

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

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

DATE: October 2, 2025

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

2025 Assessment History:

Proposed Reappraisal Assessment: \$3,387,600

After Grievance Hearing/Grand List: 3,036,600

Reduction before BCA Appeal: \$ 351,000

Basis for the Appeal:

The appellant is appealing on the grounds that the valuation does not reflect fair market value.

Lister Response:

The appellant did not provide any comparable properties for this appeal at the time of the appeal notice. Therefore, the Listers’ utilized the comparable properties provided by KRT as a basis for comparison.

KRT Comparable Properties:

- 1285 Union Village Rd: This is a 2-story Old-style dwelling of 4,884 finished square feet built in 1852 with 4 bedrooms and 4 baths. The dwelling has an overall grade of B+, the kitchen and baths are rated Average/Good and Average and the depreciation is 17.5%. The assessed value of the dwelling is \$1,545,300 with yard items assessed at \$51,800 and 117.3 acres assessed at \$1,028,400. The total assessed value on the 2025 Grand List is \$2,625,500. No interior inspection was done by KRT, so the accuracy of the interior hasn’t been validated.

- 915 Wallace Rd: This is a 1¾-story Cape-style dwelling of 3,265 finished square feet built in 1992 with 5 bedrooms and 3 baths. The dwelling has an overall grade of B-, the kitchen and baths are rated Average and Good and the depreciation is 8.2%. The assessed value of the dwelling is \$919,400 and 249.0 acres assessed at \$1,923,600. The total assessed value on the 2025 Grand List is \$2,902,200. An interior inspection was conducted by KRT on 3/14/2024.
- 95 Elm St: This is a 1¾-story Contemporary-style dwelling of 4,240 finished square feet built in 2000 with 5 bedrooms and 6 baths. The dwelling has an overall grade of A-, the kitchen and baths are rated Very Good and Good and the depreciation is 12%. The assessed value of the dwelling is \$2,348,000 with yard items assessed at \$48,500 and 40.3 acres assessed at \$669,100. The total assessed value on the 2025 Grand List is \$3,095,600. Interior inspection refused on 4/4/2024.
- 1196 Union Village Rd: This is a 2-story Contemporary-style dwelling of 5,192 finished square feet built in 2013 with 5 bedrooms and 7 baths. The dwelling has an overall grade of A, the kitchen and baths are rated Excellent, Average/Good and Good and the depreciation is 6%. The assessed value of the dwelling is \$2,416,100 with yard items assessed at \$212,300 and 82 acres assessed at \$805,800. The total assessed value on the 2025 Grand List is \$3,434,200. An interior inspection was conducted by KRT on 3/14/2024.

The Listers consider the 2025 Grand List assessment of \$3,434,200 the correct value for this property.

11-068 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPRaised: 3,036,600/ 3,036,600
USE VALUE: 3,036,600/ 3,036,600
ASSESSed: 3,036,600/ 3,036,600

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

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

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE	SITE	1.0	0	140,000.	1.68	RG	1.40	VW1							235,200						235,200	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.40	RG	1.40								10,500						10,500	
60	CURRENT U:		9		ACRES	EXCESS	1.0	0	7,500.	1.15	RG	1.40								77,700						77,700	
60	CURRENT U:		60.1		ACRES	EXCESS	1.0	0	7,500.	0.89	RG	1.40								399,631						399,600	
60	CURRENT U:		0.4		ACRES	EXCESS	1.0	0	7,500.	0.70	RG	1.40		TOPO	-50					2,100						2,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	69.500			479,400	479,400
11	2.000	2,285,600	25,900	245,700	2,557,200
Total Card	71.500	2,285,600	25,900	725,100	3,036,600
Total Parcel	71.500	2,285,600	25,900	725,100	3,036,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	449.73	/Parcel:	449.73

PREVIOUS ASSESSMENT

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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HULLEBERG,THOMA	233-522	2	6/10/2020	VALID SALE	1,850,000	No	No		

BUILDING PERMITS

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

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

Sign: VERIFICATION OF VISIT NOT DATA

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

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

Database: AssessPro - NorwichVT2025

Pamela

2025



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	11-068.000
Prior Id # 2:	11-068-100
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	11-068
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

PRINT

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

LAST REV

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

cheryl
799

EXTERIOR INFORMATION

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

GENERAL INFORMATION

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

INTERIOR INFORMATION

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

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
31	BARN	D	Y	1	20X30	C	AV	2003	32.50	T	38.5	11			12,000			12,000
40	LEAN-TO	D	Y	1	8X10	C	AV	2023	0.00	M	20	11						
35	POLE BRN	D	Y	1	30X66	C	AV	2023	8.76	T	20	11			13,900			13,900
GEN	GENERATOR	D	Y	1		C	AV	2023		T	0	11						

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG	- Avg-Good	7.5%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			7.5%

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj.:	0.85999998
Const Adj.:	1.05585301
Adj \$ / SQ:	175.800
Other Features:	120500
Grade Factor:	1.95
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2470940
Depreciation:	185321
Depreciated Total:	2285620

