM: 47916 | Parcel LUC: 10 RESD 1 | Prime NB Desc NORWICH | Total: 202,400 | Spl Credit | Total: 202,400

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

Database: AssessPro - NorwichVT2025 Pamela 2025

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - ONE STY
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1957 Eff Yr Blt: 1967
Alt LUC:	Alt %:
Jurisdict:	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:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	5.8 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		5.8 %

CALC SUMMARY

Basic $ / SQ:	155.00
Size Adj.:	1.15137029
Const Adj.:	1.00950289
Adj $ / SQ:	180.158
Other Features:	89000
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772316
Depreciation:	44794
Depreciated Total:	727522

COMMENTS

NEW MASTER BED ADD; WELL MAINT . 2013 ADD/RENO.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6	BRs: 3	Baths: 1	HB								

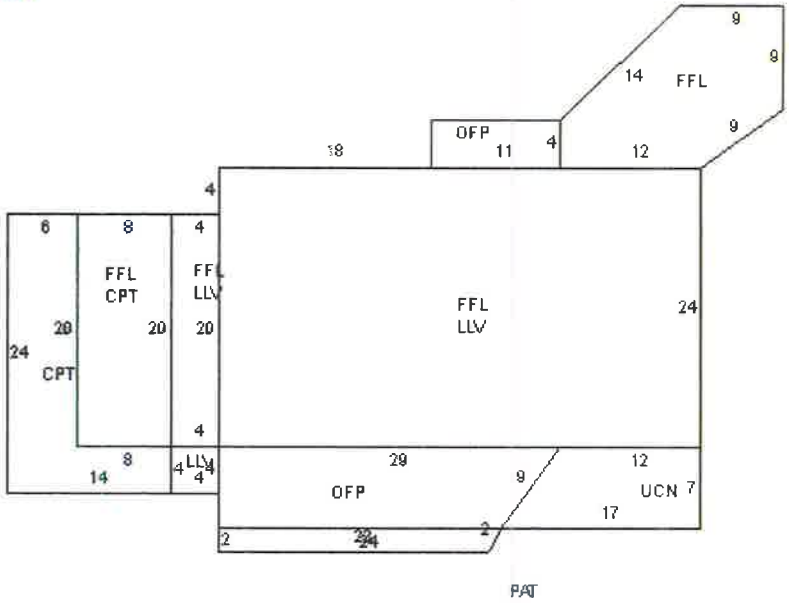
REMODELING

Exterior:	
Interior:	
Additions:	2013
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	288.25
Special Features:	0	Val/Su Net:	226.07
Final Total:	727500	Val/Su SzAd	511.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,423	180.160	256,365
LLV	LOWR LEVEL	1,080	109.640	118,406
CPT	CARPORT	336	18.900	6,350
OFP	OPEN PORCH	230	36.030	8,287
UCN	CANOPY OH	102	33.750	3,443
PAT	PATIO	47	18.000	846

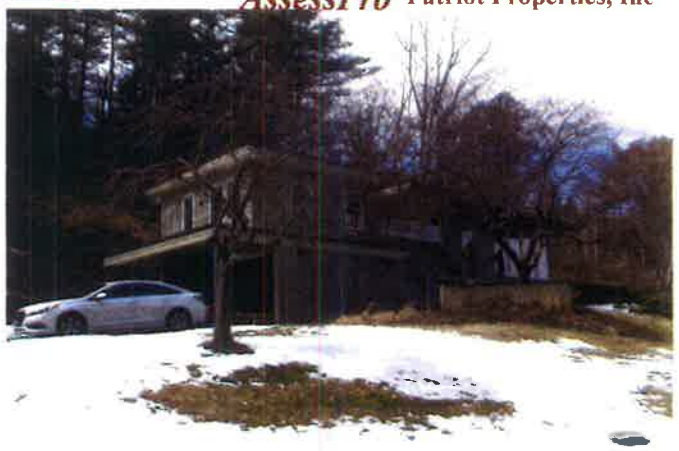
Net Sketched Area:	3,218			Total:	393,696
Size Ad	1423	Gross Area	3213	FinArea	1423

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCELID 20-030-000

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
2	SHED/FR	D	Y	1	7X10	C	GD	2024	22.14	T	0.6	10			1,500			1,500
08	OFP	D	Y	1	3X10	C	GD	2024	33.00	T	0.6	10			1,000			1,000
22	WOOD DK	D	Y	1	4X10	C	GD	2024	30.00	T	0.6	10			1,200			1,200

