

Town of Norwich Board of Civil Authority
Tax Assessment Appeals

Tuesday, October 14, 2025

5:00pm

Marc Aquila

Appellant Evidence Packet

Contents:

1. Appeal Letter
2. Property Record Card for 633 New Boston Road
3. Property Record Card for 1016 New Boston Road
4. Property Record Card for 1004 New Boston Road
5. Property Record Card for 577 New Boston Road
6. Property Record Card for 513 New Boston Road
7. Property Record Card for 1024 New Boston Road
8. Property Record Card for 1124 New Boston Road

October 6, 2025

Board of Civil Authority
Town of Norwich
300 Main Street
Norwich, VT 05055

Subject: Grievance re: 633 New Boston Road in Norwich. Parcel 11-041-000 card 2

Dear Norwich Board of Civil Authority,

I recognize the challenge that KRT and the Listers had when appraising over 1000 unique parcels in Norwich for the first time in years and thank everyone for their time and effort.

However, based off the data below, there is clear evidence that the land value assigned to our property at 633 New Boston Road (11-041-000 card 2) is unfairly over-assessed compared to other similar land parcels.

On the paved part of New Boston Road and within 1.4 miles of our property at 633 New Boston Road, there are 7 other plots with between 2.4 and 3.3 acres, **see list of these in Table 1 below, sorted by land area.** Our plot is listed at 2.94 acres and highlighted in yellow.

Every single one of those plots of land is valued between \$157,000 and \$171,100 – a relatively small range of \$14,100. Yet during the recent re-appraisal, our land was valued \$216,400, over \$50,000 more than the average of these 7 properties. A data-based and more appropriate value for a 2.94 acre parcel would be between the value of the 2.9 acre parcel (\$169,600) and the value of the 3.0 acre parcel (\$170,600, highlighted in Figure 1). In addition, the Land Value of each property increased between 42-50% since 2019, while our land value increased by 91% since our appeal in 2020.

As such, we respectfully request an adjustment to the assessed value of the land, parcel 11-041-000, card 2 or clarification as to why the land value change was so different from these other comparable plots of land.

We look forward to discussing this with you during the hearings.

Thank you.

Marc and Christina Aquila

Table 1: All plots and land values on New Boston Road, +/- a half acre, within 1.4 miles of 633 NBR

Parcel ID	Location	Land area	Land value 2019	Land value 2025	% increase 2019-2025
05-137-200	1004 New Boston Rd	2.45	111300	\$ 157,900	42%
05-137-100	1016 New Boston Rd	2.46	105700	\$ 157,000	49%
05-136-000	1024 New Boston Rd	2.53	106000	\$ 157,600	49%
10-160-000	513 New Boston Rd	2.85	113300	\$ 169,300	49%
10-164-000	577 New Boston Rd	2.9	113500	\$ 169,600	49%
11-041-000 c2	633 New Boston Rd*	2.94	113200	\$ 216,400	91%
05-129-000	1074 New Boston Rd	3	114000	\$ 170,600	50%
05-008-400	1124 New Boston Rd	3.3	114400	\$ 171,100	50%
Average				\$ 173,086	55%

* value post appeal summer 2020

11-041 000
MAP-LOT SUB

2 of 2 RESIDENTIAL
CARD

2025 Abstract 2

APPROAISED: 945,800 / 1,567,000
USE VALUE: 945,800 / 1,567,000
ASSESSED: 945,800 / 1,567,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
633		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	AQUILA MARC
Owner 2:	AQUILA CHRISTINA
Owner 3:	
Street 1:	688 NEW BOSTON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 45.84 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2019, having primarily VINYL Exterior and 2752 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 0 Rooms, and 5 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 / 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
21	RESD 2 EXC		1		SITE ACRE	VACANT	1.0	0	140,000.	1.40	RG	1.40								196,000						196,000	
21	RESD 2 EXC		1		EXCESS SI	SITE	1.0	0	7,500.	1.40	RG	1.40								10,500						10,500	
21	RESD 2 EXC		0.94		ACRES	EXCESS	1.0	0	7,500.	1.40	RG	1.40								9,870						9,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
21	2.940	728,500	900	216,400	945,800	45.84 ACRES & 2 DWLS & ADDL LOT 10-166-000
Total Card	2.940	728,500	900	216,400	945,800	
Total Parcel	45.840	985,900	1,400	579,700	1,567,000	
Source:	Market Adj Cost	Total Value per SQ unit /Card:			343.68	/Parcel: 344.85

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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SALES INFORMATION