COMMENTS

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

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 5		Baths: 4		HB: 3					

REMODELING

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

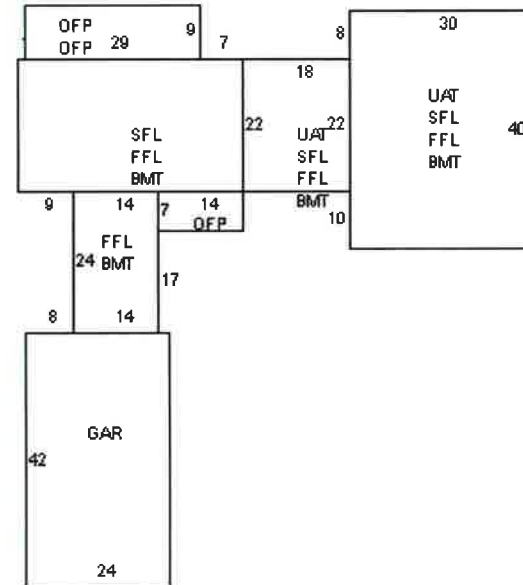
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	342.81	
Special Features:	0	Val/Su Net:	205.43	
Final Total:	2285600	Val/Su SzAd	443.29	

SKETCH



SUB AREA

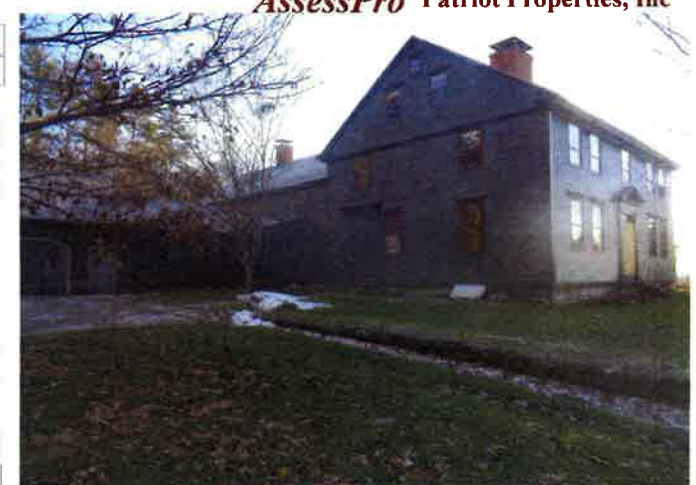
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,746	51.510	141,444
FFL	1ST FLOOR	2,746	175.800	482,746
SFL	2ND FLOOR	2,410	161.740	389,783
UAT	UNF ATTIC	1,596	47.820	76,317
GAR	GARAGE	1,008	34.290	34,560
OFF	OPEN PORCH	620	35.160	21,799

SUB AREA DETAIL

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

Net Sketched Area:	11,126	Total:	1,146,649
Size Adj	5156	Gross Area	11126
		FinArea	6752

IMAGE



More: N

Total Yard Items:

25,900

Total Special Features:

Total:

25,900

VICTOR P LLC - 694 GOODRICH FOUR CORNERS ROAD, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL	ASSESSED	
										ASSESSED	SITE/AC	PER / SF
694 Goodrich Four Corners Rd	11-068-000	Colonial	1800	B+	AG	14	5	5.5.5.5	6,752	\$3,036,600	71.50	\$450
95 Elm St	20-308-000	Contemp	2000	A-	GD	12	5	4.5.5	4,240	\$3,095,600	40.30	\$730
1196 Union Village Rd	05-074-000	Contemp	2013	A-	AV	10	5	5.5.5	5,192	\$3,434,200	82.00	\$661
1285 Union Village Rd	05-077-000	Colonial	1852	B+	GD	10	4	2.5.5	4,884	\$2,625,500	117.30	\$538
915 Wallace Rd	14-008-000	Cape	1992	B+	GD	9	5	3.0	3,265	\$2,902,200	249.00	\$889

Assessed Value \$/SF Range \$414/SF to \$1636/SF

Median \$/SF \$696

Mean \$/SF \$704

694 Goodrich Four Corners Rd \$450

Assessed Value Range \$1,848,900 - \$2,439,100

Median AV \$2,998,900

Mean AV \$3,014,400

694 Goodrich Four Corners Rd \$3,036,600

05-077 000
MAP-LOT SUB

1 of 2 RESIDENTIAL
CARD NORWICH, VT

APPRaised: 1,896,300/ 2,625,500
USE VALUE: 1,896,300/ 2,625,500
ASSESSed: 1,896,300/ 2,625,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1285		UNION VILLAGE RD, NORWICH

OWNERSHIP

Owner 1:	LEWIS REV. TRUST S. JOSHUA
Owner 2:	LEWIS TRUSTEE S. JOSHUA
Owner 3:	LEWIS TRUSTEE TERESA D.
Street 1:	7 RED OAK ROAD
Street 2:	
Twn/City:	BRONXVILLE
St/Prov:	NY
Postal:	10708

PREVIOUS OWNER

Owner 1:	MOSKOW - ALLISON SHUTZ REV TRST
Owner 2:	-
Street 1:	PO BOX 1185
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 117.3 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 1852, having primarily CLAPBOARD Exterior and 4884 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 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	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
t	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE SITE		1.0	0 140,000.	1.65	N2	1.10	VW3								231,000	42	0				231,000	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.10	N2	1.10									8,250						8,300	
21	RESD 2 EXC		8.76		ACRES EXCESS		1.0	0 7,500.	0.91	N2	1.10									59,862						59,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	8.760			59,900	59,900
11	2.000	1,313,505	51,800	239,300	1,604,605
42	0.000	231,795			231,795
Total Card	10.760	1,545,300	51,800	299,200	1,896,300
Total Parcel	117.300	1,545,300	51,800	1,028,400	2,625,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	388.27	/Parcel:	537.57