More: N	Total Yard Items:	3,700	Total Special Featues:	Total:	3,700

05-114 110
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	2,327,700/	2,327,700
USE VALUE:	2,327,700/	2,327,700
ASSESSED:	2,327,700/	2,327,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
358		KERWIN HILL RD, NORWICH

OWNERSHIP

Unit #:

Owner 1:	SCIBETTA COLLEEN QUINN
Owner 2:	
Owner 3:	
Street 1:	358 KERWIN HILL RD
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 96.2 ACRES of land mainly classified as RESD 2 with a CAPE Building built about 2004, having primarily CLAPBOARD Exterior and 3986 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	94.200			438,900	438,900
11	2.000	1,664,700	17,100	207,000	1,888,800
Total Card	96.200	1,664,700	17,100	645,900	2,327,700
Total Parcel	96.200	1,664,700	17,100	645,900	2,327,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 583.97 | /Parcel: 583.97

Legal Description: 96.2 ACRES & DWL

User Acct: 450-142-12126

GIS Ref:

GIS Ref:

Entered Lot Size
Total Land: 96.2
Land Unit Type: AC

Insp Date: 06/19/14

!284!

PREVIOUS ASSESSMENT

ParcelID 05-114-110

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,664,700	17100	96.2	645,900	2,327,700	2,327,700	Correct Dates	8/20/2025
2023	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End	7/7/2023
2022	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End Roll	7/8/2022
2022	11	AB	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	NEMRC	6/1/2022
2021	11	GL	1,004,300	12400	96.2	426,500	1,443,200		Year End Roll	8/18/2021
2021	11	AB	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	NEMRC	5/19/2021
2020	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End Roll	7/28/2020
2020	11	AB	1,004,300	12400	96.2	426,500	1,443,200	1,443,200		6/3/2020

PRINT

Date	Time
10/02/25	13:58:02

LAST REV

Date	Time
05/15/25	10:12:41

krt

PAT ACCT. 284

USER DEFINED

Prior Id # 1:	05-114.110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	05-114
Prior Id # 2:	110
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCIBETTA COLLEE	197/368		7/29/2010	FAMILY SALE		No	No		

SOLD 9/19/2025 $3,000,000

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
1/5/2024	M+L	DR	DOUG-KRT
4/23/2018	MEAS/LEFT CD	1	NEMC
6/19/2014	C-MEAS+INSP	5	M KRAJESKI
7/17/2012	INSPECT	4	T DEDRICK
8/12/2011	MEAS/LEFT CD	4	T DEDRICK

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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.	1.43	RA	1.00	VW3	EASEME	-5					199,500						199,500	
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		94.2		ACRES	EXCESS	1.0	0	7,500.	0.62	RA	1.00								438,899						438,900	

Total AC/HA: 96.20000 | Total SF/SM: 4190472 | Parcel LUC: 11 RESD 2 | Prime NB Desc RESD AVG | Total: 645,899 | Spl Credit | Total: 645,900

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

Database: AssessPro - NorwichVT2025 Pamela 2025

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1T - ONE/3 QTRS		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	6 - WOODSHINGL		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	2004	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 Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:		%	
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:	1	Rating:	AVG/GD
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:	1	Rating:	AVG/GD
OthrFix:	5	Rating:	AVG/GD

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	5	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.5	%

CALC SUMMARY

Basic $ / SQ:	185.00
Size Adj.:	0.92543906
Const Adj.:	1.05059993
Adj $ / SQ:	179.869
Other Features:	143373
Grade Factor:	1.95
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1860007
Depreciation:	195301
Depreciated Total:	1664706

COMMENTS

RADIENT HEAT; AC IN TQS ONLY; VG KITCHEN . 1/24 EA IA . LONG DRIVE . ROW.

