

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Auel appeal – Parcel ID # 15-010.100

DATE: October 2, 2025

Property Description: The parcel is located at 5 Happy Hill Road. This is a 1¾-story Old-style dwelling of 2,784 finished square feet built in 1890 with 4 bedrooms and 4 baths. **The effective year built is 1971.** The dwelling has an overall grade of B, the kitchen and baths are rated Good and the depreciation is 13.5%. The assessed value of the dwelling is \$851,800 with yard items assessed at \$38,900 and 5.32 acres assessed at \$206,900. The total assessed value on the 2025 Grand List is \$1,097,600. An interior inspection was conducted on 7/17/2025.

2025 Assessment History:

Proposed Reappraisal Assessment:	\$1,219,000
After Informal Hearing/Abstract:	1,219,000
After Grievance Hearing/Grand List:	1,097,600
Reduction before BCA Appeal:	\$ 121,400

Basis for the Appeal:

The appellant is appealing the validity of the data, namely the “basis price/sqft” and the “grade factor”; the property is set in the 2025 grand list at higher than fair market value; and, the property’s ratio to grand list value to fair market value is higher than the analogous ratio for comparable and/or nearby properties.

Lister Response:

The appellant has not provided any comparable properties for this appeal. Therefore, the Listers will utilize the comparable properties provided by KRT. **The appellant purchased the property in 2021 for \$1,225,000 when the assessed value in the grand list was \$578,400.**

KRT Comparable Properties:

- **47 Church St:** This is a 2-story Old-style dwelling of 3,352 finished square feet built in 1900 with 4 bedrooms and 4 baths. The dwelling has an overall grade of B, the kitchen and baths are rated Good and Average and the depreciation is 8.8%. The assessed value of the dwelling is \$967,000 with yard items assessed at \$26,300 and .94 acres assessed at \$342,700. The total assessed value on the 2025 Grand List is \$1,336,000. An interior inspection was conducted by KRT on 4/1/2024.

- 23 Church St: This is a 1¾-story Old-style dwelling of 3,131 finished square feet built in 1853, **effective year built 1962**, with 4 bedrooms and 3 baths. The dwelling has an overall grade of B, the kitchen and baths are rated Average and the depreciation is 20.01%. The assessed value of the dwelling is \$827,800 and .60 acres assessed at \$285,900. The total assessed value on the 2025 Grand List is \$1,113,700. KRT collected data at the door from the property owner on 4/4/2024.
- 17 Elm St: This is a 1½-story Old-style dwelling of 2,856 finished square feet built in 1806, **effective year built is 1980**, with 3 bedrooms and 4 baths. The dwelling has an overall grade of B-, the kitchen and baths are rated Good and the depreciation is 11.2%. The assessed value of the dwelling is \$740,800 with yard items assessed at \$13,200 and .34 acres assessed at \$269,200. The total assessed value on the 2025 Grand List is \$1,023,200. An interior inspection was conducted by KRT on 4/3/2024.
- 11 Cossingham Rd: This is a 1¾-story Old-style dwelling of 3,215 finished square feet built in 1879, **effective year built 1957**, with 4 bedrooms and 3 baths. The dwelling has an overall grade of B, the kitchen and baths are rated Good and the depreciation is 6.05%. The assessed value of the dwelling is \$1,126,300 with yard items assessed at \$900 and 1.61 acres assessed at \$173,500. The total assessed value on the 2025 Grand List is \$1,300,700. An interior inspection (call back) was conducted by KRT on 5/17/2024.

The Listers consider the 2025 Grand List assessment of \$1,097,600 the correct value for this property.

15-010 100
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 1,097,600/ 1,097,600
USE VALUE: 1,097,600/ 1,097,600
ASSESSED: 1,097,600/ 1,097,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HAPPY HILL RD, NORWICH

OWNERSHIP

Owner 1:	AUEL ASHER
Owner 2:	RAAB JENNIFER
Owner 3:	
Street 1:	5 HAPPY HILL RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055-9587

PREVIOUS OWNER

Owner 1:	PERRY - ELIZABETH S
Owner 2:	REED - JEFFREY
Street 1:	5 HAPPY HILL RD
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055-9587