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,545,300	51800	117.3	1,028,400	2,625,500	2,625,500	Correct Dates	8/20/2025
2023	11	GL	817,800	43800	117.3	543,400	1,405,000	1,405,000	Year End	7/7/2023
2022	11	GL	817,800	43800	117.3	543,400	1,405,000	1,405,000	Year End Roll	7/8/2022
2022	11	AB	817,800	43800	117.3	543,400	1,405,000	1,405,000	NEMRC	6/1/2022
2021	11	GL	817,800	43800	117.3	543,400	1,405,000	1,405,000	Year End Roll	8/18/2021
2021	11	AB	817,800	43800	117.3	543,400	1,405,000	1,405,000	NEMRC	5/19/2021
2020	11	GL	817,800	43800	117.3	543,400	1,405,000	1,405,000	Year End Roll	7/28/2020
2020	11	AB	817,800	43800	117.3	543,400	1,405,000	1,405,000		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSKOW,ALLISON	233-540	2	7/10/2020	VALID SALE	1,700,000	No	No		
MOSKOW,ALLISON	225-575	2	6/9/2017	ADMIN TRANS		No	No		11--TRANS TO TRUST
MOSKOW,KEITH	223-36	1	9/28/2016	FAMILY SALE		No	No		8--DIVORCE
ANDERSON JAMIE	198/213		9/23/2010		1,400,000	No	No		deed # 76-10 SPLIT property sale

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
3/7/2025	FIELD REVIEW	PB	PAUL-KRT
1/17/2024	MEASURE	EK	ED-KRT
4/17/2019	STATUTORY	A	ASSR
5/4/2018	INSPECT	6	R SILVESTRI
4/30/2018	MEAS/LEFT CD	6	R SILVESTRI
7/28/2014	C-MEAS	5	M KRAJESKI
1/22/2014	FIELD REV	A	ASSR
10/10/2011	INSPECT	3	R FAVOR
9/28/2011	MEAS/LEFT CD	3	R FAVOR
Sign:	VERIFICATION OF VISIT NOT DATA		

Total AC/HA: 10.76000 Total SF/SM: 468706 Parcel LUC: 11 RESD 2 Prime NB Desc NORWICH Total: 299,112 Spl Credit Total: 299,200

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type:	6	- COLONIAL	
Sty Ht:	2H	- TWO/1 HALF	
(Liv) Units:	1	Total:	1
Foundation:	3	- MASONRY	
Frame:	1	- WOOD	
Prime Wall:	2	- CLAPBOARD	
Sec Wall:			%
Roof Struct:	1	- GABLE	
Roof Cover:	14	- STDG SEAM	
Color:	BEIGE		
View / Desir:			

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

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

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

Grade:	B+ - GOOD (+)
Year Bt:	1852
Alt LUC:	42
Jurisdic:	
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:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

Phys Cond:	GD - Good	17.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.5%

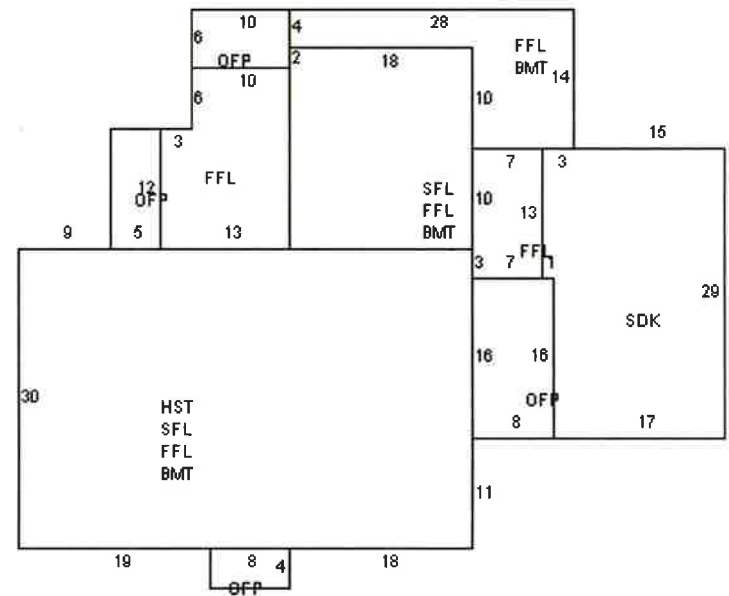
Basic \$ / SQ:	185.00
Size Adj:	0.90237510
Const Adj:	1.0*969993
Adj \$ / SQ:	170.228
Other Features:	57411
Grade Factor:	1.95
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1873107
Depreciation:	327794
Depreciated Total:	1545314

OTF= 2 SINKS , 1 BIDET; 1/24 HP=1 UNIT;
DORMER 3/4 ON ATTIC AREA.