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

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/18/2018	31BH18	NEW DWLG	400,000	C	6/18/2018			NEW HOME 32X28

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2025	FIELD REVIEW	KL	KL-KRT
5/21/2024	CB	EK	ED-KRT
11/6/2023	MEASURE	DR	DOUG-KRT
4/7/2021	DATA ENTER	A	ASSR
1/29/2020	PERMIT VISIT	A	ASSR
2/13/2019	PERMIT VISIT	A	ASSR
10/16/2017	FIELD REV	A	ASSR

Sign: _____

Total AC/HA:	2.94000	Total SF/SM:	128066	Parcel LUC:	11	RESD 2	Prime NB Desc	RURAL GOOD	Total:	216,370	Spl Credit		Total:	216,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - WebProNorwich

apro

2024

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- TWO STORY
(Liv) Units:	2	Total: 3
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT SH
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	2019	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	1	- DRYWALL	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	9	- ABOVE AVG	
Sec Floors:	4	- CARPET	10 %
Bsmnt Flr:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	2	- GOOD	
Insulation:	2	- TYPICAL	
Int vs Ext:			
Heat Fuel:	10	- PROPANE	
Heat Type:	4	- RADIANT HW	
# Heat Sys:			
% Heated:	100	% AC:	
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	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X8	C	AV	1980	22.81	T	40	21			900			900

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	3.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			3	%

CALC SUMMARY

Basic \$ / SQ:	155.00
Size Adj.:	0.98168606
Const Adj.:	1.05923104
Adj \$ / SQ:	161.174
Other Features:	86000
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750988
Depreciation:	22530
Depreciated Total:	728459

COMMENTS

new sfd 2019 . 11/23 EA . 5/24 CALLBACK . 8X8
CHICKEN COOP=NV. 6/25- ONLY ENTERED
BLDG 2. XFIX=SNK.

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: 0			BRs: 5			Baths: 1			HB 2		

REMODELING

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

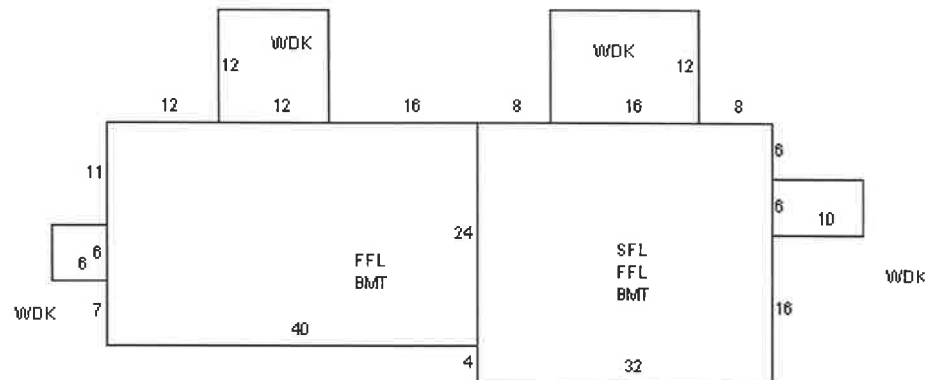
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1			5	
Totals				
1			5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	201.47	
Special Features:	0	Val/Su Net:	144.54	
Final Total:	728500	Val/Su SzAd	264.72	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,856	40.290	74,785
FFL	1ST FLOOR	1,856	161.170	299,139
SFL	2ND FLOOR	896	148.280	132,859
WDK	WOOD DECK	432	18.540	8,008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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Net Sketched Area:	5,040	Total:	514,791
Size Ad	2752	Gross Area	5040
		FinArea	2752

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

900

Total Special Features:

Total:

900

05-137 100
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

2025 Abstract 3

APPAISED: 530,800 / 530,800
USE VALUE: 530,800 / 530,800
ASSESSED: 530,800 / 530,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1016		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	MOORE ADACHI-MEJIA REV TRUST
Owner 2:	
Owner 3:	
Street 1:	1016 NEW BOSTON ROAD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	MCREE - GRIFFITH W
Owner 2:	MCREE - ALISON C
Street 1:	1016 NEW BOSTON RD
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 2.46 ACRES of land mainly classified as RESD 1 with a COLONIAL Building built about 1982, having primarily CLAPBOARD Exterior and 1887 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 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
10	RESD 1		1		SITE ACRE	SITE	1.0	0	140,000.	1.04	N2	1.10		EASEME	-5					146,200						146,200	
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					7,425						7,400	
20	RESD 1 EXC		0.46		ACRES	EXCESS	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					3,416						3,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.460			3,400	3,400
10	2.000	373,800		153,600	527,400
Total Card	2.460	373,800		157,000	530,800
Total Parcel	2.460	373,800		157,000	530,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	281.33	/Parcel:	281.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL	273,200	0	2.46	105,700	378,900	378,900	Year End	7/7/2023
2022	10	GL	273,200	0	2.46	105,700	378,900	378,900	Year End Roll	7/8/2022
2022	10	AB	273,200	0	2.46	105,700	378,900	378,900	NEMRC	6/1/2022
2021	10	GL	273,200	0	2.46	105,700	378,900	378,900		4/7/2022
2021	10	AB	273,200	0	2.46	105,700	378,900	378,900	NEMRC	5/19/2021
2020	10	GL	273,200	0	2.46	105,700	378,900	378,900	Year End Roll	7/28/2020
2020	10	AB	273,200	0	2.46	105,700	378,900	378,900		6/3/2020
2019	10	GL	273,200	0	2.46	105,700	378,900	378,900		6/19/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCREE,GRIFFITH	217-547	2	3/23/2015		390,000	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
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
5/22/2024	CB	PB	PAUL-KRT
1/4/2024	MEASURE	DR	DOUG-KRT
4/20/2018	MEAS/LEFT CD	6	R SILVESTRI
8/14/2014	C-MEAS	2	W KRAJESKI
4/30/2012	INSPECT	5	M KRAJESKI
7/29/2011	MEAS/LEFT CD	4	T DEDRICK

Sign: _____

Total AC/HA:	2.46000	Total SF/SM:	107158	Parcel LUC:	10	RESD 1	Prime NB Desc	NORWICH	Total:	157,041	Spl Credit	Total:	157,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - WebProNorwich

apro

2024

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:	3	- GAMBREL
Roof Cover:	14	- STDG SEAM
Color:	GREEN	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1982	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:	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
% 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	JCod	JFact	Juris. Value
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BATH FEATURES

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
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:	FR	- Fair	36	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			36.6	%

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj.:	1.06501019
Const Adj.:	1.02999997
Adj \$ / SQ:	202.938
Other Features:	38300
Grade Factor:	1.15
NBHD Int:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589644
Depreciation:	215810
Depreciated Total:	373834

COMMENTS

POST AND BEAM; W/O BSMT; SHARED DRIVEWAY . 1/24 EF . PEELING PAINT THROUGH OUT+SOME SIDING ROT . REAR WDK=NV=COLLAPSED . 5/24 BMT NOT USABLE FOR FIN=WET BMT . FIN BMT=NV - NO FLR FIN/HEAT . LIMITED UTIL DUE TO NEARBY WET

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 2							

REMODELING

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

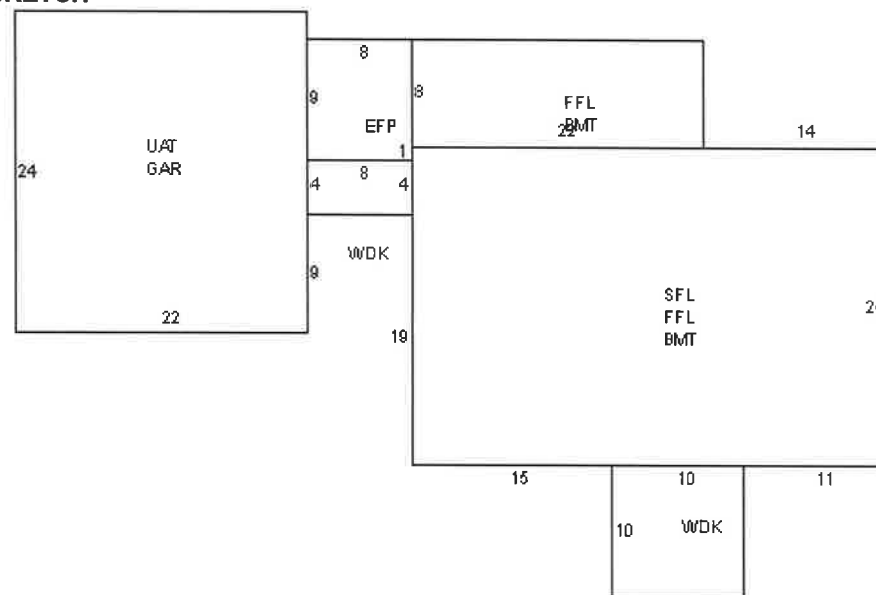
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAvs/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	233.38	
Special Features:	0	Val/Su Net:	89.28	
Final Total:	373800	Val/Su SzAd	198.12	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,040	50.730	52,764	
FFL	1ST FLOOR	1,040	202.940	211,055	
SFL	2ND FLOOR	847	186.700	158,085	
GAR	GARAGE	528	39.270	20,736	
UAT	UNF ATTIC	528	40.590	21,430	
WDK	WOOD DECK	132	23.170	3,058	
EFP	ENCL PORCH	72	101.470	7,306	
Net Sketched Area:		4,187	Total:	474,434	
Size Ad	1886.7200	Gross Area	4204	FinArea	1887

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	98				

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:

05-137 200
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD 2025 Abstract

APPAISED: 728,300 / 728,300
USE VALUE: 728,300 / 728,300
ASSESSED: 728,300 / 728,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1004		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	BARDACH DAVID R
Owner 2:	BARDACH SHOSHANA H
Owner 3:	
Street 1:	1004 NEW BOSTON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	CLIFFORD - KEITH
Owner 2:	-
Street 1:	PO BOX 458
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055-0458

NARRATIVE DESCRIPTION

This parcel contains 2.45 ACRES of land mainly classified as RESD 1 with a COLONIAL Building built about 2021, having primarily VINYL Exterior and 2448 Square Feet with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 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 / 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.	1.05	N2	1.10		EASEMEI	-5					146,300						146,300	
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	1.10	N2	1.10								8,250						8,300	
20	RESD 1 EXC		0.45		ACRES	EXCESS	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					3,341						3,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.450			3,300	3,300
10	2.000	570,400		154,600	725,000
Total Card	2.450	570,400		157,900	728,300
Total Parcel	2.450	570,400		157,900	728,300
Source:	Market Adj Cost	Total Value per SQ unit /Card: 297.51		/Parcel: 297.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL	313,700	0	2.45	111,300	425,000	425,000	Year End	7/7/2023
2022	10	GL	313,700	0	2.45	111,300	425,000	425,000	Year End Roll	7/8/2022
2022	10	AB	313,700	0	2.45	111,300	425,000	425,000	NEMRC	6/1/2022
2021	10	GL	313,700	0	2.45	111,300	425,000		Year End Roll	8/18/2021
2021	10	AB	313,700	0	2.45	111,300	425,000	425,000	NEMRC	5/19/2021
2020	10	GL	135,600	0	2.45	111,300	246,900	246,900	Year End Roll	7/28/2020
2020	10	AB	135,600	0	2.45	111,300	246,900	246,900		6/3/2020
2019	10	GL	75,400	0	2.45	111,300	186,700	186,700		6/19/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CLIFFORD,KEITH	236-477	2	4/6/2021	VALID SALE	577,000	No	No	
KELLY, WILLIAM	194/282		10/19/2009		103,000	Yes	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2020	Old Permit	NEW DWLG		C				
5/13/2014	19BH14	NEW DWLG	250,000	C			SFH	
6/14/2012	30BH12	NEW DWLG		C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
1/4/2024	M+L	DR	DOUG-KRT
4/21/2021	PERMIT VISIT	A	ASSR
5/13/2020	PERMIT VISIT	A	ASSR
3/29/2018	PERMIT INSP	5	M KRAJESKI
2/23/2017	PERMIT VISIT	5	M KRAJESKI
4/6/2015	PERMIT VISIT	5	M KRAJESKI
3/13/2015	PERMIT VISIT	A	ASSR
4/7/2014	PERMIT VISIT	2	W KRAJESKI

Sign: _____

Total AC/HA: 2.45000 Total SF/SM: 106722 Parcel LUC: 10 RESD 1 Prime NB Desc NORWICH Total: 157,891 Spl Credit Total: 157,900

SKETCH

A photograph of a two-story brick house with a large attached garage. The house has multiple windows and a small front porch. The driveway is covered in snow.

10-164 000
MAP-LOT SUB

1 of 2 RESIDENTIAL
CARD

2025 Abstract

5

APPRAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
821,500 / 824,000
821,500 / 824,000
821,500 / 824,000



USER DEFINED

Prior Id # 1:	10-164.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	10-164
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
577		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	DAIGLE ANTHONY C
Owner 2:	STEVENSON JULIE M
Owner 3:	
Street 1:	577 NEW BOSTON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.9 ACRES of land mainly classified as RESD 1 with a RANCH Building built about 1956, having primarily CLAPBOARD Exterior and 3156 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 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		
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.	1.10	N2	1.10								153,900						153,900	
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	1.10	N2	1.10								8,250						8,300	
20	RESD 1 EXC		0.9		ACRES	EXCESS	1.0	0	7,500.	1.10	N2	1.10								7,425						7,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.900			7,400	7,400
10	2.000	619,900	32,000	162,200	814,100
Total Card	2.900	619,900	32,000	169,600	821,500
Total Parcel	2.900	622,000	32,400	169,600	824,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	260.30	/Parcel:	234.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL	366,100	17900	2.9	113,500	497,500	497,500	Year End	7/7/2023
2022	10	GL	366,100	17900	2.9	113,500	497,500	497,500	Year End Roll	7/8/2022
2022	10	AB	366,100	17900	2.9	113,500	497,500	497,500	NEMRC	6/1/2022
2021	10	GL	366,100	17900	2.9	113,500	497,500	497,500		4/7/2022
2021	10	AB	366,100	17900	2.9	113,500	497,500	497,500	NEMRC	5/19/2021
2020	10	GL	366,100	17900	2.9	113,500	497,500	497,500	Year End Roll	7/28/2020
2020	10	AB	366,100	17900	2.9	113,500	497,500	497,500		6/3/2020
2019	10	GL	366,100	17900	2.9	113,500	497,500	497,500		6/19/2019

SALES INFORMATION

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	PB	PAUL-KRT
11/6/2023	MEASURE	DR	DOUG-KRT
5/3/2018	MEAS/LEFT CD	6	R SILVESTRI
4/6/2015	PERMIT VISIT	5	M KRAJESKI
3/2/2015	C-MEAS	2	W KRAJESKI
5/24/2013	HRG - CHG	1	NEMC
10/30/2012	INSPECT	5	M KRAJESKI
5/23/2012	MEAS/LEFT CD	4	T DEDRICK

Sign:

Total AC/HA:	2.90000	Total SF/SM:	126324	Parcel LUC:	10	RESD 1	Prime NB Desc	NORWICH	Total:	169,575	Spl Credit	Total:	169,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - WebProNorwich

apro

2024



10-160 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

2025 Abstract 6

APPAISED: 516,300 / 516,300
USE VALUE: 516,300 / 516,300
ASSESSED: 516,300 / 516,300

Total Card / Total Parcel
516,300 / 516,300
516,300 / 516,300
516,300 / 516,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
513		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	MCKAY DINGMAN FAMILY TRUST OF
Owner 2:	
Owner 3:	
Street 1:	513 NEW BOSTON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT Cntry
Postal:	05055
Own Occ:	Type: TOWN

PREVIOUS OWNER

Owner 1:	DINGMAN - MARY E
Owner 2:	LAMPERTI - CLAUDIA J
Street 1:	513 NEW BOSTON RD
Twn/City:	NORWICH
St/Prov:	VT Cntry
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 2.85 ACRES of land mainly classified as RESD 1 with a CAPE Building built about 1800, having primarily VINYL Exterior and 2157 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

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.	1.10	N2	1.10								154,000	42	0				154,000	
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	1.10	N2	1.10								8,250						8,300	
20	RESD 1 EXC		0.85		ACRES	EXCESS	1.0	0	7,500.	1.10	N2	1.10								7,013						7,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.850			7,000	7,000
10	2.000	202,154	15,600	162,300	380,054
42	0.000	129,246			129,246
Total Card	2.850	331,400	15,600	169,300	516,300
Total Parcel	2.850	331,400	15,600	169,300	516,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	239.36	/Parcel:	239.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL	205,400	15900	2.85	113,300	334,600	334,600	Year End	7/7/2023
2022	10	GL	205,400	15900	2.85	113,300	334,600	334,600	Year End Roll	7/8/2022
2022	10	AB	205,400	15900	2.85	113,300	334,600	334,600	NEMRC	6/1/2022
2021	10	GL	205,400	15900	2.85	113,300	334,600	334,600	Year End Roll	8/18/2021
2021	10	AB	205,400	15900	2.85	113,300	334,600	334,600	NEMRC	5/19/2021
2020	10	GL	205,400	15900	2.85	113,300	334,600	334,600	Year End Roll	7/28/2020
2020	10	AB	205,400	15900	2.85	113,300	334,600	334,600		6/3/2020
2019	10	GL	205,400	15900	2.85	113,300	334,600	334,600		6/19/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DINGMAN, MARY E	241-898	2	11/18/2022	ADMIN TRANS		No	No		trans to trust

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
3/12/2025	FIELD REVIEW	PB	PAUL-KRT
11/6/2023	MEASURE	DR	DOUG-KRT
5/24/2023		A	ASSR
6/30/2021	STATUTORY	A	ASSR
5/6/2020	STATUTORY	A	ASSR
5/8/2019	STATUTORY	A	ASSR
5/7/2018	MEAS/LEFT CD	6	R SILVESTRI
3/2/2015	C-MEAS	2	W KRAJESKI
6/12/2012	INSPECT	5	M KRAJESKI
Sign:			

Total AC/HA: 2.85000 Total SF/SM: 124146 Parcel LUC: 10 RESD 1 Prime NB Desc NORWICH Total: 169,263 Spl Credit Total: 169,300

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

Database: AssessPro - WebProNorwich

apro

2024

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- ONE/3 QTRS
(Liv) Units:	1	Total: 1
Foundation:	3	- MASONRY
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:	5	- ASBESTOS 20%
Roof Struct:	1	- GABLE
Roof Cover:	14	- STDG SEAM
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade: C - AVERAGE			
Year Blt:	1800	Eff Yr Blt:	
Alt LUC:	42	Alt %:	39
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	30 %
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:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	90	% AC:	100
Solar HW:	Yes	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
4	GARAGE/L	D	Y		1 24X28	C	AV	1990	34.71	T	35	10			15,200			15,200
40	LEAN-TO	A	Y		1 12X18	D	AV	1990	4.16	T	60	10			400			400
SOL	SOLAR	D	Y		1 24	C	AV	2023		T	0	10						

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:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	35.0%
Functional:	B	- BSMT	2.0%
Economic:			%
Special:			%
Override:			%
Total:			36.3%

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj.:	1.03180349
Const Adj.:	1.01358187
Adj \$ / SQ:	193.476
Other Features:	34550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520260
Depreciation:	188855
Depreciated Total:	331406

COMMENTS

PART ASBESTOS SIDING; SCUTTLE; LOW BMT HGT; SOLAR HW; NEWER WIRING; WET BMT . 11/23 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	RMs: 8		BRs: 3		Baths: 1		HB						

REMODELING

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

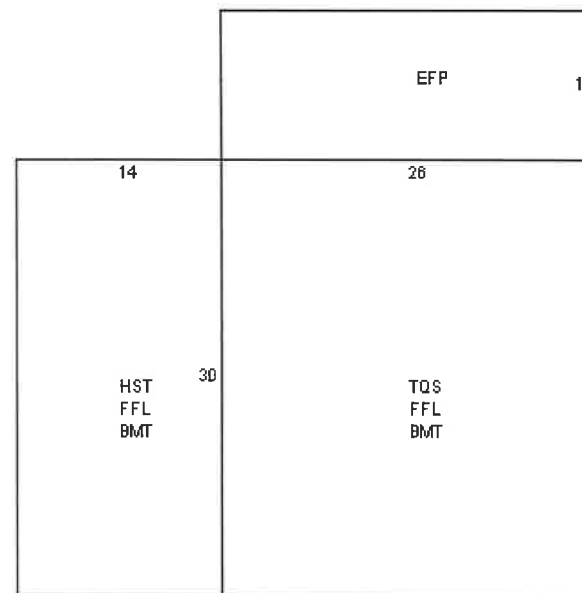
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	193.48	
Special Features:	0	Val/Su Net:	91.62	
Final Total:	331400	Val/Su SzAd	153.64	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,200	48.370	58,043
FFL	1ST FLOOR	1,200	193.480	232,171
TQS	3/4 STORY	663	178.000	118,013
HST	HALF STORY	294	178.000	52,331
EFP	ENCL PORCH	260	96.740	25,152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:	3,617	Total:	485,710		
Size Ad	2157	Gross Area	3860	FinArea	2157

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 15,600

Total Special Features:

Total: 15,600

05-136 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD

2025 Abstract

7

APPAISED: 673,700 / 673,700
USE VALUE: 673,700 / 673,700
ASSESSED: 673,700 / 673,700

Total Card / Total Parcel



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1024		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	BENNIS ZACHARY P
Owner 2:	BENNIS JOANNA BS
Owner 3:	
Street 1:	1024 NEW BOSTON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Cntry:	
Own Occ:	
Type:	TOWN

PREVIOUS OWNER

Owner 1:	KUROKAWA - MANABU
Owner 2:	KUROKAWA - YOKO
Street 1:	7514 FORTHAMPTON CIRCLE
Twn/City:	HUDSON
St/Prov:	OH
Postal:	44236
Cntry:	

NARRATIVE DESCRIPTION

This parcel contains 2.53 ACRES of land mainly classified as RESD 1 with a CAPE Building built about 1989, having primarily CLAPBOARD Exterior and 1940 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 Half Bath, 8 Rooms, and 4 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		
i	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.	1.05	N2	1.10		EASEMEI	-5					146,300						146,300	SHARED DRIVE
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					7,425						7,400	
20	RESD 1 EXC		0.53		ACRES	EXCESS	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					3,935						3,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.530			3,900	3,900
10	2.000	511,500	4,600	153,700	669,800
Total Card	2.530	511,500	4,600	157,600	673,700
Total Parcel	2.530	511,500	4,600	157,600	673,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		347.27	/Parcel: 347.27

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL	293,600	0	2.53	106,000	399,600	399,600	Year End	7/7/2023
2022	10	GL	293,600	0	2.53	106,000	399,600	399,600	Year End Roll	7/8/2022
2022	10	AB	293,600	0	2.53	106,000	399,600	399,600	NEMRC	6/1/2022
2021	10	GL	293,600	0	2.53	106,000	399,600	399,600	Year End Roll	8/18/2021
2021	10	AB	293,600	0	2.53	106,000	399,600	399,600	NEMRC	5/19/2021
2020	10	GL	293,600	0	2.53	106,000	399,600	399,600	Year End Roll	7/28/2020
2020	10	AB	293,600	0	2.53	106,000	399,600	399,600		6/3/2020
2019	10	GL	293,600	0	2.53	106,000	399,600	399,600		6/19/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUROKAWA,MANABU	227-791-793	2	4/27/2018	VALID SALE	450,000	No	No		
LUPIEN,MATHIEU	206-459	2	6/4/2012		389,000	No	No	3	
KENNEDY, DOUGLA	189/10		12/22/2008		430,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2024	31BAS24	SHED	10,000	O	4/8/2025			

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2025	PERMIT VISIT	PB	PAUL-KRT
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
1/4/2024	MEASURE	DR	DOUG-KRT
4/20/2018	MEAS/LEFT CD	6	R SILVESTRI
8/14/2014	C-MEAS	2	W KRAJESKI
10/24/2011	INSPECT	3	R FAVOR
7/29/2011	MEAS/LEFT CD	4	T DEDRICK

Sign:

Total AC/HA: 2.53000 Total SF/SM: 110207 Parcel LUC: 10 RESD 1 Prime NB Desc NORWICH

Total: 157,660 Spl Credit Total: 157,600

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

Database: AssessPro - WebProNorwich

apro

2024

05-008 400
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD 2025 Abstract

APPRaised: 514,700 / 514,700
USE VALUE: 514,700 / 514,700
ASSESSed: 514,700 / 514,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1124		NEW BOSTON RD, NORWICH

OWNERSHIP

Owner 1:	MASON PHILIP B
Owner 2:	MASON AIME E
Owner 3:	
Street 1:	1124 NEW BOSTON RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	DEFRANCIS - GREGORY
Owner 2:	GIBSON - LUCINDA E
Street 1:	1124 NEW BOSTON RD
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 3.3 ACRES of land mainly classified as RESD 1 with a CONTEMPORARY Building built about 1989, having primarily CLAPBOARD Exterior and 1922 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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.	1.10	N2	1.10								154,000						154,000	
10	RESD 1		1		EXCESS SI	SITE	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					7,425						7,400	
20	RESD 1 EXC		1.3		ACRES	EXCESS	1.0	0	7,500.	0.99	N2	1.10		TOPO	-10					9,653						9,700	

Total AC/HA:	3.30000	Total SF/SM:	143748	Parcel LUC:	10	RESD 1	Prime NB Desc	NORWICH	Total:	171,078	Spl Credit		Total:	171,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - WebProNorwich

aprio

2024

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	1.300			9,700	9,700
10	2.000	338,200	5,400	161,400	505,000
Total Card	3.300	338,200	5,400	171,100	514,700
Total Parcel	3.300	338,200	5,400	171,100	514,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:			267.79
		/Parcel:			267.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL	266,100	5500	3.3	114,400	386,000	386,000	Year End	7/7/2023
2022	10	GL	266,100	5500	3.3	114,400	386,000	386,000	Year End Roll	7/8/2022
2022	10	AB	266,100	5500	3.3	114,400	386,000	386,000	NEMRC	6/1/2022
2021	10	GL	266,100	5500	3.3	114,400	386,000	386,000	Year End Roll	8/18/2021
2021	10	AB	266,100	5500	3.3	114,400	386,000	386,000	NEMRC	5/19/2021
2020	10	GL	266,100	5500	3.3	114,400	386,000	386,000	Year End Roll	7/28/2020
2020	10	AB	266,100	5500	3.3	114,400	386,000	386,000		6/3/2020
2019	10	GL	266,100	5500	3.3	114,400	386,000	386,000		6/19/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verit	Notes
DEFRANCIS,GREGO	217-286	2	2/18/2015		360,000	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
3/4/2025	FIELD REVIEW	PB	PAUL-KRT
1/4/2024	M+L	DR	DOUG-KRT
8/21/2019	DATA CORR	A	ASSR
4/20/2018	MEAS/LEFT CD	6	R SILVESTRI
7/14/2014	C-MEAS	5	M KRAJESKI
10/25/2011	LEFT NOTICE	3	R FAVOR
8/3/2011	MEAS/LEFT CD	3	R FAVOR

Sign: _____

!173!

PRINT

Date	Time
07/01/25	16:58:37

LAST REV

Date	Time
03/27/25	14:36:53

krt

173

USER DEFINED

Prior Id # 1:	05-008.400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	05-008
Prior Id # 2:	400
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	9 - CONTEMPORARY		
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:	14 - STDG SEAM		
Color:	TAN		
View / Desir:			

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

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

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

Phys Cond:	AV - Average	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18	%

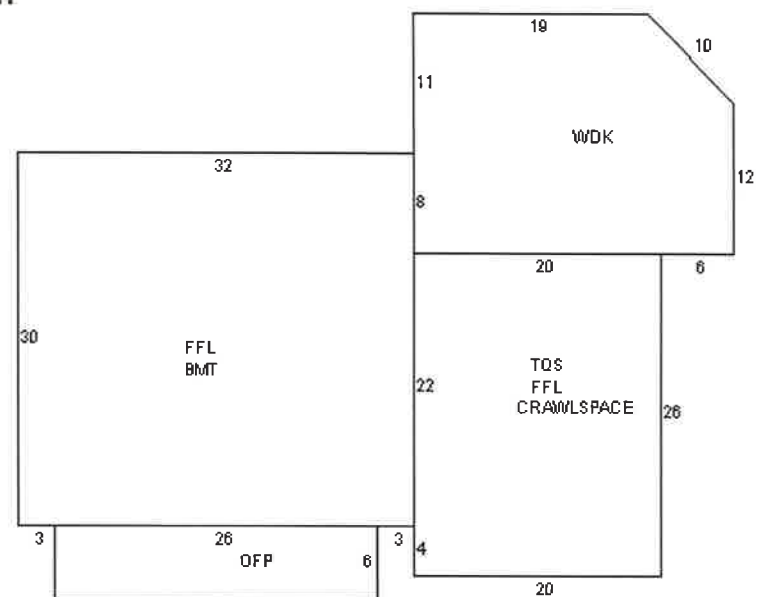
Basic \$ / SQ:	155.00	Rate
Size Adj.:	1.06014562	
Const Adj.:	1.02999997	
Adj \$ / SQ:	169.252	
Other Features:	35789	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		WtA
LUC Factor:	1.00	
Adj Total:	412486	Spe
Depreciation:	74248	
Depreciated Total:	338239	

FULL DORMER REAR . 1/24 EA .IA .
O-FIX=BIDET . AC=MINISPLIT .

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: 2		HB					

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

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



Grade:	C - AVERAGE
Year Blt:	1989
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wal:			%
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:			%
Bsmnt Fir:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	10	- PROPANE	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	33
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

SPEC FEATURES/YARD ITEMS		PARCELID 05-008-400	
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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
3	GARAGE	D	Y	1	20X24	D	FR	1990	20.16	T	49	10			4,900		4,900
40	LEAN-TO	D	Y	1	8X14	C	AV	2003	7.79	T	38.5	10			500		500

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	169.25	
Special Features:	0	Val/Su Net:	96.41	
Final Total:	338200	Val/Su SzAd	175.96	

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,480	169.250	250,493	
BMT	BASEMENT	960	45.270	43,464	
WDK	WOOD DECK	470	18.370	8,635	
TQS	3/4 STORY	442	155.710	68,825	
OPF	OPEN PORCH	156	33.850	5,281	
Net Sketched Area:		3,508	Total:	376,698	
Size Ad	1922	Gross Area	3586	FinArea	1922

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
93					
64	BMT	100	RRM	20	A
35					
25					
81					
98					
22					

IMAGE



AssessPro Patriot Properties, Inc