NARRATIVE DESCRIPTION

This parcel contains 5.32 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1890, having primarily CLAPBOARD Exterior and 2784 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 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 / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
10	RESD 1		1		SITE ACRE SITE		1.0	0	140,000.	1.20	N3	1.20								168,000	42	0				168,000	
10	RESD 1		1		EXCESS SI SITE		1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
20	RESD 1 EXC		3.32		ACRES EXCESS		1.0	0	7,500.	1.20	N3	1.20								29,880						29,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
20	3.320			29,900	29,900	5.32 ACRES & DWL	450-142-12014
10	2.000	851,800	38,900	177,000	1,067,700		GIS Ref
42	0.000						GIS Ref
Total Card	5.320	851,800	38,900	206,900	1,097,600	Entered Lot Size	
Total Parcel	5.320	851,800	38,900	206,900	1,097,600	Total Land: 5.32	
Source: Market Adj Cost		Total Value per SQ unit /Card: 394.28	/Parcel: 394.28			Land Unit Type: AC	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	851,800	38900	5.32	206,900	1,097,600	1,097,600	Correct Dates	8/20/2025
2023	10	GL	394,000	35700	5.32	148,700	578,400	578,400	Year End	7/7/2023
2022	10	GL	394,000	35700	5.32	148,700	578,400	578,400	Year End Roll	7/8/2022
2022	10	AB	394,000	35700	5.32	148,700	578,400	578,400	NEMRC	6/1/2022
2021	10	GL	394,000	35700	5.32	148,700	578,400	578,400	Year End Roll	8/18/2021
2021	10	AB	394,000	35700	5.32	148,700	578,400	578,400	NEMRC	5/19/2021
2020	10	GL	394,000	35700	5.32	148,700	578,400	578,400	Year End Roll	7/28/2020
2020	10	AB	394,000	35700	5.32	148,700	578,400	578,400		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY,ELIZABETH	237-854	2	8/2/2021	VALID SALE	1,225,000	No	No		
PERRY ELIZABETH	198/101		9/15/2010	FAMILY SALE		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2017	44BCU16	COND USE		C				HOME OCC

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2025	INSPECT	L	LISTERS
7/17/2025		L	LISTERS
6/13/2025	HRG - NO CHG	PB	PAUL-KRT
3/19/2025	FIELD REVIEW	PB	PAUL-KRT
3/22/2024	MEASURE	DR	DOUG-KRT
10/27/2021		A	ASSR
5/6/2020	STATUTORY	A	ASSR
4/7/2017	PERMIT INSP	5	M KRAJESKI
9/24/2012	MEAS+INSPCTD	5	M KRAJESKI

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 5.32000 Total SF/SM: 231739 Parcel LUC: 10 RESD 1 Prime NB Desc NORWICH Total: 206,880 Spl Credit Total: 206,900

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type:	15	- OLD STYLE	
Sty Ht:	1T	- ONE/3 QTRS	
(Liv) Units:	1	Total:	1
Foundation:	3	- MASONRY	
Frame:	1	- WOOD	
Prime Wall:	2	- CLAPBOARD	
Sec Wall:			%
Roof Struct:	1	- GABLE	
Roof Cover:	1	- ASPHALT SH	
Color:	YELLOW		
View / Desir:			

Grade: B - GOOD	
Year Blt: 1890	Eff Yr Blt: 1971
Alt LUC: 42	Alt %: 0
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:	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	

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
32	BARN/LFT	D	Y	1	36X104	C	FR	1920	29.88	T	84	10			17,900		17,900
31	BARN	A	Y	1	24X36	C	FR	1920	28.53	T	84	10			3,900		3,900
31	BARN	A	Y	1	24X36	C	AV	1920	28.53	T	60	10			9,900		9,900
33	BANK BRN	D	Y	1	14X36	C	FR	1920	45.74	T	84	10			3,700		3,700
2	SHED/FR	D	Y	1	9X22	C	FR	1920	17.53	T	56	10			1,500		1,500
43	MILK HS	D	Y	1	14X20	C	FR	1920	45.51	T	84	10			2,000		2,000

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

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

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

Phys Cond:	GD - Good	13.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	13.5%

Basic \$ / SQ:	185.00
Size Adj.:	0.97961056
Const Adj.:	1.00979996
Adj \$ / SQ:	183.004
Other Features:	72500
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	984779
Depreciation:	132945
Depreciated Total:	851834

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																

Exterior:	
Interior:	2004
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

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

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	292.81	
Special Features: 0		Val/Su Net:	205.55	
Final Total:	851800	Val/Su SzAd	305.98	

The diagram illustrates a vehicle chassis layout with various components and their dimensions. The layout is divided into several sections:

- Front Section:** A large rectangular area on the left with a width of 24 and a height of 30. It contains the labels "TQS", "FFL", and "BMT". To its right is a smaller section with a width of 6 and a height of 6, containing the labels "HST" and "OFF". Below this is another section with a width of 12 and a height of 12, also containing the labels "HST", "FFL", and "BMT".
- Central Section:** A large rectangular area in the middle with a width of 26 and a height of 1. It contains the labels "TQS", "FFL", and "CRAWLSpace".
- Right Section:** A rectangular area on the right with a width of 16 and a height of 20. It contains the label "WDK".
- Bottom Section:** A small rectangular area at the bottom with a width of 4 and a height of 4, containing the label "OFF".