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 2					

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

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	2,229	170.230	379,438
BMT	BASEMENT	1,922	45.980	88,379
SFL	2ND FLOOR	1,710	156.610	267,803
HST	HALF STORY	945	156.610	147,996
SDK	STONE DECK	506	19.780	10,008
OPF	OPEN PORCH	280	34.050	9,533

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
38					
79	BMT	100	RRM	23	A
33					

Net Sketched Area: 7,592		Total: 903,157	
Size Ad	4884 Gross Area	7997	FinArea 4884

SPEC FEATURES/YARD ITEMS	PARCELID 05-077-000
--------------------------	---------------------

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
31	BARN	D	Y	1	20x47	C	AV	1852	27.80	T	60	11			10,500		10,500
4	GARAGE/L	D	Y	1	24x24	C	AV	1970	36.00	T	40	11			12,400		12,400
33	BANK BRN	D	Y	1	34X42	C	AV	1970	32.64	T	60	11			18,600		18,600
2	SHED/FR	A	Y	1	16X30	C	AV	1852	16.04	T	40	11			4,600		4,600
2	SHED/FR	D	Y	1	20X30	C	AV	1970	15.83	T	40	11			5,700		5,700
SOL	SOLAR	D	Y	1	48	C	AV	2020		T	0	11					

PARCELID 05-077-000

dJFact	Juris. Value
	10,500
	12,400
	18,600
	4,600
	5,700

IMAGE

AssessPro Patriot Properties, Inc



05-077 000
MAP-LOT SUB

2 of 2
CARD

NORWICH, VT

APPRaised: 729,200/
USE VALUE: 729,200/
ASSESSed: 729,200/
Total Card / Total Parcel
2,625,500
2,625,500
2,625,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
1285		UNION VILLAGE RD, NORWICH	
Unit #:			
Owner 1: LEWIS REV. TRUST S. JOSHUA			
Owner 2: LEWIS TRUSTEE S. JOSHUA			
Owner 3: LEWIS TRUSTEE TERESA D.			
Street 1: 7 RED OAK ROAD			
Street 2:			
Twn/City: BRONXVILLE			
St/Prov: NY		Cntry:	Own Occ:
Postal: 10708		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 117.3 ACRES of land mainly classified as RESD 2

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
21	RESD 2 EXC		1		SITE ACRE VACANT		1.0	0 140,000.	1.10	N2	1.10									154,000						154,000	05-076-000
21	RESD 2 EXC		1		EXCESS SI SITE		1.0	0 7,500.	1.10	N2	1.10									8,250						8,300	
21	RESD 2 EXC		6.03		ACRES EXCESS		1.0	0 7,500.	1.02	N2	1.10									46,349						46,300	
60	CURRENT U!		25.35		ACRES EXCESS		1.0	0 7,500.	0.75	N2	1.10									141,983						142,000	
60	CURRENT U!		73.16		ACRES EXCESS		1.0	0 7,500.	0.69	N2	1.10									378,644						378,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	98.510			520,600	520,600
21	8.030			208,600	208,600
Total Card	106.540			729,200	729,200
Total Parcel	117.300	1,545,300	51,800	1,028,400	2,625,500
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: 537.57	

PREVIOUS ASSESSMENT

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

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
3/7/2025	FIELD REVIEW	PB	PAUL-KRT
1/17/2024	VL	EK	ED-KRT

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 106.54000 Total SF/SM: 4640883 Parcel LUC: 11 RESD 2 Prime NB Desc: NORWICH

Total: 729,226 Spl Credit: Total: 729,200

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

Database: AssessPro - NorwichVT2025

Pamela

2025



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	05-076-000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	05-077
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

PRINT

Date	Time
09/18/25	14:53:01

LAST REV

Date	Time
03/24/25	12:08:03

krt
246

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB	Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	----	----	------------	------	-------	--------------

BATH FEATURES

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

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:		0.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0 %

CALC SUMMARY

Basic \$ / SQ:	
Size Adj.: 1.0C000000	
Const Adj.: 8.0C000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
NBHD Inf: 1.0C000000	
NBHD Mod:	
LUC Factor: 1.0C	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

COMMENTS

RESIDENTIAL GRID

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	Before Depr:	0.00
Special Features: 0	Val/Su Net:	
Final Total: 0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
------	-------------	-----------	-----------	--------------

SUB AREA DETAIL

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

Net Sketched Area:	Total:	
Size Adj	Gross Area	FinArea

IMAGE

14-008 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPRaised: 2,902,200/ 2,902,200
USE VALUE: 2,902,200/ 2,902,200
ASSESSed: 2,902,200/ 2,902,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
915		WALLACE RD, NORWICH

OWNERSHIP

Owner 1:	COCHRAN AND FISHER FAMILY TRUS
Owner 2:	
Owner 3:	
Street 1:	915 WALLACE RD
Street 2:	
Twn/City:	WHITE RIVER JUNCTION
St/Prov:	VT
Postal:	05001

PREVIOUS OWNER

Owner 1:	COCHRAN - NANCY
Owner 2:	FISHER - ELLIOT
Street 1:	915 WALLACE RD
Twn/City:	WHITE RIVER JUNCTION
St/Prov:	VT
Postal:	05001