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: 2	HB 1

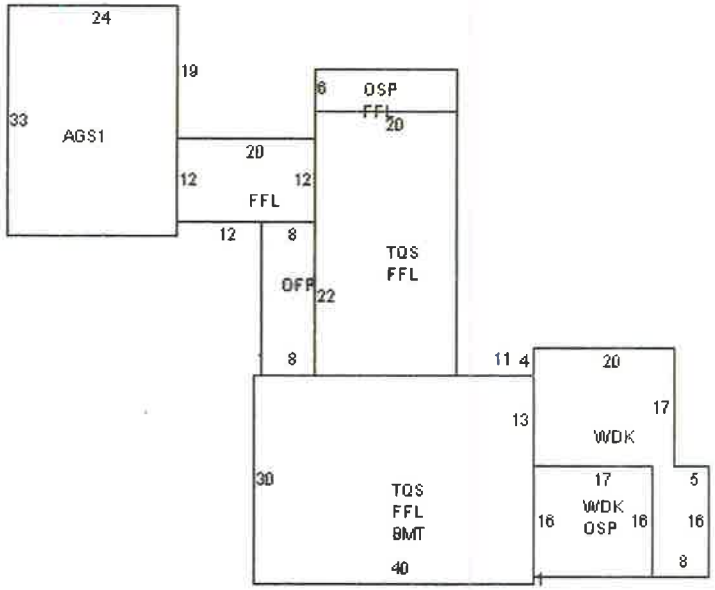
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	350.75
Special Features:	0	Val/Su Net:	228.48
Final Total:	1664700	Val/Su SzAd	417.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,320	179.870	417,297
TQS	3/4 STORY	1,666	165.480	275,689
BMT	BASEMENT	1,200	67.040	80,442
WDK	WOOD DECK	740	17.690	13,090
OSP	SCRN PORCH	392	44.970	17,627
OFP	OPEN PORCH	176	35.970	6,331
AGS1	SFYI			
	Net Sketched Area:	7,286	Total:	
Size Ad	3986	Gross Area	7580	FinArea 3986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	G	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

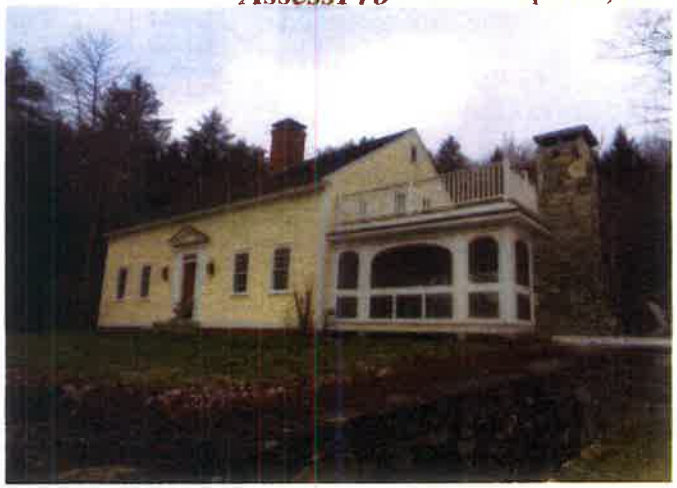
SPEC FEATURES/YARD ITEMS

PARCELID 05-114-110

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
4	GARAGE/L	M	Y	1	24X33	D	AV	2004	20.13	T	21	11			12,600			12,600
19	PATIO	D	Y	1	23X20	C	AV	2023	9.98	T	2	11			4,500			4,500

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	17,100	Total Special Featues:		Total: 17,100

SECTION 3

DATA ERRORS

11-068 000
MAP-LOT SUB

1 of 1 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	3,036,600/	3,036,600
USE VALUE:	3,036,600/	3,036,600
ASSESSED:	3,036,600/	3,036,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
694		GOODRICH FOUR CORNERS RD, NO

OWNERSHIP

Unit #:

Owner 1: VICTOR P LLC
Owner 2:
Owner 3:
Street 1: 694 GOODRICH FOUR CORNERS RD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: CORPOR

PREVIOUS OWNER

Owner 1: HULLEBERG - THOMAS
Owner 2: GRAHAM - KRISTIN R
Street 1: 694 GOODRICH FOUR CORNERS RD
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 71.5 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 1800, having primarily CLAPBOARD Exterior and 6752 Square Feet, with 1 Unit, 4 Baths, 1 3/4 Bath, 3 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	69.500			479,400	479,400
11	2.000	2,285,600	25,900	245,700	2,557,200
Total Card	71.500	2,285,600	25,900	725,100	3,036,600
Total Parcel	71.500	2,285,600	25,900	725,100	3,036,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.73 | /Parcel: 449.73

Legal Description: 71.5 A & DWL

User Acct: 450-142-12012
GIS Ref:
GIS Ref:
Insp Date: 04/18/13

Entered Lot Size
Total Land: 71.5
Land Unit Type: AC

Patriot Properties Inc.