Dimensions are indicated by numbers along the edges of the rectangles. The overall width of the layout is 24 + 6 + 12 + 4 = 46. The overall height is 30 + 6 + 12 = 48.

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,484	183.000	271,578
TQS	3/4 STORY	1,098	168.360	184,897
BMT	BASEMENT	912	45.750	41,725
WDK	WOOD DECK	320	19.250	6,160
HST	HALF STORY	202	168.360	33,942
OPF	OPEN PORCH	128	36.600	4,685

	Sub	%	Descrip	%	Qu	# Ten
	Area	Usbl		Type		
78						
97						

Net Sketched Area: 4,144		Total: 542,987	
Size Ad	2783.8	Gross Area	4424
		FinArea	2784

AssessPro Patriot Properties, Inc



Total:	38,900
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AUEL - 5 HAPPY HILL ROAD, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL	ASSESSED		NOTE
										ASSESSED	SITE/AC	PER / SF	
5 Happy Hill Rd	15-010-100	Old Style	1890	B	GD	9	4	3.5	2,784	\$1,097,600	5.32	\$394	\$1,225,000 8/2/2021
47 Church St	16-045-000	Old Style	1900	B	GV	10	4	3.5	3,352	\$1,336,000	0.94	\$399	\$1,395,000 10/29/2024
23 Church St	20-233-000	Old Style	1853	B	GD	10	4	2.5	3,131	\$1,113,700	0.60	\$356	
17 Elm St	20-299-000	Old Style	1806	B-	GD	7	3	3.5	2,856	\$1,023,300	0.34	\$358	
11 Crossingham Rd	15-030-000	Old Style	1879	B	EX	9	4	2.5	3,215	\$1,300,700	1.61	\$405	
27 Beaver Meadow Rd	20-252-000	Cape	1893	B	GD	8	4	3	2,983	\$1,152,500	0.63	\$389	

Assessed Value \$/SF Range **\$356/SF to \$405/SF**

Median \$/SF **\$385**

Mean \$/SF **\$380**

5 Happy Hill Rd **\$394**

Assessed Value Range **\$1,023,300 - \$1,336,000**

Median AV **\$1,152,500**

Mean AV **\$1,185,300**

5 Happy Hill Rd **\$1,097,600**



16-045 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 1,336,000/ 1,336,000
USE VALUE: 1,336,000/ 1,336,000
ASSESSED: 1,336,000/ 1,336,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		CHURCH ST, NORWICH

OWNERSHIP

Owner 1:	HAMPTON LUCY
Owner 2:	HAMPTON JON
Owner 3:	
Street 1:	47 CHURCH ST
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	ANDREWS - APRIL
Owner 2:	-
Street 1:	47 CHURCH ST
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1900, having primarily CLAPBOARD Exterior and 3352 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 10 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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
10	RESD 1		0.94		SITE ACRE SITE		1.0	0	140,000	2.60	V1	2.50								342,650						342,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
10	0.940	967,000	26,300	342,700	1,336,000	.94 ACRE & DWL/APT	450-142-11848
Total Card	0.940	967,000	26,300	342,700	1,336,000	Entered Lot Size	GIS Ref
Total Parcel	0.940	967,000	26,300	342,700	1,336,000	Total Land: 0.94	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.53		/Parcel: 398.53		Land Unit Type: AC	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	967,000	26300	.94	342,700	1,336,000	1,336,000	Correct Dates	8/20/2025
2023	10	GL	372,900	21800	.94	188,000	582,700	582,700	Year End	7/7/2023
2022	10	GL	372,900	21800	.94	188,000	582,700	582,700	Year End Roll	7/8/2022
2022	10	AB	372,900	21800	.94	188,000	582,700	582,700	NEMRC	6/1/2022
2021	10	GL	372,900	21800	.94	188,000	582,700	582,700	Year End Roll	8/18/2021
2021	10	AB	372,900	21800	.94	188,000	582,700	582,700	NEMRC	5/19/2021
2020	10	GL	372,900	21800	.94	188,000	582,700	582,700	Year End Roll	7/28/2020
2020	10	AB	372,900	21800	.94	188,000	582,700	582,700		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANDREWS, APRIL	245-509-10	2	10/29/2024	VALID SALE	1,395,000	No	No	4	
ANDREWS, PETER	241-61	1	4/28/2022	ADMIN TRANS		No	No		divorce

