

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Wilson Revocable Living Trust – Parcel ID # 15-055.011

DATE: October 14, 2025

Property Description: The property is located at 40 Norwich Meadows, Unit 11. This is a Condominium/Townhouse style dwelling 2 stories and an attic with 1,472 finished square feet built in 1985 with 2 bedrooms, 1½ baths and a wood deck. The dwelling has an overall grade of C and the kitchen and baths are all rated "Average" and the depreciation is at 27.84%. The assessed value of the dwelling is \$392,200 with the carport assessed at \$1,900. There is no land assessment. The total assessed value on the 2025 Grand List is \$395,100.

2025 Assessment History:

Proposed Reappraisal Assessment: \$456,500

After Informal Hearing/Abstract: 456,500

After Grievance Hearing/Grand List: \$395,100

Reduction before BCA Appeal: \$ 61,400

Basis of the appeal: The Board of Lister's adjustments created drastic inequities within identical properties at the Norwich Meadows Condo Association (NMCA). Identical or functionally identical units are now assessed at levels that differ by over \$170,000—an outcome that is procedurally problematic and unfair. These outcomes result in values which appear to be arbitrary, capricious, and contrary to the principle of uniformity. The procedural inequities introduced during the re-evaluation are the basis for this appeal.

Listers Response: It is inaccurate to state that the Board of Listers created inequities within identical properties at Norwich Meadows Condominiums. Every property owner in Norwich was mailed a Change of Assessment Letter and had the right to grieve their assessment to the Board of Listers. If only some of the NMCA owners took advantage of that opportunity, then the Board of Listers can only address those that grieved. Any resulting inequity is a result of that process. The Board of Civil Authority cannot reassess ALL NMCA units during this single property owner appeal. Furthermore, the appellant can only appeal the Lister decision on the appellants' property, not the entire group of units at NMCA. The 2025 reappraisal reappraised all properties and established new land and building cost tables that apply to all Norwich properties. Many property owners would like to have the 2024 assessments as 2016 land and building cost tables, but that is not equitable.

The NMCA units can vary from unit to unit based upon personal maintenance choices. KRT Appraisal did an interior inspection (CB = callback) on this unit on May 17, 2024. The Norwich Meadows Homeowner's Association collects a

HOA fee from the property owners, which covers the capital improvement plan for the common areas of the property which each condominium owner does not maintain individually, such as septic, water, parking, roofs, etc.

It is noted that the appellant purchased Unit #11 in December 2018 for \$241,000 when the assessment in the grand list was \$179,900 or \$61,100 above the assessment reflecting the fair market value to this unit 2018. The reappraisal increased this unit 64% over the 2018 purchase price.

The recent sale of 55 Norwich Meadows, Unit #4, which was assessed at **\$304,700 by the Listers as of April 1, 2025**, sold on October 1, 2025 for **\$410,000**. The Listers feel that this sale verifies that the NMCA units are assessed at (or, in some cases, somewhat below) fair market value. KRT has offered three NMCA units as comparable to the subject property.

KRT Comparable Properties:

55 Norwich Meadows, Unit 1: This is a 2-bedroom, 1½ bath unit built in 1980 with 1,408 finished square footage. The total assessment for this unit is \$494,900.

40 Norwich Meadows, Unit 10: This is a 3-bedroom unit with one full, one ¾ and one ½ bath built in 1985 with 1,792 finished square footage. This total assessment for this unit is **\$569,100**. This unit sold for **\$599,000** on July 19, 2024.

40 Norwich Meadows, Unit 14: This is a 2-bedroom, 2 bath unit built in 1985 with 1,334 finished square footage. The total assessment for this unit is \$363,600 and was **purchased in 2023 for \$392,000**, more than the 2025 assessment.

The Listers consider the 2025 Grand List assessment of \$395,100 to be the correct value for this property.

15-055

011

MAP-LOT

SUB

1 of 1
CARD

CONDO

NORWICH, VT

APPAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
395,100/ 395,100
395,100/ 395,100
395,100/ 395,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NORWICH MEADOWS, NORWICH

OWNERSHIP

Owner 1:	WILSON REVOCABLE LIVING TRUST E
Owner 2:	
Owner 3:	
Street 1:	11 NORWICH MEADOWS
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Entry:	
Own Occ:	
Type:	TOWN

PREVIOUS OWNER

Owner 1:	WILSON - ELIZABETH
Owner 2:	-
Street 1:	11 NORWICH MEADOWS
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Entry:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as OTHER with a CONDO-TNHS Building built about 1985, having primarily VINYL Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 Half Bath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descr/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
17	OTHER		0		SITE ACRE SITE		1.0	0	0.	0.00	NM																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	393,200	1,900		395,100
Total Card	0.000	393,200	1,900		395,100
Total Parcel	0.000	393,200	1,900		395,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	268.41	/Parcel:	268.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	393,200	1900			395,100	395,100	Correct Dates	8/20/2025
2023	17	GL	178,200	1700			179,900	179,900	Year End	7/7/2023
2022	17	GL	178,200	1700			179,900	179,900	Year End Roll	7/8/2022
2022	17	AB	178,200	1700			179,900	179,900	NEMRC	6/1/2022
2021	17	GL	178,200	1700			179,900	179,900	Year End Roll	8/18/2021
2021	17	AB	178,200	1700			179,900	179,900	NEMRC	5/19/2021
2020	17	GL	178,200	1700			179,900	179,900	Year End Roll	7/28/2020
2020	17	AB	178,200	1700			179,900	179,900		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON, ELIZABET	240-656	1	5/24/2022	ADMIN TRANS		No	No		trans to trust
HOLBROOK, PAMELA	229-615-618	2	12/17/2018	VALID SALE	241,000	No	No		
MOBILIA, PAMELA	227-387-389	2	2/1/2018	FAMILY SALE		No	No		Not FMV - DK
TAYLOR, EDWARD C	215-494	2	7/15/2014		181,500	No	No	3	
GOLDBERG, RICHARD	187-620		8/4/2008		187,000	No	No		