PREVIOUS ASSESSMENT

ParcelID 11-068-000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	2,285,600	25900	71.5	725,100	3,036,600	3,036,600	Correct Dates	8/20/2025
2023	11	GL	1,355,500	14700	71.5	300,500	1,670,700	1,670,700	Year End	7/7/2023
2022	11	GL	1,355,500	14700	71.5	300,500	1,670,700	1,670,700	Year End Roll	7/8/2022
2022	11	AB	1,355,500	14700	71.5	300,500	1,670,700	1,670,700	NEMRC	6/1/2022
2021	11	GL	1,355,500	14700	71.5	300,500	1,670,700		Year End Roll	8/18/2021
2021	11	AB	1,355,500	14700	71.5	300,500	1,670,700	1,670,700	NEMRC	5/19/2021
2020	11	GL	1,812,600	39800	83.54	440,100	2,292,500	2,292,500	Year End Roll	7/28/2020
2020	11	AB	1,812,600	39800	83.54	440,100	2,292,500	2,292,500		6/3/2020

!799!

PRINT

Date	Time
09/18/25	14:51:58

LAST REV

Date	Time
07/30/25	14:50:06

cheryl
799

USER DEFINED

Prior Id # 1:	11-068.000
Prior Id # 2:	11-068-100
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	11-068
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
HULLEBERG,THOMA	233-522	2	6/10/2020	VALID SALE	1,850,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2025	FIELD REVIEW	KL	KL-KRT
12/15/2023	M+L	DR	DOUG-KRT
9/16/2020	DATA ENTER	A	ASSR
11/17/2014	C-MEAS	5	M KRAJESKI
4/18/2013	MEAS+INSPCTD	2	W KRAJESKI

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:		

Sign: VERIFICATION OF VISIT NOT CALC ___/___/___

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 Influ	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.	1.68	RG	1.40	VW1							235,200						235,200	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.40	RG	1.40								10,500						10,500	
60	CURRENT U:		9		ACRES	EXCESS	1.0	0	7,500.	1.15	RG	1.40								77,700						77,700	
60	CURRENT U:		60.1		ACRES	EXCESS	1.0	0	7,500.	0.89	RG	1.40								399,631						399,600	
60	CURRENT U:		0.4		ACRES	EXCESS	1.0	0	7,500.	0.70	RG	1.40		TOPO	-50					2,100						2,100	

Total AC/HA: 71.50000 | Total SF/SM: 3114540 | Parcel LUC: 11 RESD 2 | Prime NB Desc RURAL GOOD | Total: 725,131 | Spl Credit | Total: 725,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - NorwichVT2025 Pamela 2025

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1800 Eff Yr Blt: 2005
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	4 - SOLID WOO 25 %
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	4 - RADIANT HW
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	6	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG - Avg-Good	7 5 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7 5 %

CALC SUMMARY

Basic $ / SQ:	185.00
Size Adj.:	0.89999998
Const Adj.:	1.05585301
Adj $ / SQ:	175.800
Other Features:	120500
Grade Factor:	1.95
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2470940
Depreciation:	185321
Depreciated Total:	2285620

COMMENTS

30X40 SECTION IS 1800 HOME - MOVED TO SITE IN 2003; EXC INTERIOR RENOV; EXC PERIOD WORK; WIDE PINE FLOORS AND PART WALLS; 12/23 EVG+IE; LIKE NEW . LONG DIRT DRIVE.