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/14/2025		FIELD REVIEW									KL	KL-KRT
2/18/2025		FIELD REVIEW									KL	KL-KRT
4/1/2024		M+L									PM	PAT-KRT
4/18/2016		C-MEAS+INSP									5	M KRAJESKI
12/21/2015		C-MEAS									6	R SILVESTRI
5/22/2013		HRG - CHG									1	NEMC
5/22/2013		MEAS+INSPCTD									5	M KRAJESKI
9/11/2012		MEAS/LEFT CD									3	R FAVOR

Sign:

VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.94000 Total SF/SM: 40946 Parcel LUC: 10 RESD 1 Prime NB Desc: VILLAGE Total: 342,650 Spl Credit: Total: 342,700

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type:	15 - OLD STYLE	
Sty Ht:	2A - TWO/ATTIC	
(Liv) Units:	2	Total: 2
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	2 - CLAPBOARD	
Sec Wall:	1 - WOOD SHI	25%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT SH	
Color:	WHITE	
View / Desir:		

Grade: B - GOOD	
Year Blt: 1900	Eff Yr Blt:
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:	2	- SOFTWOOD	
Sec Floors:	6	- CERAMIC T	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		% 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	Juris. Value
3	GARAGE	D	Y	1	52X24	C	GD	1920	27.69	T	24	10			26,300		26,300

Full Bath:	1	Rating:	GOOD
A Bath:	1	Rating:	AVERAGE
3/4 Bath:	1	Rating:	AVERAGE
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthFix:	3	Rating:	AVERAGE
OTHER FEATURES			
Kits:	1	Rating:	GOOD
A Kits:	1	Rating:	AVERAGE
Frp1:	1	Rating:	AVERAGE
WSFlue:		Rating:	

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

Phys Cond:	GV - Good-VG	8.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	8.8%

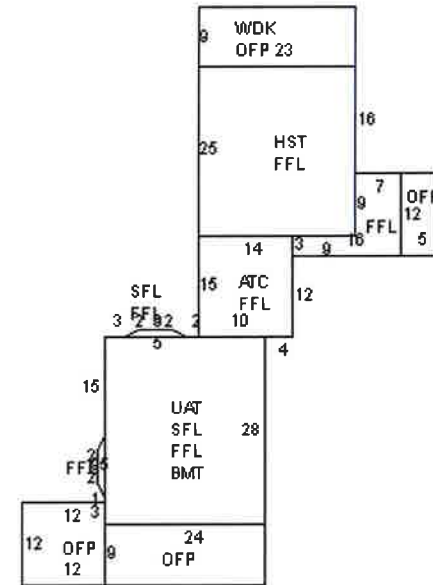
Basic \$ / SQ:	185.00
Size Adj:	0.98198366
Const Adj:	1.00751257
Adj \$ / SQ:	183.032
Other Features:	87750
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1060253
Depreciation:	93302
Depreciated Total:	966951

SUNKEN LIV RM; EXPOSED BEAMS; 2ND UNIT
OUTDATED SMALL KIT AND BATH; FPL=W/S
INSERT; KIT=COUNTERS, ISLAND, CABS;
MODINE BMT; UAT 2 BDRMS; ATC=MASTER
BATH .04/24 EG IG .XFIX=UBM SINK AND
MASTER BATHROOM SINK+JET TUB . POST AN

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: 10		BRs: 4		Baths: 1		HB 1					

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
1		10	4	M
Totals				
1		10	4	

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,582	183.030	289,556	
SFL	2ND FLOOR	679	168.390	114,336	
BMT	BASEMENT	672	45.760	30,749	
UAT	UNF ATTIC	672	59.670	40,097	
OFP	OPEN PORCH	627	36.610	22,952	
HST	HALF STORY	403	168.390	67,777	
WDK	WOOD DECK	207	20.750	4,296	
ATC	ATTIC	84	168.390	14,145	
Net Sketched Area:		4,926	Total:	583,907	
Size Ad	2747.5	Gross Area	5224	FinArea	3352

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
56					
36	UAT	100	FAA	90	A
19					

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:	26,300
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Total Special Features:

Total:	26,300
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20-233 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 1,113,700/ 1,113,700
USE VALUE: 1,113,700/ 1,113,700
ASSESSED: 1,113,700/ 1,113,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CHURCH ST, NORWICH

OWNERSHIP

Unit #
Owner 1: WILSON JAMES H TRUSTEE
Owner 2: PARSONS MARGARET A TRUSTEE
Owner 3:
Street 1: 23 CHURCH STREET
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055 Type: TOWN

PREVIOUS OWNER

Owner 1: WILSON - JAMES
Owner 2: PARSONS - MARGARET
Street 1: 10 BROKAW ROAD
Twn/City: STRAFFORD
St/Prov: VT Cntry
Postal: 05072

NARRATIVE DESCRIPTION

This parcel contains .6 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1853, having primarily CLAPBOARD Exterior and 3131 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 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	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
10	RESD 1		0.6		SITE ACRE	SITE	1.0	0	140,000.	3.40	V1	2.50		LOCATIC	-5					285,949						285,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.600	827,800		285,900	1,113,700
Total Card	0.600	827,800		285,900	1,113,700
Total Parcel	0.600	827,800		285,900	1,113,700
Source:	Market Adj	Cost	Total Value per SQ unit /Card:	355.70	/Parcel: 355.70

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	827,800	0	.6	285,900	1,113,700	1,113,700	Correct Dates	8/20/2025
2023	10	GL	487,500	0	.6	156,900	644,400	644,400	Year End	7/7/2023
2022	10	GL	487,500	0	.6	156,900	644,400	644,400	Year End Roll	7/8/2022
2022	10	AB	487,500	0	.6	156,900	644,400	644,400	NEMRC	6/1/2022
2021	10	GL	487,500	0	.6	156,900	644,400	644,400	Year End Roll	8/18/2021
2021	10	AB	487,500	0	.6	156,900	644,400	644,400	NEMRC	5/19/2021
2020	10	GL	487,500	0	.6	156,900	644,400	644,400	Year End Roll	7/28/2020
2020	10	AB	487,500	0	.6	156,900	644,400	644,400		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON,JAMES	226-165	2	8/1/2017	ADMIN TRANS		No	No		11--TRANS TO TRUST
BERGER,DAN	224-667	2	3/31/2017		775,000	No	No		
LAUPPE, ELIZABE	200-748		3/7/2011	OTHER	441,000	No	No		LARGE ADD AND RENOV AFT SALE
	176/225		1/30/2006	OTHER		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2011	21	ADDITION	50,000	C				
4/26/2011	12	REHAB	220,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2025	FIELD REVIEW	KL	KL-KRT
4/4/2024	INFO AT DOOR	LD	LIAM-KRT
12/15/2015	C-MEAS	6	R SILVESTRI
1/9/2013	MEAS+INSPCTD	3	R FAVOR

Sign:

VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.60000 Total SF/SM: 26136 Parcel LUC: 10 RESD 1 Prime NB Desc: VILLAGE

Total: 285,949 Spl Credit: Total: 285,900

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type:	15 - OLD STYLE		
Sty Ht:	1T - ONE/3 QTRS		
(Liv) Units:	1	Total:	1
Foundation:	3 - MASONRY		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT SH		
Color:	WHITE		
View / Desir:			

Grade: B - GOOD	
Year Blt: 1853	Eff Yr Blt: 1962
Alt LUC:	Alt %:
Jurisdiction:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg H/F/L:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T	50 %
Bsmnt Fir:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	10	- PROPANE	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Corn Wal		% Sprinkled	

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
SOL	SOLAR	D	Y	112		C	AV	2024		T	0	10					

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

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

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

Phys Cond:	GD - Good	15.0%
Functional:		0.0%
Economic:	L - LOCATION	5.0%
Special:		0.0%
Override:		0.0%
	Total:	20.01%

Basic \$ / SQ:	185.00
Size Adj:	0.95969337
Const Adj:	1.02960002
Adj \$ / SQ:	182.799
Other Features:	42800
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1034859
Depreciation:	207075
Depreciated Total:	827784

SOLAR PANELS; OTF = SINK . 4/24 EG . 2011
ADDITION= TILE FLOORS . EST SOL=SNOW.

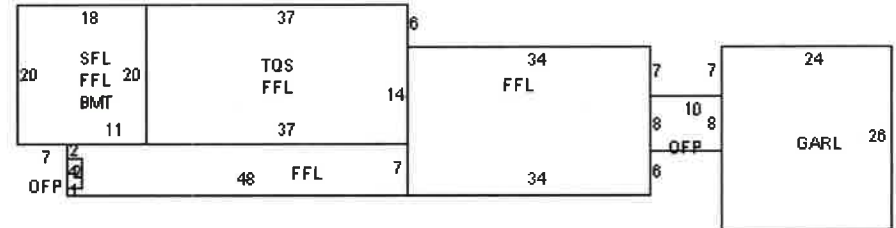
1st Res Grid	Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4			Baths: 1			HB 1		

Exterior:	
Interior:	
Additions:	2011
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No	Unit	RMS	BRS	FL
1		10	4	M
Totals				
1		10	4	

Rate	Parcel ID	Typ	Date	Sale Price
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WTAv\$/SQ:		AvRate:		Ind.Val:	
Juris. Factor:		Before Depr:	292.48		
Special Features:	0	Val/Su Net:	196.95		
Final Total:	827800	Val/Su SzAd	264.39		



Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,142	182.800	391,555
TQS	3/4 STORY	629	168.170	105,782
GARL	GARAGE LOFT	624	42.370	26,438
BMT	BASEMENT	360	45.700	16,452
SFL	2ND FLOOR	360	168.170	60,543
OPF	OPEN PORCH	88	36.560	3,217

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	1ST FLOOR	2,142	182.800	391,555					
TQS	3/4 STORY	629	168.170	105,782					
GARL	GARAGE LOFT	624	42.370	26,438					
BMT	BASEMENT	360	45.700	16,452					
SFL	2ND FLOOR	360	168.170	60,543					
OPF	OPEN PORCH	88	36.560	3,217					
Net Sketched Area:		4,203	Total:	603,987					
Size Ad	3131	Gross Area	4314	FinArea	3131				

AssessPro Patriot Properties, Inc



More: [N](#)

Total Yard Items:

Total Special Features:

Total:

20-299 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 1,023,200 / 1,023,200
USE VALUE: 1,023,200 / 1,023,200
ASSESSED: 1,023,200 / 1,023,200

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BARTLETT DONALD JR FAMILY TRUS
Owner 2:	BARTLETT CHRISTINE FAMILY TRUST
Owner 3:	
Street 1:	PO BOX 366
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055
Own Occ:	Type: TOWN

PREVIOUS OWNER

Owner 1:	BARTLETT FAMILY LLC -
Owner 2:	-
Street 1:	PO BOX 217
Twn/City:	SOUTH STRAFFORD
St/Prov:	VT
Postal:	05070

NARRATIVE DESCRIPTION

This parcel contains .34 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1806, having primarily CLAPBOARD Exterior and 2856 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 Half Bath, 7 Rooms, and 3 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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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 / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
10	RESD 1		0.34		SITE ACRE SITE		1.0	0 140,000.	5.65	V1	2.50									269,151						269,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	0.340	740,800	13,200	269,200	1,023,200
Total Card	0.340	740,800	13,200	269,200	1,023,200
Total Parcel	0.340	740,800	13,200	269,200	1,023,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	358.26	/Parcel:	358.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	740,800	13200	.34	269,200	1,023,200	1,023,200	Correct Dates	8/20/2025
2023	10	GL	507,400	10100	.34	169,200	686,700	686,700	Year End	7/7/2023
2022	10	GL	507,400	10100	.34	169,200	686,700	686,700	Year End Roll	7/8/2022
2022	10	AB	507,400	10100	.34	169,200	686,700	686,700	NEMRC	6/1/2022
2021	10	GL	507,400	10100	.34	169,200	686,700	686,700	Year End Roll	8/18/2021
2021	10	AB	507,400	10100	.34	169,200	686,700	686,700	NEMRC	5/19/2021
2020	10	GL	507,400	10100	.34	169,200	686,700	686,700	Year End Roll	7/28/2020
2020	10	AB	507,400	10100	.34	169,200	686,700	686,700		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARTLETT FAMILY	222-708	2	8/22/2016	ADMIN TRANS		No	No		11--TRANS FROM FAMILY LLC TO FAMILY TRUST
BARTLETT, CHRIS	187/662		8/8/2008	FAMILY SALE		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2016	17BAD16	ADDITION	500,000	C				ADDN

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	FIELD REVIEW	KL	KL-KRT
4/3/2024	M-L	PM	PAT-KRT
3/29/2018	PERMIT INSP	5	M KRAJESKI
2/24/2017	PERMIT INSP	5	M KRAJESKI
11/6/2015	C-MEAS+INSP	5	M KRAJESKI
1/29/2013	INSPECT	5	M KRAJESKI
1/14/2013	MEAS/LEFT CD	1	NEMC

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	20-299.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	20-299
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bid Reason:	
Civil District:	
Ratio:	

Total AC/HA: 0.34000 Total SF/SM: 14810 Parcel LUC: 10 RESD 1 Prime NB Desc: VILLAGE Total: 269,151 Spl Credit: Total: 269,200

Type:	15 - OLD STYLE		
Sty Ht:	1H - ONE/ONE HALF		
(Liv) Units:	2	Total:	2
Foundation:	3 - MASONRY		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	14 - STDG SEAM		
Color:	WHITE		
View / Desir:			

Grade: B- - GOOD (-)	
Year Blt: 1806	Eff Yr Blt: 1980
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wall:	1	- DRYWALL	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:	6	- CERAMIC T	25 %
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:	2		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

SPEC FEATURES/YARD ITEMS

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

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

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

Phys Cond:	GD - Good	11.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	11.2%

Basic \$ / SQ:	185.00
Size Adj:	0.97507000
Const Adj:	1.03244627
Adj \$ / SQ:	186.241
Other Features:	103786
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	834216
Depreciation:	93432
Depreciated Total:	740784

OLD STYLE FULL RENOV; QUAL INT. FINIS;
WIDE PINE FLRS ADDED/REFIN; GR8 TRIM
WORK; APT CONVERT TO IN-LAW; GRAN/MARB
VANITIES; LARGE KIT QUALITY FIN; SPRAY
FOAM INSUL. 4/24 EG. BUILT INS. TILE
SHOWERS. 3 MINI SW AC. XFIX=SINK AND TU

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												

Exterior:	
Interior:	2016
Additions:	
Kitchen:	2016
Baths:	2016
Plumbing:	2016
Electric:	
Heating:	
General:	2016

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

Rate	Parcel ID	Typ	Date	Sale Price
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Juris. Factor:		Before Depr:	232.80
Special Features:	0	Val/Su Net:	188.40
Final Total:	740800	Val/Su SzAd:	259.38

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,680	186.240	312,885
HST	HALF STORY	1,176	171.340	201,498
BMT	BASEMENT	800	46.560	37,248
OSP	SCRN PORCH	180	46.560	8,381
OPF	OPEN PORCH	96	37.250	3,576

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	1ST FLOOR	1,680	186.240	312,885					
HST	HALF STORY	1,176	171.340	201,498					
BMT	BASEMENT	800	46.560	37,248					
OSP	SCRN PORCH	180	46.560	8,381					
OPF	OPEN PORCH	96	37.250	3,576					

Size Ad	2856	Gross Area	4436	FinArea	2856
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A black and white photograph of a small, white, single-story house with dark shutters and a chimney. The house is surrounded by trees and a driveway with a car.

AssessPro Patriot Properties, Inc

Total:	13,200
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15-030 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 1,300,700/ 1,300,700
USE VALUE: 1,300,700/ 1,300,700
ASSESSED: 1,300,700/ 1,300,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		COSSINGHAM RD, NORWICH

OWNERSHIP

Owner 1:	MCNALLY (LIFE ESTATE) DAVID B
Owner 2:	LUBIN (LIFE ESTATE) CHERYL A
Owner 3:	
Street 1:	11 COSSINGHAM RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	MCNALLY - DAVID B
Owner 2:	LUBIN - CHERYL A
Street 1:	11 COSSINGHAM RD
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 1.61 ACRES of land mainly classified as RESD 1 with a OLD STYLE Building built about 1879, having primarily CLAPBOARD Exterior and 3215 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
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PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
10	RESD 1		1		SITE ACRE SITE		1.0	0	140,000.	1.20	N3	1.20								168,000						168,000	
10	RESD 1		0.61		EXCESS SI SITE		1.0	0	7,500.	1.20	N3	1.20								5,490						5,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.610	1,126,300	900	173,500	1,300,700
Total Card	1.610	1,126,300	900	173,500	1,300,700
Total Parcel	1.610	1,126,300	900	173,500	1,300,700
Source:	Market Adj	Cost	Total Value per SQ unit /Card:	404.52	/Parcel: 404.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	1,126,300	900	1.61	173,500	1,300,700	1,300,700	Correct Dates	8/20/2025
2023	10	GL	297,000	500	1.61	131,100	428,600	428,600	Year End	7/7/2023
2022	10	GL	297,000	500	1.61	131,100	428,600	428,600	Year End Roll	7/8/2022
2022	10	AB	297,000	500	1.61	131,100	428,600	428,600	NEMRC	6/1/2022
2021	10	GL	297,000	500	1.61	131,100	428,600	428,600	Year End Roll	8/18/2021
2021	10	AB	297,000	500	1.61	131,100	428,600	428,600	NEMRC	5/19/2021
2020	10	GL	297,000	500	1.61	131,100	428,600	428,600	Year End Roll	7/28/2020
2020	10	AB	297,000	500	1.61	131,100	428,600	428,600		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNALLY,DAVID B	240-95	2	2/16/2022	FAMILY SALE		No	No		Retained Life Estate
RUSSELL,ELISABE	237-535	7	7/12/2021	VALID SALE	875,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2023	28BAD23	OPEN PCH	25,000	C	5/17/2024			
5/15/2023	15bad23	ADDITION	100,000	C	4/4/2025			

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2025	PERMIT VISIT	PB	PAUL-KRT
3/19/2025	FIELD REVIEW	PB	PAUL-KRT
5/17/2024	CB	PB	PAUL-KRT
3/19/2024	MEASURE	EK	ED-KRT
3/14/2016	C-MEAS+HNSP	5	M KRAJESKI
9/24/2012	MEAS+HNSPCTD	5	M KRAJESKI

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.61000 Total SF/SM: 70132 Parcel LUC: 10 RESD 1 Prime NB Desc NORWICH Total: 173,490 Spl Credit: Total: 173,500

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

Type:	15 - OLD STYLE		
Sty Ht:	1T - ONE/3 QTRS		
(Liv) Units:	1	Total:	1
Foundation:	3 - MASONRY		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	4 - VINYL		10 %
Roof Struct:	1 - GABLE		
Roof Cover:	14 - STDG SEAM		
Color:	WHITE		
View / Desir:			

Grade: B	- GOOD
Year Blt: 1879	Eff Yr Blt: 1957
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD	
Prim Int Wall:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		%
Bsmnt Flr:	13 - EARTH	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	2	
% Heated:	100	% AC: 40
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
2	SHED/FR	D	Y	1	13X15	D	FR	1950	10.54	T	56	10			900		900
SOL	SOLAR	D	Y	1	16	C	AV	2025		T	0	10					
GEN	GENERATOR	D	Y	1	1	C	AV	2025		T	0	10					

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

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

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

Phys Cond:	EX - Excellent	5.1%
Functional:	B - BSMT	1.0%
Economic:		%
Special:		%
Override:		%
	Total:	6.05%

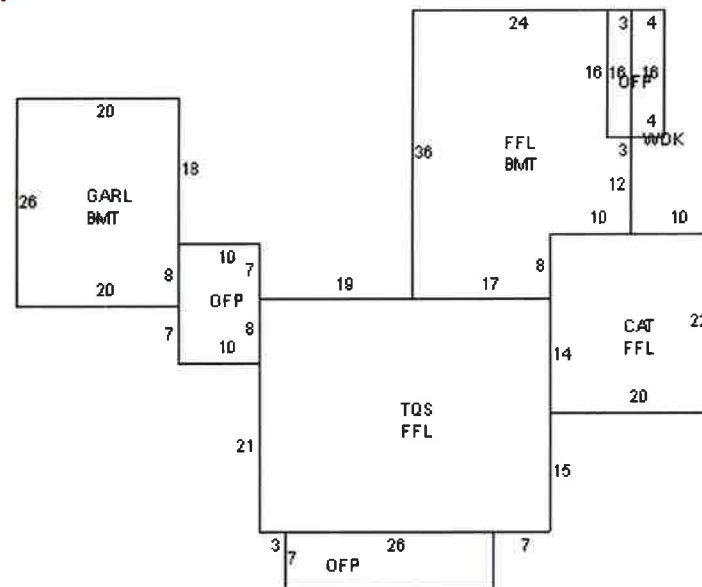
Basic \$ / SQ:	185.00
Size Adj:	0.95550168
Const Adj:	1.01878226
Adj \$ / SQ:	180.088
Other Features:	69222
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1198819
Depreciation:	72529
Depreciated Total:	1126290

OTF = 2 SNKS/BIDET; SOME SOL HEAT; 2ND
FLR AC; ADD IN 1989 - LOW BMT; NO INT
ACCESS TO BMT. 3/24 FULL REMOD OWNERS
MOVING IN 6/24. FINISHING UPSTAIRS OFF.
INT MINOR FINISHES. RE-CK 2025 COMP. 4/25 -
BP=100% COMP.

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: 2		HB		1		

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

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

[illegible]

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,328	180.090	419,245
BMT	BASEMENT	1,228	45.020	55,269
TQS	3/4 STORY	887	165.680	147,025
GARL	GARAGE LOFT	520	44.360	23,069
CAT	CATH CEILING	440	45.020	19,810
OPF	OPEN PORCH	380	36.020	13,687
WDK	WOOD DECK	64	30.250	1,936
Net Sketched Area:		5,847	Total:	680,041
Size Ad	3215.4000	Gross Area	6140	FinArea 3215

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
45	BMT	90				
69						
25						

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:	900
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Total Special Features:

Total:	900
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