64% increase over purchase price (FMV)

BUILDING PERMITS

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

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
5/17/2024	CB	PB	PAUL-KRT
5/1/2024	FR	KL	KL-KRT
3/21/2024	MEASURE	EK	ED-KRT
10/23/2012	INSPECT	5	M KRAJESKI
9/13/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

VERIFICATION OF THE INFORMATION

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 17 OTHER

Prime NB Desc: NORW MEAD

Total:

Spl Credit

Total:

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

Database: AssessPro - NorwichVT2025

cheryl

2025

EXTERIOR INFORMATION

Type: 8 - CONDO-TNHS
 Sty Ht: 2A - TWO/ATTIC
 (Liv) Units: 1 Total: 1
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: WHITE
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1985 Eff Yr Blt:
 AIR LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg HwFL: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 16 - LAMINATE 10 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRC BB
 # Heat Sys: 1
 % Heated: 100 % AC: 100
 Solar HW: NO Central Vac: NO
 % Com Wall: 50 % Sprinkled

MOBILE HOME

Make:

Model:

Serial #

Year:

Color:

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
6	CARPORT	D Y	1 12X24	D	AV	1985	11.25	T	40	17	1,900		1,900

BATH FEATURES

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

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: Rating:
 WSPFlue: Rating:

CONDO INFORMATION

Location: I - INTERIOR
 Total Units: 14
 Floor: M - MULTI LEVEL
 % Own:
 Name: NM - NORW MEADOWS

DEPRECIATION

Phys Cond: AV - Average 18. %
 Functional: T - OTHER 12. %
 Economic: %
 Special: %
 Override: %
 Total: 27.84 %

CALC SUMMARY

Basic \$ / SQ: 235.00
 Size Adj: 0.95781255
 Const Adj: 0.88242584
 Adj \$ / SQ: 198.622
 Other Features: 22236
 Grade Factor: 1.00
 NBHD Inf: 1.75000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 544859
 Depreciation: 151689
 Depreciated Total: 393171

COMMENTS

UAT UNF; NO BMT . 5/24 CALLBACK . UAT FIN APPROX 200SF.

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: 5 BRs: 2 Baths: 1 HB: 1

REMODELING

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

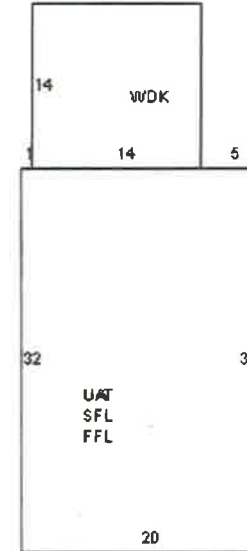
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAV\$/SQ: AvRate: Ind.Val				
Juris. Factor:				Before Depr: 347.59
Special Features: 0				Val/Su Net: 185.82
Final Total: 393200				Val/Su SzAdj: 307.19

SKETCH



SUB AREA

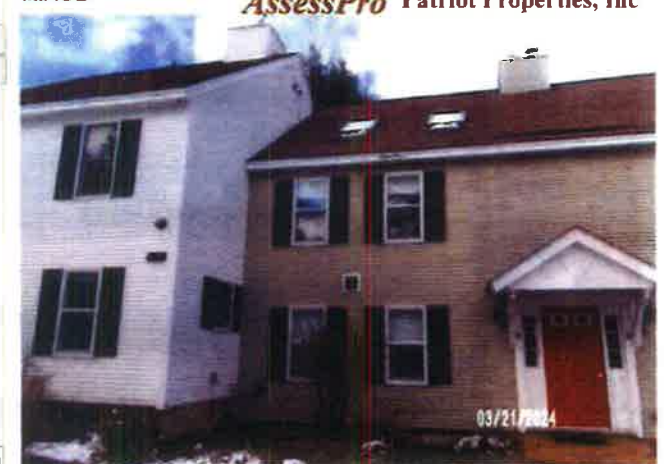
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	640	198.620	127,118
SFL	2ND FLOOR	640	198.620	127,118
UAT	UNF ATTIC	640	48.070	30,763
WDK	WOOD DECK	196	20.990	4,114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FAA		30	A

Net Sketched Area: 2,116	Total: 289,113
Size Adj: 1280 Gross Area	2116 FinArea 1472

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

1,900

Total Special Features:

Total:

1,900

15-055

011

MAP-LOT

SUB

1 of 1
CARD

CONDO

2019 GRAND LIST

APPAISED:
USE VALUE:
ASSESSED:

Total Card /	Total Parcel
179,900/	179,900
179,900/	179,900
179,900/	179,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NORWICH MEADOWS, NORWICH
Unit #: 11		
OWNER 1: WILSON ELIZABETH		
Owner 2:		
Owner 3:		
Street 1: 11 NORWICH MEADOWS		
Street 2:		
Twn/City: NORWICH		
St/Prov: VT	Cntry:	Own Occ:
Postal: 05055		Type: TOWN

PREVIOUS OWNER

Owner 1: HOLBROOK - PAMELA H LIFE EST
 Owner 2: MOBILIA - ALLISON H & JOHN D
 Street 1: 28 BIRCH LANE
 Twn/City: ENFIELD
 St/Prov: NH Cntry:
 Postal: 03748

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as OTHER with a CONDO-TNHS Building built about 1985, having primarily VINYL Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 Half Bath, 4 Rooms, and 2 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				Topo		
s				Street		
t				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 Infru	Neigh Mod	Infr 1	%	Infr 2	%	Infr 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
17	OTHER		0		SITE ACRE SITE		1.0	0	0.	0.00	NM																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	178,200	1,700		179,900
Total Card	0.000	178,200	1,700		179,900
Total Parcel	0.000	178,200	1,700		179,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 140.55		/Parcel: 140.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	17	GL	178,200	1700			179,900	179,900		6/19/2019
2019	17	AB	178,200	1700			179,900	179,900		5/24/2019
2018	17	GL	178,200	1700			179,900	179,900		6/22/2018
2017	17	GL	178,200	1700			179,900	179,900		6/19/2017
2016	17	GL	178,200	1700			179,900	179,900		8/1/2016
2015	17	GL	168,000	1800			169,800	169,800		6/18/2015
2014	17	GL	168,000	1800			169,800	169,800		8/11/2014
2013	17	GL	168,000	1800			169,800	169,800		6/29/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLBROOK, PAMELA	229-615-618	2	12/17/2018	VALID SALE	241,000	No	No		
MOBILIA, PAMELA	227-387-389	2	2/1/2018	FAMILY SALE		No	No		Not FMV - DK
TAYLOR, EDWARD C	215-494	2	7/15/2014		181,500	No	No	3	
GOLDBERG, RICHARD	187/620		8/4/2008		187,000	No	No		

34% increase over assessment in 2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2012		INSPECT						
9/13/2012		MEAS/LEFT CD						

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2012	INSPECT	5	M KRAJESKI
9/13/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

VERIFICATION OF VISIT NOTED

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 15-055.011
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1: 15-055
 Prior Id # 2: 011
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 Land Reason:
 Bld Reason:
 Civil District:
 Ratio:

PRINT

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

LAST REV

Date	Time
03/13/19	12:13:38

spencer

1092

PAT ACCT.

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 17 OTHER

Prime NB Desc: NORW MEAD

Total:

Spl Credit:

Total:

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

Database: AssessPro - NorwichVT2019

cheryl

2019

EXTERIOR INFORMATION

Type: 8 - CONDO-TNHS
 Sty Ht: 2A - TWO/ATTIC
 (Liv) Units: 1 Total: 1
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: WHITE
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Bilt: 1985 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/Ft: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 16 - LAMINATE 10 %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRC BB
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: 50 % Sprinkled

MOBILE HOME

Make: Model: Serial #: Year: Color:

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
6	CARPORT		D	Y	1 12X24	D	AV	1985	8.45	T	31	17			1,700		1,700

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location: I - INTERIOR
 Total Units: 14
 Floor: M - MULTI LEVL
 % Own:
 Name: NM - NORW MEADOWS

DEPRECIATION

Phys Cond: AV - Average 13. %
 Functional: D - DESIGN 10. %
 Economic: %
 Special: %
 Override: %
 Total: 22.51 %

CALC SUMMARY

Basic \$ / SQ: 125.00
 Size Adj.: 0.95781255
 Const Adj.: 0.88216114
 Adj \$ / SQ: 105.618
 Other Features: 14250
 Grade Factor: 1.00
 NBHD Inf: 1.39999998
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 229940
 Depreciation: 51759
 Depreciated Total: 178180

COMMENTS

UAT UNF; NO BMT.

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: 4 BRs: 2 Baths: 1 HB: 1

REMODELING

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

RES BREAKDOWN

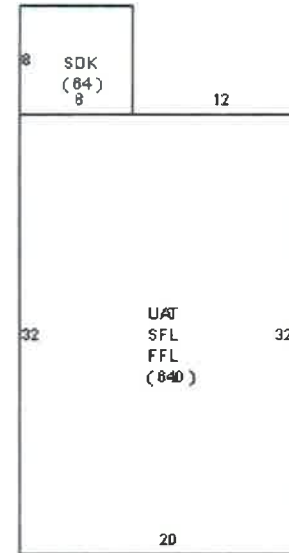
No	Unit	RMS	BRS	FL
1		4	2	M
Totals				
1		4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	Before Depr:	147.87
Special Features: 0	Val/Su Net:	89.82
Final Total:	178200	Val/Su SzAd 139.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	640	105.620	67,596
SFL	2ND FLOOR	640	105.620	67,596
UAT	UNF ATTIC	640	21.120	13,519
SDK	STONE DECK	64	20.040	1,283

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip Type	% Qu	# Ten
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Size Adj	Net Sketched Area: 1,984	Total: 149,993
1280	Gross Area	1984 FinArea 1280

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

1,700

Total Special Features:

Total:

1,700

15-055

004

MAP-LOT

SUB

1 of 1
CARD

CONDO

NORWICH, VT

APPRAISED:

Total Card / Total Parcel

USE VALUE:

304,700/ 304,700

ASSESSED:

304,700/ 304,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		NORWICH MEADOWS, NORWICH

OWNERSHIP

Owner 1: MACK LEILA	Unit #:	4
Owner 2: MACK ERIC		
Owner 3:		
Street 1: PO BOX 545		
Street 2:		
Twn/City: NORWICH		
St/Prov: VT	Cntry:	Own Occ:
Postal: 05055		Type: TOWN

PREVIOUS OWNER

Owner 1: MACK - LEILA		
Owner 2: -		
Street 1: PO BOX 545		
Twn/City: NORWICH		
St/Prov: VT	Cntry:	
Postal: 05055		

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as OTHER with a CONDO-DPX Building built about 1980, having primarily VINYL Exterior and 2254 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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		
				Exmpt		
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
17	OTHER		0		SITE ACRE	SITE	1.0	0	0	0.00	NM																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	302,800	1,900		304,700
Total Card	0.000	302,800	1,900		304,700
Total Parcel	0.000	302,800	1,900		304,700
Source: Market Adj Cost		Total Value per SQ unit /Card:	135.18	/Parcel:	135.18

Legal Description

55 NORWICH MEADOWS UNIT 4

Entered Lot Size

Total Land: 0

Land Unit Type: AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	302,800	1900			304,700	304,700	Correct Dates	8/20/2025
2023	17	GL	169,300	1600			170,900	170,900	Year End	7/7/2023
2022	17	GL	169,300	1600			170,900	170,900	Year End Roll	7/8/2022
2022	17	AB	169,300	1600			170,900	170,900	NEMRC	6/1/2022
2021	17	GL	169,300	1600			170,900	170,900	Year End Roll	8/18/2021
2021	17	AB	169,300	1600			170,900	170,900	NEMRC	5/19/2021
2020	17	GL	169,300	1600			170,900	170,900	Year End Roll	7/28/2020
2020	17	AB	169,300	1600			170,900	170,900		6/3/2020

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACK, LEILA	243-464-66	3	8/16/2023	FAMILY SALE		No	No	4	
FFOLIOTT, CHAR	195/44		12/17/2009		195,000	No	No		

PAT ACCT.

Sold 10/1/2025 \$410,000

BUILDING PERMITS

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

Date	Result	By	Name
7/21/2025		L	LISTERS
3/12/2025	FIELD REVIEW	KL	KL-KRT
5/1/2024	FR	KL	KL-KRT
3/21/2024	MEASURE	EK	ED-KRT
3/7/2016	C-MEAS+INSP	2	W KRAJESKI
5/21/2013	HRG - NO CHG	1	NEMC
4/4/2013	INSPECT	5	M KRAJESKI
9/13/2012	MEAS/LEFT CD	3	R FAVOR

Sign:

VERIFICATION OF VISIT NOTED

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 17 OTHER

Prime NB Desc: NORW MEAD

Total:

Spl Credit:

Total:

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

Database: AssessPro - NorwichVT2025

cheryl

2025

Type:	801 - CONDO-DPX
Sty Ht:	1A - ONE/ATTIC
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT SH
Color:	GRAY
View / Deck:	

Grade: C - AVERAGE	
Year Btt: 1980	Eff Yr Btt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg H/F/L:	STD		
Prim Int Wall:	1	- DRYWALL	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:			
Bsmnt Fir:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Solder:	100	% AC:	
% Heat HW:	NO	Central Vac:	NO
% Com Wal:	25	% Sprinkled:	

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Junis. Value
6	CARPORT	D	Y		12X24	D	AV	1980	11.25	T	40	17			1.900		1.900

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

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

Location: E - END UNIT
Total Units: 14
Floor: 2 - 2ND FLOOR
% Own:
Name: NM - NORW MEADOWS

Phys Cond:	AV - Average	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.2 %

Basic \$ / SQ:	125.00
Size Adj:	0.95621121
Const Adj:	0.94999999
Adj \$ / SQ:	113.550
Other Features:	26000
Grade Factor:	1.00
NBHD Inf:	1.75000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379504
Depreciation:	76660
Depreciated Total:	302844

BMT IS COMMON AREA; BASIC INT; FPL NOT USED.

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: 5		BRs: 2		Baths: 2		HB:					

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

No	Unit	RMS	BRS	FL
1		5	2	M
Totals				
1		5	2	

Rate	Parcel ID	Type	Date	Sale Price
------	-----------	------	------	------------

WAVE/SQ:	AvRate:	Ind.Val
Juris. Factor:	Before Depr:	198.71
Special Features: 0	Val/Su Net:	117.55
Final Total: 302800	Val/Su SzAd:	235.09

28

UAT
SFL
(1288)

46

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	2ND FLOOR	1,288	113.550	146,253					
UAT	UNF ATTIC	1,288	34.630	44,607	UAT	100	FAA	75 A	

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,288	113.550	146,253	
UAT	UNF ATTIC	1,288	34.630	44,607	
Net Sketched Area:		2,576	Total:	190,859	
Size Ad	1288	Gross Area	2576	FinArea	2254

AssessPro Patriot Properties, Inc



15-055 001
MAP-LOT SUB

1 of 1
CARD

CONDO
NORWICH, VT

APPAISED: 494,900/
USE VALUE: 494,900/
ASSESSED: 494,900/
Total Card / Total Parcel
494,900 494,900
494,900 494,900
494,900 494,900

PROPERTY LOCATION

No Alt No Direction/Street/City
55 NORWICH MEADOWS, NORWICH

OWNERSHIP

Owner 1: NERI, PETER P
Owner 2:
Owner 3:
Street 1: 55 NORWICH MEADOWS DR UNIT #1
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry: Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: OSMER - LARRY J
Owner 2: LABELLE - MARYELLEN
Street 1: 3028 ROUTE 25A
Twn/City: ORFORD
St/Prov: NH Cntry:
Postal: 03777

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as OTHER with a CONDO-TNHS Building built about 1980, having primarily VINYL Exterior and 1408 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 Half Bath, 6 Rooms, and 2 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 Inflr	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
17	OTHER		0		SITE ACRE	SITE	1.0	0	0	0.00	NM																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	491,100	3,800		494,900
Total Card	0.000	491,100	3,800		494,900
Total Parcel	0.000	491,100	3,800		494,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 351.49		/Parcel: 351.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	491,100	3800			494,900	494,900	Correct Dates	8/20/2025
2023	17	GL	230,500	1600			232,100	232,100	Year End	7/7/2023
2022	17	GL	230,500	1600			232,100	232,100	Year End Roll	7/8/2022
2022	17	AB	230,500	1600			232,100	232,100	NEMRC	6/1/2022
2021	17	GL	230,500	1600			232,100	232,100	Year End Roll	8/18/2021
2021	17	AB	230,500	1600			232,100	232,100	NEMRC	5/19/2021
2020	17	GL	230,500	1600			232,100	232,100	Year End Roll	7/28/2020
2020	17	AB	230,500	1600			232,100	232,100		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
OSMER, LARRY J	244-543-47	2	5/1/2024	VALID SALE	455,000	No	No	4
ATENCIO, CHRISTO	242-81	2	12/14/2022	RESALE	377,500	No	No	
KALLBERG, LLC	238-108	2	8/17/2021	VALID SALE	300,000	No	No	
AEBI, TANIA	227-536-538	2	3/28/2018	FAMILY SALE		No	No	NOT FMV - DK
POISSON, EVERETT	224-495	2	3/3/2017		200,000	No	No	

BUILDING PERMITS

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

Date	Result	By	Name
6/18/2025	M-L	PB	PAUL-KRT
6/16/2025	HRG - NO CHG	KL	KL-KRT
3/12/2025	FIELD REVIEW	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
10/16/2024	SALES REVIEW	PB	PAUL-KRT
5/1/2024	FR	A	ASSR
3/21/2024	MEASURE	EK	ED-KRT
3/14/2016	C-MEAS-HNSP	5	M KRAJESKI
9/11/2012	MEAS-HNSPCTD	3	R FAVOR

Sign: VERIFICATION OF VISIT NOT DATE



USER DEFINED
Prior Id # 1: 15-055.001
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 15-055
Prior Id # 2: 001
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bld Reason:
Civil District:
Ratio:

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 17 OTHER Prime NB Desc: NORW MEAD Total: Spl Credit: Total:

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

cheryl

2025

EXTERIOR INFORMATION

Type: 8 - CONDO-TNHS
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 4 - VINYL
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT SH
 Color: GRAY
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1980 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg H/VFL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 3 - HARDWOOD 10 %
 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: 25 % Sprinkled:

MOBILE HOME

Make:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
6	CARPORT	D	Y	1	12X24	D	AV	1980	11.25	T	40	17			1,900		1,900
19	PATIO	D	Y	1	12X14	C	AV	2024	11.68	T	1	17			1,900		1,900

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location: E - END UNIT
 Total Units: 14
 Floor: M - MULTI LEVL

% Own:
 Name: NM - NORW MEADOWS

DEPRECIATION

Phys Cond: AV - Average 20 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 20.2 %

CALC SUMMARY

Basic \$ / SQ: 235.00
 Size Adj: 0.93437505
 Const Adj: 0.95284998
 Adj \$ / SQ: 209.225
 Other Features: 22375
 Grade Factor: 1.00
 NBHD Inf: 1.75000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 615467
 Depreciation: 124324
 Depreciated Total: 491142

COMMENTS

BMT IS COMMON AREA; PDAS; SMALL KIT;
 DATED. SOLD 5/6/24 for \$455,000.00 - CAL
 5/9/24. 6/25- NO SIG UPDATES RPTD. FPL NF.

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: 2 Baths: 1 HB: 1

REMODELING

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

RES BREAKDOWN

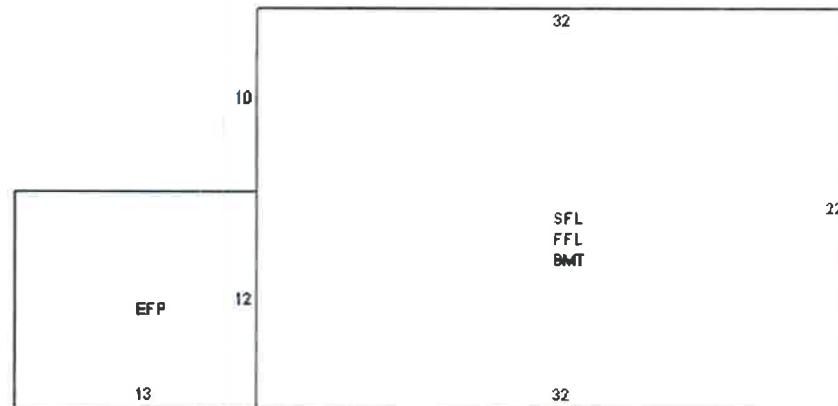
No	Unit	RMS	BRS	FL
1		6	2	M
Totals				
1		6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WAV\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 366.14
 Special Features: 0 Val/Su Net: 256.32
 Final Total: 491100 Val/Su SzAd: 348.79

SKETCH



SUB AREA

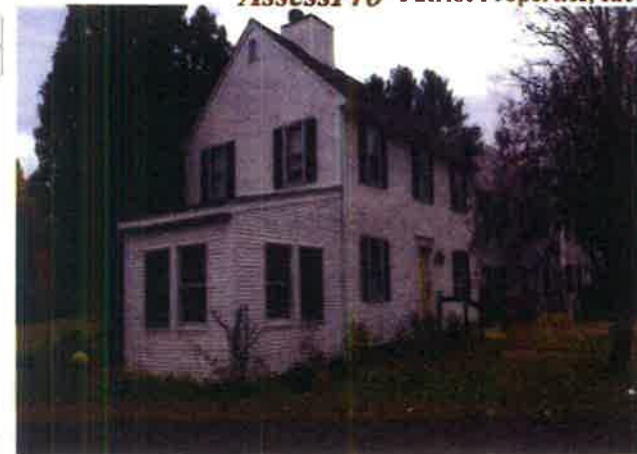
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	%	Descr	%	Qu	#	Ten
FFL	1ST FLOOR	704	209.230	147,294							
SFL	2ND FLOOR	704	209.230	147,294	BMT	50					
BMT	BASEMENT	352	52.310	18,412							
EFF	ENCL PORCH	156	104.610	16,320							

SUB AREA DETAIL

Net Sketched Area: 1,916 Total: 329,320
 Size Adj: 1408 Gross Area: 2268 FinArea: 1408

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

3,800

Total Special Features:

Total:

3,800

15-055

010

MAP-LOT

SUB

1 of 1
CARD

CONDO

NORWICH, VT

APPAISED:

Total Card / Total Parcel

USE VALUE:

569,100/

569,100

ASSESSED:

569,100/

569,100

569,100/

569,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NORWICH MEADOWS, NORWICH

OWNERSHIP

Owner 1:	HAZEN TRACY M
Owner 2:	BUERGER THOMAS
Owner 3:	
Street 1:	40 NORWICH MEADOW
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Cntry:	
Own Occ:	
Type:	TOWN

PREVIOUS OWNER

Owner 1:	JON W ALLAN GROUP, LLC -
Owner 2:	-
Street 1:	406 OXFORD ROAD
Twn/City:	EAST LANSING
St/Prov:	MI
Postal:	48832
Cntry:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as OTHER with a CONDO-TNHS Building built about 1985, having primarily VINYL Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 Half Bath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
				Exmpt		
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
17	OTHER		0		SITE ACRE SITE		1.0	0	0	0.00	NM																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	565,300	3,800		569,100
Total Card	0.000	565,300	3,800		569,100
Total Parcel	0.000	565,300	3,800		569,100
Source:	Market Adj	Cost		Total Value per SQ unit /Card:	326.62
				/Parcel:	326.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	565,300	3800			569,100	569,100	Correct Dates	8/20/2025
2023	17	GL	237,200	1700			238,900	238,900	Year End	7/7/2023
2022	17	GL	237,200	1700			238,900	238,900	Year End Roll	7/8/2022
2022	17	AB	237,200	1700			238,900	238,900	NEMRC	6/1/2022
2021	17	GL	237,200	1700			238,900	238,900	Year End Roll	8/18/2021
2021	17	AB	237,200	1700			238,900	238,900	NEMRC	5/19/2021
2020	17	GL	237,200	1700			238,900	238,900	Year End Roll	7/28/2020
2020	17	AB	237,200	1700			238,900	238,900		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JON W ALLAN GRO	245-26-29	2	7/19/2024	VALID SALE	599,000	No	No	4	
MCLAUGHRY, GRACE	233-510	2	7/10/2020	VALID SALE	399,000	No	No		
BUELL, CHARLES C	228-460-462	2	7/2/2018	VALID SALE	245,000	No	No		
BUELL, CHARLES C	202-676		8/31/2011	FAMILY SALE		No	No		
	177/616		6/19/2006	OTHER	239,000	No	No		

BUILDING PERMITS

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

2025 assessment below
purchase price in 2024 or
FMV

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2025		L	LISTERS
6/12/2025	HRG - NO CHG	PB	PAUL-KRT
3/12/2025	FIELD REVIEW	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
10/16/2024	SALES REVIEW	PB	PAUL-KRT
5/21/2024	CB	EK	ED-KRT
5/1/2024	FR	KL	KL-KRT
3/21/2024	INFO AT DOOR	EK	ED-KRT
10/19/2012	INSPECT	3	R FAVOR

Sign:

VERIFICATION OF ASSESSMENT DATA



USER DEFINED

Prior Id # 1:	15-055-010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	15-055
Prior Id # 2:	010
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 17 OTHER

Prime NB Desc: NORW MEAD

Total:

Spl Credit

Total:

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

Database: AssessPro - NorwichVT2025

cheryl

2025

Type:	8	- CONDO-TNHS
Sty Ht:	2A	- TWO/ATTIC
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT SH
Color:	WHITE	
View / Desir:		

Grade: C - AVERAGE	
Year Bt: 1985	Eff Yr Bt:
AN LUC:	AN %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg H/F/L:	STD		
Prim Int Wall:	1	- DRYWALL	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	40%
Bsmnt Fir:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	6	- ELECTRIC BB	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall:	25	% Sprinkled:	

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

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

Location:	E - END UNIT
Total Units:	14
Floor:	M - MULTI LEVL
% Own:	
Name:	NM - NORW MEADOWS

Phys Cond:	GD - Good	14.
Functional:		
Economic:		
Special:		
Override:		
	Total:	14.4

Basic \$ / SQ:	235.00
Size Adj:	0.88939399
Const Adj:	0.92322099
Adj \$ / SQ:	192.960
Other Features:	45621
Grade Factor:	1.00
NBHD Inf:	1.75000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660366
Depreciation:	95093
Depreciated Total:	565274

3/24 3 DIFFERENT HEATING SOURCES / AC=HP
25% IN BEDROOMS. LISTER LINDBERG
JOINED KRT AT THIS INTERIOR INSPECTION
TO DETERMINE NUMBER OF BEDROOMS.
TOP FLOOR HAS A ROOM THAT IS
CONSIDERED A THIRD BEDROOM BY THE OW

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: 1		

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

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

[illegible]

33

ATC
SFL
FFL

22

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip Type	Qu # Ten
FFL	1ST FLOOR	726	192.960	140.089				
SFL	2ND FLOOR	726	192.960	140.089				
ATC	ATTIC	290	177.520	51.553				

Net Sketched Area: 1,742		Total: 331,731	
Size Ad	1742.3999	Gross Area	2178
		FinArea	1742

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
6	CARPORT	D	Y		1 12X24	D	AV	1985	11.25	T	40	17			1,900		1,900
19	PATIO	D	Y		1 12X14	C	GD	2023	11.68	T	1.2	17			1,900		1,900

or Value	JCod.JFact	Jurts. Value
1,900		1,900
1,900		1,900



AssessPro Patriot Properties, Inc

15-055

014

MAP-LOT

SUB

1 of 1
CARD

CONDO

NORWICH, VT

APPAISED:

Total Card / Total Parcel

USE VALUE:

363,600/ 363,600

ASSESSED:

363,600/ 363,600

363,600/ 363,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NORWICH MEADOWS, NORWICH

OWNERSHIP

Owner 1:	MACHALABA CATHERINE C
Owner 2:	
Owner 3:	
Street 1:	40 NORWICH MEADOWS UNIT 14
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Entry:	
Own Occ:	
Type:	TOWN

PREVIOUS OWNER

Owner 1:	CUDNEY - DANA CAROL
Owner 2:	-
Street 1:	40 NORWICH MEADOWS UNIT 14
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Entry:	

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as OTHER with a CONDO-TNHS Building built about 1985, having 1334 sq ft of exterior and 1334 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 Half Bath, 5 Rooms, and 2 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
17	OTHER		0		SITE ACRE SITE		1.0	0	0	0.00	NM																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
17	0.000	361,700	1,900		363,600
Total Card	0.000	361,700	1,900		363,600
Total Parcel	0.000	361,700	1,900		363,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	272.56	/Parcel:	272.56

Legal Description

40 NORWICH MEADOWS 14

Entered Lot Size

Total Land: 0

Land Unit Type: AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	361,700	1900			363,600	363,600	Correct Dates	8/20/2025
2023	17	GL	161,600	1700			163,300	163,300	Year End	7/7/2023
2022	17	GL	161,600	1700			163,300	163,300	Year End Roll	7/8/2022
2022	17	AB	161,600	1700			163,300	163,300	NEMRC	6/1/2022
2021	17	GL	161,600	1700			163,300	163,300	Year End Roll	8/18/2021
2021	17	AB	161,600	1700			163,300	163,300	NEMRC	5/19/2021
2020	17	GL	161,600	1700			163,300	163,300	Year End Roll	7/28/2020
2020	17	AB	161,600	1700			163,300	163,300		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUDNEY, DANA CAR	243-487	2	9/25/2023	VALID SALE	392,000	No	No	4	
MACHALABA, CATHE	243-505		6/26/2023	OTHER		No	No	4	DECREE OF PARTIAL DISTRIBUTION
NOBLIT, DORIS	205-626		3/21/2012	FAMILY SALE		No	No		
CHAPDELAINE GER	196/399		5/17/2010		195,000	No	No		

TAX DISTRICT

PAT ACCT.

PRINT

Date Time
10/12/25 15:07:20

LAST REV

Date Time
08/08/25 11:02:41

cheryl

1095

USER DEFINED

Prior Id # 1: 15-055.014

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1: 15-055

Prior Id # 2: 014

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

Land Reason:

Bld Reason:

Civil District:

Ratio:

BUILDING PERMITS

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

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
5/1/2024	FR	A	ASSR
3/21/2024	MEASURE	EK	ED-KRT
9/13/2012	MEAS+INSPCTD	3	R FAVOR

2025 assessment is below 2023 purchase price

Sign:

VERIFICATION OF ASSESSMENT

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 17 OTHER

Prime NB Desc: NORW MEAD

Total:

Spl Credit

Total:

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

Database: AssessPro - NorwichVT2025

cheryl

2025

EXTERIOR INFORMATION

Type:	8	- CONDO-TNHS
Sty Ht:	1	- ONE STY
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	4	- VINYL
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT SH
Color:		WHITE
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1985	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	16	- LAMINATE	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	3	- ELECTRIC	
Heat Type:	6	- ELECTRC BB	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal:	25	% Sprinkled:	

MOBILE HOME

Make:

Model:

Serial #

Year:

Color:

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
6	CARPORT	D	Y	1	12X24	D	AV	1985	11.25	T	40	17			1,900			1,900

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:	14	
Floor:	1	- 1ST FLOOR
% Own:		
Name:	NM	- NORW MEADWS

DEPRECIATION

Phys Cond:	AV	- Average	18. %
Functional:	D	- DESIGN	15. %
Economic:			%
Special:			%
Override:			%
Total:			30.3 %

CALC SUMMARY

Basic \$ / SQ:	235.00
Size Adj:	0.94737637
Const Adj:	0.92111993
Adj \$ / SQ:	205.072
Other Features:	23000
Grade Factor:	1.00
NBHD Inf:	1.75000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518991
Depreciation:	157254
Depreciated Total:	361737

COMMENTS

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: 5		BRs: 2		Baths: 1		HB					

REMODELING

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

RES BREAKDOWN

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

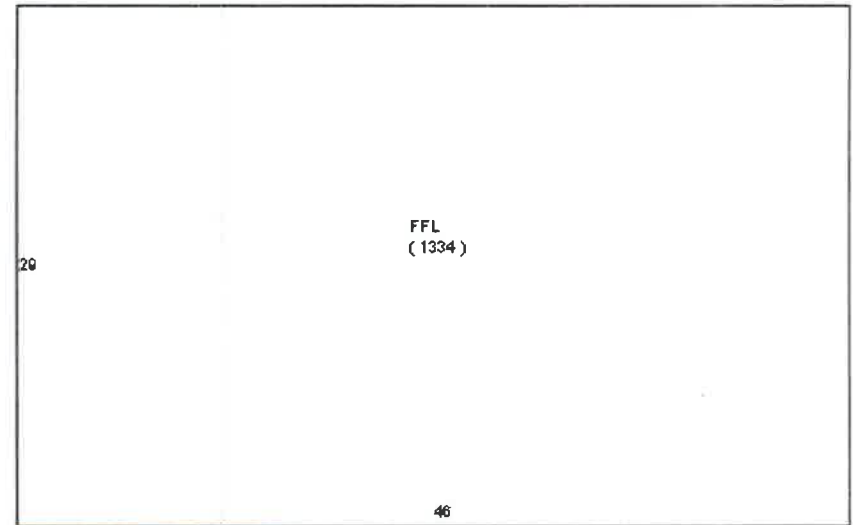
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WAVS/SQ: AvRate: Ind.Val

Juris. Factor:	Before Depr:	358.88
Special Features:	Val/Su Net:	271.14
Final Total:	Val/Su SzAd:	271.14

SKETCH



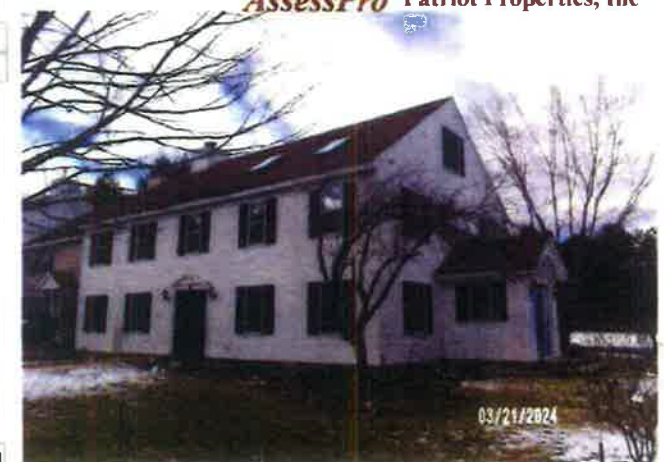
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	1,334	205.070	273,566						

SUB AREA DETAIL

Net Sketched Area:	1,334	Total:	273,566
Size Adj:	1334	Gross Area	1334
		FinArea	1334

IMAGE



More: N

Total Yard Items:

1,900

Total Special Features:

Total:

1,900