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: 14	BRs: 5	Baths: 4	HB 3								

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	5	M
Totals			
1	14	5	

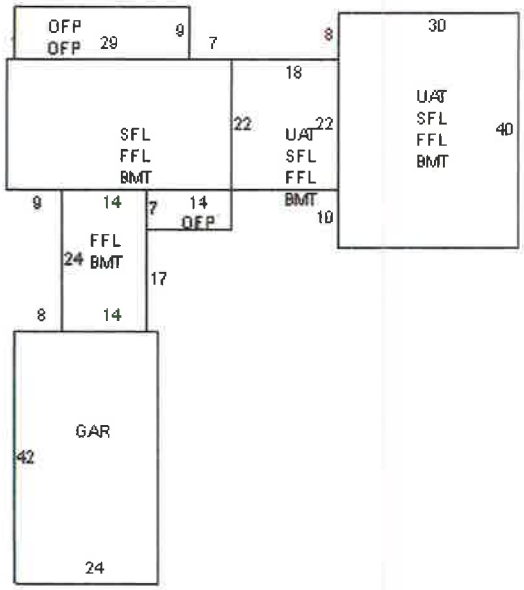
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	342.81
Special Features:	0	Val/Su Net:	205.43
Final Total:	2285600	Val/Su SzAd	443.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,746	51.510	141,444
FFL	1ST FLOOR	2,746	175.800	482,746
SFL	2ND FLOOR	2,410	161.740	389,783
UAT	UNF ATTIC	1,596	47.820	76,317
GAR	GARAGE	1,008	34.290	34,560
OFP	OPEN PORCH	620	35.160	21,799

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	FA	
UAT	100	FAA	100	F	

Net Sketched Area: 11,126 | Total: 1,146,649

Size Ad 5156 | Gross Area 11123 | FinArea 6752

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCELID

11-068-000

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
31	BARN	D	Y	1	20X30	C	AV	2003	32.50	T	38.5	11			12,000			12,000
40	LEAN-TO	D	Y	1	8X10	C	AV	2023	0.00	M	20	11						
35	POLE BRN	D	Y	1	30X66	C	AV	2023	8.76	T	20	11			13,900			13,900
GEN	GENERATOR	D	Y	1	1	C	AV	2023		T	0	11						

More: N | Total Yard Items: 25,900 | Total Special Featues: | Total: 25,900

Back to search Zillow Save Share More

See all 31 photos

agrees w/ PRC currently 8

6 beds **7** baths **6,356** sqft

694 Goodrich Four Corners Rd, Norwich, VT 05055

Est. refi payment: $15,363/mo **Refinance your loan**

SingleFamily

Built in ----

71.5 Acres Lot

$411/sqft

$6,358 Estimated rent

LISTING DATED: JANUARY 2020

Estimated sales range

List with your own agent
Get your home in front of millions of buyers by listing it on Zillow.

Learn how to do it

Sell it yourself
Take full control of how buyers see your home on Zillow by listing For Sale by Owner (FSBO).

List your home

What's special

A new house with an old soul: Frog Holler c1800 farmhouse was moved from Enfield, N.H., renovated and expanded. The location is near Hanover and Norwich village, but totally private: 71.5 acres on a hilltop with great views, surrounded by woods and fields at the end of a long driveway. The house is a surprise: a great mix of period patina, 21st century practicality, and whimsy.Its heart is a large country kitchen and family area opening on to a stone terrace with gardens to the south, and a living room with huge fireplace to the west. A private guest suite, elegant dining room, office and awesome mudroom round out the first floor. Above are four bedrooms including the capacious master suite. Two more whimsical bedrooms are in the attic. It's not obvious from the outside or the inside that there is ample finished space on the lower level: the indestructible, rubber-floored soccer/ping-pong room, gym, workshop, media room and storage area. Attached to the house is a 3-bay garage with more storage space.Surrounding the house are beautiful but unfussy perennial gardens (designed for maximum impact and minimal maintenance), a wildflower meadow, apple, birch, oak and maple trees, and lovely views. The 2+/- miles of trails on the property were designed by John Morton.

This property is off market, which means it's not currently listed for sale or rent on Zillow. This may be different from what's available on other websites or public sources.

Hide

Facts & features

Appraisal Report

Uniform Residential Appraisal Report

File # 0825-356

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address: 694 Goodrich Four Cor | City: Norwich | State: VT | Zip Code: 05055

Borrower: Sunny Payson | Owner of Public Record: Victor P LLC | County: Windsor

Legal Description: 71.5 AC & DWL

Assessor's Parcel #: 11-068.000 | Tax Year: 2024 | R.E. Taxes $: 91,499

Neighborhood Name: Town of Norwich | Map Reference: 30150 | Census Tract: 9650.00

Occupant: [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $: 0 | [ ] PUD | HOA $: 0 [ ] per year [ ] per month

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type: [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe): Market value for tax grievance

Lender/Client: Sunny Payson | Address: 694 Goodrich Four Corners Rd, Norwich, VT 05055

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s): PrimeMLS

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed:

Contract Price $: | Date of Contract: | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s):

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[ ] Suburban	[X] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	70 %
Built-Up	[ ] Over 75%	[ ] 25-75%	[X] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	3 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	275	Low	0	Multi-Family	%
								2,900	High	250	Commercial	2 %
								900	Pred.	40	Other	25 %

Neighborhood Boundaries: Bounded North by town of Thetford, West by town of Sharon, South by town of Hartford, East by CT River/State of NH.