NARRATIVE DESCRIPTION

This parcel contains 249. ACRES of land mainly classified as RESD 2 with a CAPE Building built about 1992, having primarily WOOD SHING Exterior and 3265 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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
11	RESD 2		1		SITE ACRE	SITE	1.0	0	140,000.	2.10	RG	1.40	VW3							294,000						294,000	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.40	RG	1.40								10,500						10,500	
21	RESD 2 EXC		39.4		ACRES	EXCESS	1.0	0	7,500.	0.91	RG	1.40								269,219						269,200	
60	CURRENT U:		19.4		ACRES	EXCESS	1.0	0	7,500.	0.98	RG	1.40								143,219						143,200	
60	CURRENT U:		188.2		ACRES	EXCESS	1.0	0	7,500.	0.85	RG	1.40								1,206,666						1,206,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	207.600			1,349,900	1,349,900
21	39.400			269,200	269,200
11	2.000	919,400	59,200	304,500	1,283,100
Total Card	249.000	919,400	59,200	1,923,600	2,902,200
Total Parcel	249.000	919,400	59,200	1,923,600	2,902,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	888.98	/Parcel:	888.98

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	919,400	59200	249	1,923,600	2,902,200	2,902,200	Correct Dates	8/20/2025
2023	11	GL	601,700	53700	249	782,500	1,437,900	1,437,900	Year End	7/7/2023
2022	11	GL	601,700	300	249	782,500	1,384,500	1,384,500	Year End Roll	7/8/2022
2022	11	AB	601,700	300	249	782,500	1,384,500	1,384,500	NEMRC	6/1/2022
2021	11	GL	601,700	300	249	782,500	1,384,500	1,384,500	Year End Roll	8/18/2021
2021	11	AB	601,700	300	249	782,500	1,384,500	1,384,500	NEMRC	5/19/2021
2020	11	GL	601,700	300	249	782,500	1,384,500	1,384,500	Year End Roll	7/28/2020
2020	11	AB	601,700	300	249	782,500	1,384,500	1,384,500		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COCHRAN,NANCY	230-812	2	7/18/2019	FAMILY SALE		No	No		
FISHER ELLIOT	196/36		3/30/2010	FAMILY SALE		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2021	22BAS21	OUTBLDG	200,000	C				Spring 2023 Lister

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	KL	KL-KRT
3/14/2024	M+L	EK	ED-KRT
4/26/2023	PERMIT VISIT	A	ASSR
11/2/2022	PERMIT VISIT	A	ASSR
9/28/2022	PERMIT VISIT		
5/4/2022	PERMIT VISIT	A	ASSR
3/23/2015	C-MEAS+INSP	5	M KRAJESKI
9/6/2012	MEAS+INSPCTD	3	R FAVOR

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	14-008.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	14-008
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA: 249.00000 Total SF/SM: 10846440 Parcel LUC: 11 RESD 2 Prime NB Desc RURAL GOOD Total: 1,923,604 Spl Credit Total: 1,923,600

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

Database: AssessPro - NorwichVT2025

Pamela

2025

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- ONE/3 QTRS
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT SH
Color:	GRAY	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1992	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		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:	3	- HARDWOOD	
Sec Floors:	2	- SOFTWOO	40 %
Bsmnt Flr:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	4	- RADIANT HW	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	8.2 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			8.2 %

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj:	0.92851985
Const Adj:	1.04874361
Adj \$ / SQ:	180.149
Other Features:	51300
Grade Factor:	1.25
NBHD Inf:	1.0C000000
LUC Factor:	1.00
Adj Total:	1001544
Depreciation:	82127
Depreciated Total:	919417

COMMENTS

ACCESS THRU HARTFORD; NET METER SOLAR; WIDE PINE FLOORS; MID RANGE VIEWS . 3/24 HST STILL UNFINISHED . SHOP HAD CANOPY ADDED IN THE SPRING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	9	BRs:	5
	Baths:	2	HB	

REMODELING

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

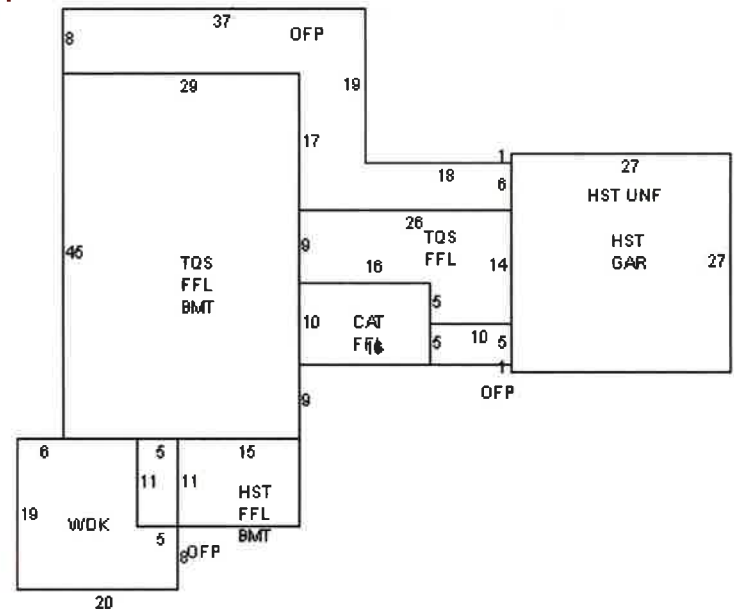
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	225.19	
Special Features:	0	Val/Su Net:	127.36	
Final Total:	919400	Val/Su SzAd	236.32	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	1ST FLOOR	1,914	180.150	344,805						
BMT	BASEMENT	1,470	45.040	66,205	HST	100	UNF	100	A	
TQS	3/4 STORY	1,351	165.740	223,853						
GAR	GARAGE	729	36.390	26,525						
OFP	OPEN PORCH	645	36.030	23,239						
HST	HALF STORY	626	82.870	51,859						
WDK	WOOD DECK	325	19.210	6,243						
CAT	CATH CEILING	160	45.040	7,206						
Net Sketched Area:		7,219		749,934						
Size Ad	3890.45	Gross Area	7726	FinArea	3265					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100 UNF									

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
2	SHED/FR	D	Y	1	6X10	D	FR	1992	14.00	T	46.2	11			500		500
16	SHOP/LFT	D	Y	1	40x24	A	EX	2023	59.79	T	0.2	11			57,300		57,300
40	LEAN-TO	D	Y	1	16X16	C	AV	2023	6.78	T	20	11			1,400		1,400

PARCELID 14-008-000

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 59,200

Total Special Features:

Total: 59,200

20-308 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 3,095,600 /
USE VALUE: 3,095,600 /
ASSESSED: 3,095,600 /
Total Card / Total Parcel
3,095,600 3,095,600
3,095,600 3,095,600
3,095,600 3,095,600



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MURPHY BRIAN M
Owner 2:	KENDRICK MEGAN E
Owner 3:	
Street 1:	95 ELM STREET
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	PEPPER - JOHN S
Owner 2:	-
Street 1:	95 ELM STREET
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 40.3 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2000, having primarily CLAPBOARD Exterior and 4240 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 2 HalfBaths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	VR1	VILL RESD	100	water		
o				Sewer		
n				Electri	5	FD-PARTIA
Census:				Exmpt		
Flood Haz:						
D	00	00	100	Topo		
s	142	142	100	Street		
t	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE	SITE	1.0	0	140,000	2.22	V2	1.85	VW1							310,800						310,800	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500	1.85	V2	1.85								13,875						13,900	
21	RESD 2 EXC		11.8		ACRES	EXCESS	1.0	0	7,500	1.42	V2	1.85								125,985						126,000	
60	CURRENT U:		26.5		ACRES	EXCESS	1.0	0	7,500	1.25	V2	1.85								248,362						248,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
60	26.500			248,400	248,400
21	11.800			126,000	126,000
11	2.000	2,348,000	48,500	324,700	2,721,200
Total Card	40.300	2,348,000	48,500	699,100	3,095,600
Total Parcel	40.300	2,348,000	48,500	699,100	3,095,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	730.09	/Parcel:	730.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	2,348,000	48500	40.3	699,100	3,095,600	3,095,600	Correct Dates	8/20/2025
2023	11	GL	1,544,200	17600	40.3	334,900	1,896,700	1,896,700	Year End	7/7/2023
2022	11	GL	1,544,200	17600	40.3	334,900	1,896,700	1,896,700	Year End Roll	7/8/2022
2022	11	AB	1,544,200	17600	40.3	334,900	1,896,700	1,896,700	NEMRC	6/1/2022
2021	11	GL	1,544,200	17600	40.3	334,900	1,896,700	1,896,700	Year End Roll	8/18/2021
2021	11	AB	1,544,200	17600	40.3	334,900	1,896,700	1,896,700	NEMRC	5/19/2021
2020	11	GL	1,544,200	17600	40.3	334,900	1,896,700	1,896,700	Year End Roll	7/28/2020
2020	11	AB	1,544,200	17600	40.3	334,900	1,896,700	1,896,700		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PEPPER,JOHN S	235-6	2	11/25/2020	VALID SALE	2,134,102	No	No	
STOTLAND,MITCHE	215-141	2	6/9/2014		2,195,000	No	No	3

TAX DISTRICT

PAT ACCT.

Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2023	52BAS23	MANUAL	33,000	C	4/11/2025			

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2025	PERMIT VISIT	PB	PAUL-KRT
3/18/2025	FIELD REVIEW	KL	KL-KRT
4/4/2024	INT REF	PM	PAT-KRT
6/19/2019	GRV - CHG	A	ASSR
6/16/2017	GRV - CHG	L	LISTERS
8/12/2016	BCA DENY	A	ASSR
6/13/2016	GRV - DENY	L	LISTERS
12/14/2015	C-MEAS+INSP	5	M KRAJESKI
11/3/2014	FIELD REV	A	ASSR

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 40.30000 Total SF/SM: 1755468 Parcel LUC: 11 RESD 2 Prime NB Desc: VILLAGE Total: 699,022 Spl Credit: Total: 699,100

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

Database: AssessPro - NorwichVT2025

Pamela

2025

EXTERIOR INFORMATION

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:	1	- ASPHALT SH
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	2000	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	4	- CARPET	50 %
Bsmnt Flr:	12	- CONCRETE	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	>		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	60
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath:	1	Rating:	VERY GOOD
A Bath:	1	Rating:	GOOD
3/4 Bath:	2	Rating:	GOOD
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	6.2 %
Functional:			%
Economic:			%
Special:			%
Override:	OR	- Override	12. %
Total:			12.00 %

CALC SUMMARY

Basic \$ / SQ:	155.00
Size Adj:	0.89999998
Const Adj:	1.00000000
Adj \$ / SQ:	139.500
Other Features:	119986
Grade Factor:	2.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2668156
Depreciation:	320179
Depreciated Total:	2347977

COMMENTS

OTF = 4 SINKS/2 SHOWER; HIGH CEILINGS; W/O LLV W/VG FINISH; MANY UPDATES; HIGH QUAL FIN IN KIT AND MASTER; GARAGE HEATED . 4/24 EG. EST=REAR , REFUSED INT. FULL WALL WINDOWS IN REAR. OUTDOOR SHOWER. AC=HP&CNTRL. 4/25 BP COMPLETE.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5		Baths: 1		HB: 2					

REMODELING

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

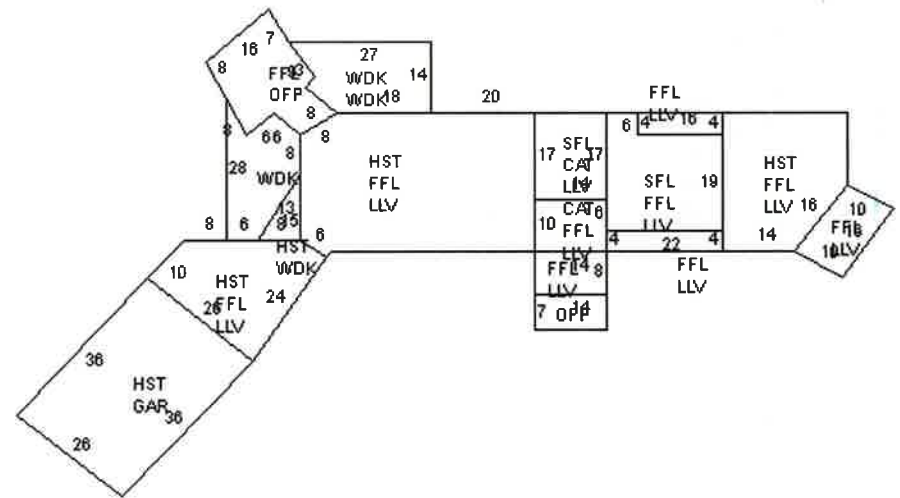
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	M
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	292.95	
Special Features:	0	Val/Su Net:	185.63	
Final Total:	2348000	Val/Su SzAd	362.19	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,560	139.500	496,620
LLV	LOWR LEVEL	3,483	100.230	349,104
HST	HALF STORY	2,243	64.170	143,920
WDK	WOOD DECK	972	17.410	16,918
GAR	GARAGE	920	34.810	32,026
SFL	2ND FLOOR	680	128.340	87,271
OPF	OPEN PORCH	413	27.900	11,523
CAT	CATH CEILING	378	34.880	13,183
Net Sketched Area:	12,649	Total:	1,150,565	
Size Ad	6482.8	Gross Area	13610	FinArea 4240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu # Ten
HST	100 UNF		100 A	
LLV	100 FLA		90 V	

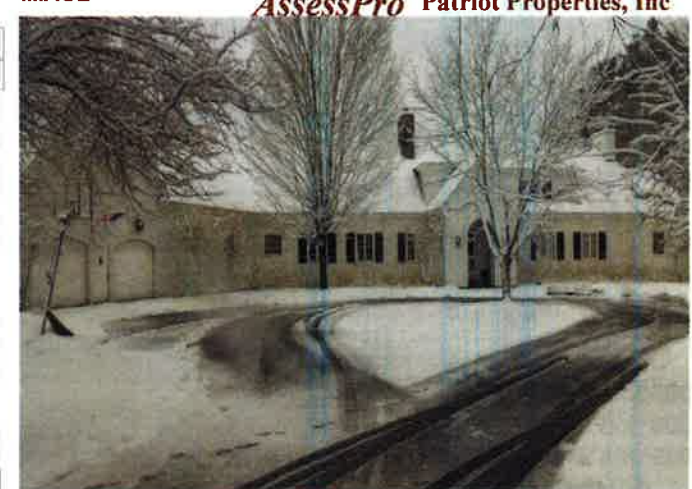
MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
35	POLE BRN	D	Y		1 18X41	D	AV	1990	6.53	M	38	11			3,000		3,000
3	GARAGE	D	Y		1 26X24	B	AV	1975	47.08	T	40	11			17,600		17,600
MN	STONE PATIO	D	Y		1 465	A	EX	2023	30.00	M	0.1	11			27,900		27,900

PARCELID 20-308-000

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

4E,500

Total Special Features:

Total:

48,500

05-074 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPRAISED: 3,434,200/ 3,434,200
USE VALUE: 3,434,200/ 3,434,200
ASSESSED: 3,434,200/ 3,434,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1196		UNION VILLAGE RD, NORWICH

OWNERSHIP

Owner 1:	COOK TODD M
Owner 2:	
Owner 3:	
Street 1:	6 MIDLAND RD
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA
Postal:	02482

PREVIOUS OWNER

Owner 1:	DARTMOUTH COLLEGE -
Owner 2:	C/O REAL ESTATE OFFICE -
Street 1:	P O BOX 5188
Twn/City:	HANOVER
St/Prov:	NH
Postal:	03755

NARRATIVE DESCRIPTION

This parcel contains 82. ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 2013, having primarily ABOVE AVG Exterior and 5192 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 2 HalfBaths, 10 Rooms, and 5 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
11	RESD 2		1		SITE ACRE SITE		1.0	0 140,000.	2.75	N2		1.10	VW4							385,000						385,000	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.10	N2		1.10								8,250						8,300	
21	RESD 2 EXC		80		ACRES EXCESS		1.0	0 7,500.	0.69	N2		1.10								412,500						412,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	80.000			412,500	412,500
11	2.000	2,416,100	212,300	393,300	3,021,700
Total Card	82.000	2,416,100	212,300	805,800	3,434,200
Total Parcel	82.000	2,416,100	212,300	805,800	3,434,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	661.44	/Parcel:	661.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	2,416,100	212300	82.	805,800	3,434,200	3,434,200	Correct Dates	8/20/2025
2023	11	GL	1,759,500	219300	82.	377,600	2,356,400	2,356,400	Year End	7/7/2023
2022	11	GL	1,759,500	219300	82.	377,600	2,356,400	2,356,400	Year End Roll	7/8/2022
2022	11	AB	1,759,500	219300	82.	377,600	2,356,400	2,356,400	NEMRC	6/1/2022
2021	11	GL	1,759,500	44300	82.	377,600	2,181,400	2,181,400	Year End Roll	8/18/2021
2021	11	AB	1,759,500	44300	82.	377,600	2,181,400	2,181,400	NEMRC	5/19/2021
2020	11	GL	1,759,500	44300	82.	377,600	2,181,400	2,181,400	Year End Roll	7/28/2020
2020	11	AB	1,759,500	44300	82.	377,600	2,181,400	2,181,400		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DARTMOUTH COLLE	208-487	2	10/5/2012		500,000	Yes	No	3	
DARTMOUTH COLLE	190-289		3/19/2009	OTHER		No	No		MERGE LOTS

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2019	42BAS19	BUILDING	250,000	C				
6/6/2013	17BH13	NEW DWLG	1,500,000	C				SNG FM HM

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2025	FIELD REVIEW	PB	PAUL-KRT
3/14/2024	M+L	EK	ED-KRT
1/17/2024	NT	EK	ED-KRT
5/25/2022		L	LISTERS
10/6/2021		A	ASSR
3/31/2021	PERMIT VISIT	A	ASSR
12/9/2020	PERMIT VISIT	A	ASSR
1/2/2020	PERMIT VISIT	A	ASSR
3/30/2016	NC/UC INSP	5	M KRAJESKI

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	05-074.000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	05-074
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

Total AC/HA: 82.00000 Total SF/SM: 3571920 Parcel LUC: 11 RESD 2 Prime NB Desc: NORWICH Total: 805,750 Spl Credit: Total: 805,800

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

Database: AssessPro - NorwichVT2025

Pamela

2025

Type:	9	- CONTEMPORARY	
Sty Ht:	2	- TWO STORY	
(Liv) Units:	1		Total: 1
Foundation:	1	- CONCRETE	
Frame:	1	- WOOD	
Prime Wall:	14	- ABOVE AVG	
Sec Wall:	26	- WOOD	30 %
Roof Struct:	1	- GABLE	
Roof Cover:	14	- STDG SEAM	
Color:	WHITE		
View / Desir:			

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

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

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

Phys Cond:	AV - Average	6.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6	%

Basic \$ / SQ:	155 00
Size Adj.:	0.8E999998
Const Adj.:	1.11501126
Adj \$ / SQ:	155 584
Other Features:	138798
Grade Factor:	2.5C
NBHD Inf:	1.0C000000
NBHD Mod:	
LUC Factor:	1.0C
Adj Total:	2570309
Depreciation:	154219
Depreciated Total:	2415091

V HIGH LEVEL CONSTRUCTION; STONE
FLOORS; MARBLW BATHS; V LARGE MASTER
SUITE; KIT W/HIGH VALUE FIXTURES; ADD'L
STRUCTURE ADDED 2021-HEATED/3/4
BATH/NO KIT; 1/24
EST=ALLDATA=NOTRESPASS . 3/24 AC=HP100

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: 5		Baths: 2		HB 2					

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

No	Unit	RMS	BRS	FL
1		10	5	M
Totals				
1		10	5	

Grade:	A - VERY GOOD
Year Blt:	2013
Alt LUC:	
Jurisdic:	
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:	12	- CONCRETE
Subfloor:		
Bsmnt Gar:		
Electric:	2	- GOOD
Insulation:	3	- EXTENSIVE
Int vs Ext:	S	
Heat Fuel:	10	- PROPANE
Heat Type:	4	- RADIANT HW
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

2	SHED/FR	D Y	1 14X18	B	AV	2014	25.48 T	11	11	5,700	5,700
12	POOL I-G	D Y	1 20X40	B	AV	2014	66.96 T	25	11	40,200	40,200
19	PATIO	D Y	1 18X20	C	AV	2015	10.25 T	10	11	3,300	3,300
18	CABIN/L	D Y	1 25X44	A	EX	2021	72.10 T	0.4	11	158,000	158,000
19	PATIO	D Y	1 22X24	C	AV	2023	9.85 T	2	11	5,100	5,100

[illegible]

Code	Description	Area - SQ	Rate - AV	Un depr Value
FFL	1ST FLOOR	3,560	155.680	554,234
SFL	2ND FLOOR	1,632	143.230	233,750
BMT	BASEMENT	1,488	38.920	57,914
OPF	OPEN PORCH	640	31.140	19,927
GAR	GARAGE	624	37.660	23,501

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
34					
50					
14					
27					
01					

Net Sketched Area: 7,944		Total: 889,326	
Size Ad	5192	Gross Area	7944
		FinArea	5192

AssessPro Patriot Properties, Inc



03/14/2024

More: N

Total Yard Items: 212,300

Total Special Features:

Total:	212,300
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