Neighborhood Description: Norwich borders the town of Hanover, NH, the location of Dartmouth College and the town has many close ties to the college & many residents are employed there. Norwich has higher property values than any of the surrounding towns in VT due to this. Homes in the area are a mixture of ages & styles with no true predominant age, style, or price. "Other" land in the Present Land Use % breakdown is Vacant/Public land.

Market Conditions (including support for the above conclusions): Mortgage rates have gone up & caused a stabilized market some have labeled as "frozen" due to most market participants in 2-3% mortgages unwilling to sell as they will then be buying into higher rates. There is still a slight shortage of inventory, but due to higher rates the market has remained relatively price stable. Marketing times are still under 30-45 days typically.

SITE

Dimensions: See attached tax map | Area: 71.5 ac | Shape: Near Rectangular | View: N;Woods;

VW1 by KRT-obstruc

Specific Zoning Classification: RR | Zoning Description: Rural residential, 2 ac min

Zoning Compliance: [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No | If No, describe: Due to legal/zoning restrictions & the rural nature of the market, subject's current Residential use is Highest/Best.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type		Public	Private
Electricity	[X]	[ ]	Water	[ ]	[X] Priv drilled well	Street	Gravel	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer	[ ]	[X] Priv septic	Alley	None	[ ]	[ ]

FEMA Special Flood Hazard Area: [ ] Yes [X] No | FEMA Flood Zone: X | FEMA Map #: 50027C0244E | FEMA Map Date: 09/28/2007

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No | If No, describe:

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No | If Yes, describe:

None noted. Propane gas is typical for the area since there is no public gas available. Private well & septic are typical for the area since there is no public water/sewer available. Private systems are more common for most areas of VT than public ones and this would not be considered an adverse condition.

Propane for heat?

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Cement/Avg	Floors	Wd,brck,tile/Gd
# of Stories	2.5	[X] Full Basement	[ ] Partial Basement	Exterior Walls	WdClpbrd/Gd	Walls	DW,pan/Gd
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	2,746 sq. ft.	Roof Surface	Cedar shake/Gd	Trim/Finish	Wd/Gd
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	58 %	Gutters & Downspouts	None	Bath Floor	Wd,tile/Gd
Design (Style)	Colonial	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	DblHng/Gd	Bath Wainscot	Tile/Gd
Year Built	1800	Evidence of	[ ] Infestation	Storm Sash/Insulated	Yes/Gd	Car Storage	[ ] None
Effective Age (Yrs)	15	[ ] Dampness	[ ] Settlement	Screens	Yes/Gd	[X] Driveway	# of Cars 4
Attic	[ ] None	Heating	[ ] FWA [X] HWBB [X] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Gravel
[ ] Drop Stair	[X] Stairs	[ ] Other	Fuel: Oil	[X] Fireplace(s) # 6	[ ] Fence None	[X] Garage	# of Cars 3
[X] Floor	[ ] Scuttle	Cooling	[ ] Central Air Conditioning	[X] Patio/Deck Patio	[X] Porch 2	[ ] Carport	# of Cars 0
[X] Finished	[ ] Heated	[ ] Individual	[X] Other None	[ ] Pool None	[X] Other Outbldgs	[X] Att.	[ ] Det. [ ] Built-in

Oil for heat?

Appliances: [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 14 Rooms | 6 Bedrooms | 5.2 Bath(s) | 6,353 Square Feet of Gross Living Area Above Grade

# of Bedrooms
# of Bathrooms

Additional features (special energy efficient items, etc.): Wide pine floors, period details, central vac, auto generator back-up, stone/butcher block counters in kitchen, copper drain pipes for roof, stone patio, oversized garage, 2 small barn, shed, trails on property.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C3;No updates in the prior 15 years;Main section of the house was built in 1800 and moved to the site in 2003 per town records and put on a new foundation and addedc onto. Newer additions have period reproduction detailing. Home is well maintained and roof was new 3 years ago.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No | If Yes, describe:

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No | If No, describe: