

Town of Norwich Board of Civil Authority
Tax Assessment Appeals

Thursday, October 9, 2025

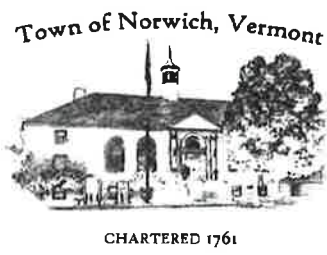
4:30pm

Stuart & Margery Elsberg

Lister Packet

Contents:

1. Lister Memo
2. KRT Comparables
3. Property Record Card for 40 Norwich Meadows Unit 12
4. Norwich Meadows Sales Analysis 2025
5. Property Record Card for 55 Norwich Meadows Unit 1
6. Property Record Card for 40 Norwich Meadows Unit 10
7. Property Record Card for 40 Norwich Meadows Unit 14
8. Property Record Card for 55 Norwich Meadows Unit 4



TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Stuart and Margery Elsberg – Parcel ID # 15-055.012

DATE: October 9, 2025

Property Description: The property is located at 40 Norwich Meadows, Unit 12. This is a Condominium/Townhouse style dwelling 2 stories and an attic with 1,600 finished square feet built in 1985 with 2 bedrooms and 1½ baths. The dwelling has an overall grade of C and the kitchen and baths are all rated “Average” and the depreciation is at 27.8%. The assessed value of the dwelling is \$388,500 with a carport assessed at \$1,900. There is no land assessment. The total assessed value on the 2025 Grand List is \$390,400.

2025 Assessment History:

Proposed Reappraisal Assessment: \$443,300

After Informal Hearing/Abstract: 443,300

After Grievance Hearing/Grand List: \$390,400

Reduction before BCA Appeal: \$ 52,900

Basis of the appeal: At the time of this memorandum, the Listers have no information on the basis of this appeal.

Appellant’s Comparable Properties: At the time of this memorandum, the appellant has not provided any comparable properties.

Listers Response: The Norwich Meadows Condominium units can vary from unit to unit based upon personal maintenance choices. The Listers did an interior inspection on this unit on July 29, 2025 and found it to be very well maintained. Based on the interior inspection, the Listers reduced the assessment by \$52,900, as shown above. 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.

The recent sale of 55 Norwich Meadows, Unit #4, which was not as well appointed as the appellant’s unit was assessed at \$304,700. Unit #4 sold on October 1, 2025 for \$410,000. The Listers feel that this sale verifies that the Norwich Meadows condominiums are assessed at (or, in some cases, somewhat below) fair market value. KRT has offered three Norwich Meadow units as comparable to the subject property.

2

KRT Comparable Properties:

55 Norwich Meadows, Unit 1: This 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.

The Listers consider the 2025 Grand List assessment of \$390,400 to be the correct value for this property.

3

15-055 012
MAP-LOT SUB

1 of 1 CONDO
CARD NORWICH, VT

APPAISED: 390,400/
USE VALUE: 390,400/
ASSESSED: 390,400/
Total Card / Total Parcel 390,400 390,400 390,400

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: ELSBERG STUART
Owner 2: ELSBERG MARGERY A
Owner 3:
Street 1: 40 NORWICH MEADOWS DR UNIT 12
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055-9805 Type: NON-STA

PREVIOUS OWNER

Owner 1: HAAS - JULIA
Owner 2: -
Street 1: 12 NORWICH MEADOWS
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055

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 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 Half Bath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Description/No Amount Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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	388,500	1,900		390,400
Total Card	0.000	388,500	1,900		390,400
Total Parcel	0.000	388,500	1,900		390,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 244.00		/Parcel: 244.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	17	GL	388,500	1900			390,400	390,400	Correct Dates	8/20/2025
2023	17	GL	180,500	1700			182,200	182,200	Year End	7/7/2023
2022	17	GL	180,500	1700			182,200	182,200	Year End Roll	7/8/2022
2022	17	AB	180,500	1700			182,200	182,200	NEMRC	6/1/2022
2021	17	GL	180,500	1700			182,200	182,200	Year End Roll	8/18/2021
2021	17	AB	180,500	1700			182,200	182,200	NEMRC	5/19/2021
2020	17	GL	176,900	1700			178,600	178,600	Year End Roll	7/28/2020
2020	17	AB	176,900	1700			178,600	178,600		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAAS, JULIA	226-233	2	8/14/2017		210,000	No	No		
CRANDELL CHRIST	197/671		9/2/2010		194,000	No	No		
OSBORN, LAURA C	187-435		7/23/2008		197,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2020	38BAD20	DECK		C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2025	INSPECT	L	LISTERS
6/12/2025	HRG - NO CHG	PB	PAUL-KRT
3/12/2025	FIELD REVIEW	KL	KL-KRT
5/1/2024	FR	KL	KL-KRT
3/21/2024	INFO AT DOOR	EK	ED-KRT
1/20/2021	PERMIT VISIT	A	ASSR
9/13/2012	MEAS+INSPCTD	3	R FAVOR

Sign:

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

Pamela

2025

EXTERIOR INFORMATION

Type: 8 - CONDO-TNHS
 Sty Ht: 2A - TWO/ATTIC
 (Liv) Units: 1 Total: 1
 Foundation: 2 - CONC BLOCK
 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 %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg HVFL: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 16 - LAMINATE 50 %
 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: 50 % 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	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:
 WSFlue: Rating:

CONDO INFORMATION

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

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.: 0.85963678
 Adj \$ / SQ: 193.492
 Other Features: 21500
 Grade Factor: 1.00
 NBHD Inf: 1.75000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 538318
 Depreciation: 149868
 Depreciated Total: 388450

Make: Model:

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: 1

REMODELING

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

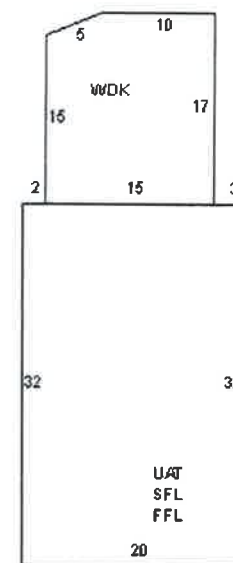
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr:	338.61		
Special Features: 0	Val/Su Net:	179.03		
Final Total: 388500	Val/Su SzAd:	303.52		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	640	193.490	123.835
SFL	2ND FLOOR	640	193.490	123.835
UAT	UNF ATTIC	640	52.240	33.435
WDBK	WOOD DECK	250	20.020	5,005

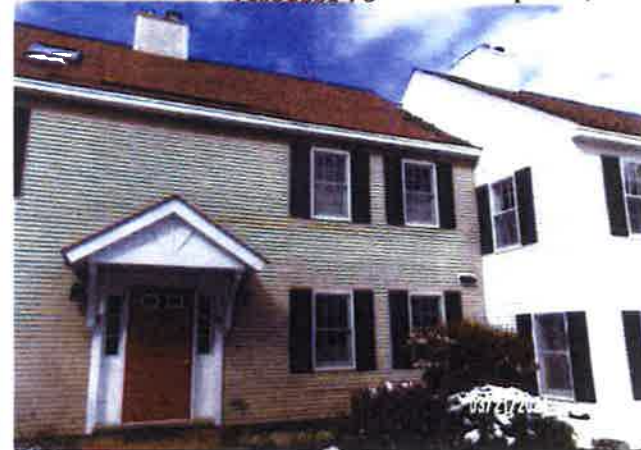
SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu # Ten
UAT	100	FAA	50	A

Net Sketched Area: 2,170	Total: 286,110
Size Ad 1280 Gross Area	2170 FinArea 1600

IMAGE

AssessPro Patriot Properties, Inc



None: N

Total Yard Items:

1,900

Total Special Features:

Total:

1,900

NORWICH MEADOWS SALES ANALYSIS 2025					
ST ADDRESS	MBLU	DATE	SALE PRICE	2025 ASSESSED VALUE	A/S RATIO
55 NORWICH MEADOWS	15-055-01	5/1/2024	\$455,000	\$494,900	1.09
40 NORWICH MEADOWS	15-055-10	7/19/2024	\$599,000	\$568,900	0.95
40 NORWICH MEADOWS	15-055-14	9/25/2023	\$392,000	\$392,000	0.93
				MEDIAN	0.95
				NORWICH OVERALL MEDIAN	0.97

NORWICH MEADOWS 2024 ASSESSED VALUE TO SALES RATIO PRIOR TO REVALUATION					
ST ADDRESS	MBLU	DATE	SALE PRICE	2024 ASSESSED VALUE	A/S RATIO
55 NORWICH MEADOWS	15-055-01	5/1/2024	\$455,000	\$232,100	0.51
40 NORWICH MEADOWS	15-055-10	7/19/2024	\$599,000	\$238,900	0.40
40 NORWICH MEADOWS	15-055-14	9/25/2023	\$392,000	\$163,300	0.42
				MEDIAN	0.42

5

15-055 001
MAP-LOT SUB
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 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Description 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 Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

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 TAX DISTRICT

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

Legal Description
55 NORWICH MEADOWS UNIT 1
Entered Lot Size
Total Land: 1.5
Land Unit Type: AC

ParcelID 15-055-001
Notes
Date
1082!
PRINT
Date Time
10/06/25 14:45:14
LAST REV
Date Time
06/25/25 10:25:55
krt
1082

PAT ACCT.
Notes

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2025 M-H		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+HNSPCTO		3	R FAVOR

Sign: / /

User Acct
450-142-11737
GIS Ref
GIS Ref
Insp Date
03/14/16
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:
LandReason:
BldReason:
CivlDistrict:
Ratio:



2025

EXTERIOR INFORMATION

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:

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 3 - HARDWOOD 40 %
 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 Wal: 25 % 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	JCodJFact	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

BATH FEATURES

Full Bath: 1 Rating: GOOD
 A Bath: Rating:
 3/4 Bath: 1 Rating: GOOD
 A 3Q8th Rating:
 1/2 Bath: 1 Rating: GOOD
 A HBth: Rating:
 OthrFix: Rating:

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

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

Model:

COMMENTS

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

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other
 Upper
 Lvl 2
 Lvl 1
 Lower
 Totals RMs: 6 BRs: 3 Baths: 1 HB: 1

REMODELING

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

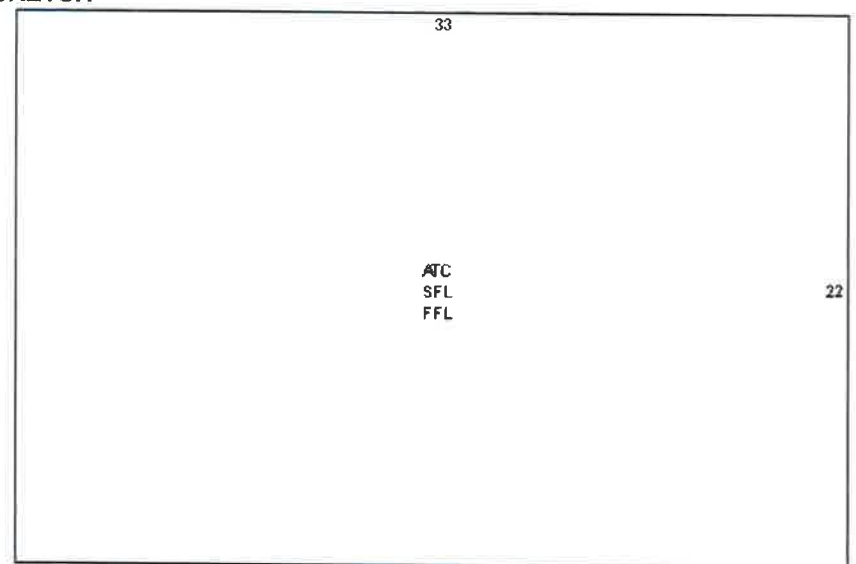
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAvs/SQ: AvRate: Ind.Val				
Juris. Factor: Before Depr: 337.68				
Special Features: 0 Val/Su Net: 324.51				
Final Total: 565300 Val/Su SzAd: 324.44				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% 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					

SUB AREA DETAIL

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

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

3,800

Total Special Features:

Total:

3,800

7

15-055 014
MAP-LOT SUB

1 of 1 CONDO
CARD NORWICH, VT

APPAISED: 363,600/
USE VALUE: 363,600/
ASSESSED: 363,600/
Total Card / Total Parcel 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 Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

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

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 Living Area, 1334 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 Half Bath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Description Amount Com. Int

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

User Acct

450-142-11750

GIS Ref

GIS Ref

Insp Date

09/13/12

11095!



Patriot Properties Inc.

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:

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

TAX DISTRICT

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		

PAT ACCT.

PRINT
Date Time
10/06/25 14:45:53

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

cheryl

1095

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2025	FIELD REVIEW	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-INSPECT	3	R FAVOR

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
				Exmpt		
Census:						
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																

Sign:

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

Pamela

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
 % Com Wal 25 % 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
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:
 OthrFix: Rating:

OTHER FEATURES

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

Model:

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	RM: 5 BR: 2 Baths: 1 HB	

REMODELING

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

RES BREAKDOWN

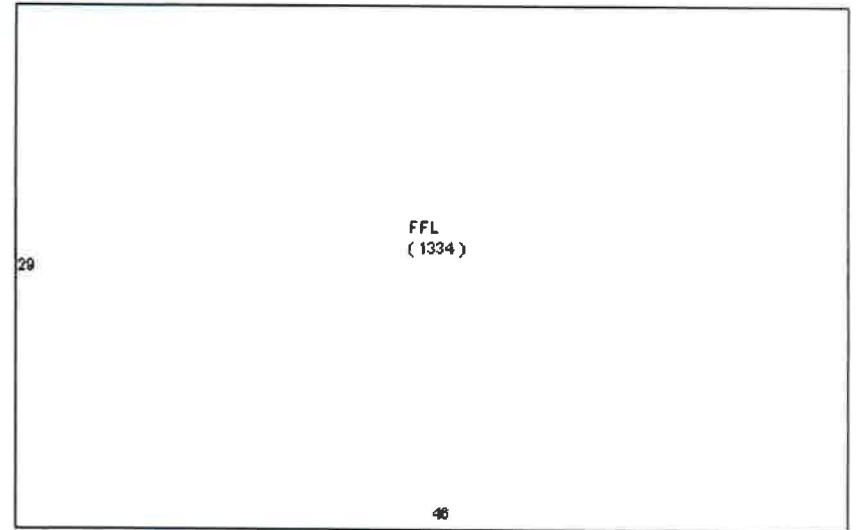
No Unit	RMS	BRS	FL
1	5	2	1
Totals	1	5	2

COMPARABLE SALES

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

WtAv\$/SQ: AvRate: Ind Val:
 Juris. Factor: Before Depr: 358.88
 Special Features: 0 Val/Su Net: 271.14
 Final Total: 361700 Val/Su SzAd: 271.14

SKETCH



SUB AREA

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

SUB AREA DETAIL

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

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

1,900

Total Special Features:

Total:

1,900

15-055 004
MAP-LOT SUB

1 of 1 CONDO
CARD NORWICH, VT

APPAISED: 304,700/
USE VALUE: 304,700/
ASSESSED: 304,700/
Total Card / Total Parcel 304,700 304,700 304,700 304,700

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: MACK LEILA
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 Description/No Amount Com Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
2	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
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	Land Size	Building Value	Yard Items	Land Value	Total Value
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

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		

SOLD 10/1/2025 \$410,000

BUILDING PERMITS

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

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:

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



USER DEFINED
Prior Id # 1: 15-055.004
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 15-055
Prior Id # 2: 004
Prior Id # 3:
ASR Map
Fact Dist
Reval Dist
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION

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 / 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 Ht/Ft: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: %
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 3 - FORCED H/W
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: 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		112X24	D	AV	1980	11.25	T	40	17			1,900			1,900

Total Yard Items:

1,900

Total Special Features:

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location: E - END UNIT
 Total Units: 14
 Floor: 2 - 2ND FLOOR

% Own:

Name: NM - NORW MEADOWS

DEPRECIATION

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

CALC SUMMARY

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

COMMENTS

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

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	RM: 5 BR: 2 Baths: 2 HB	

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	Type	Date	Sale Price

WtAv/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr: 198.71

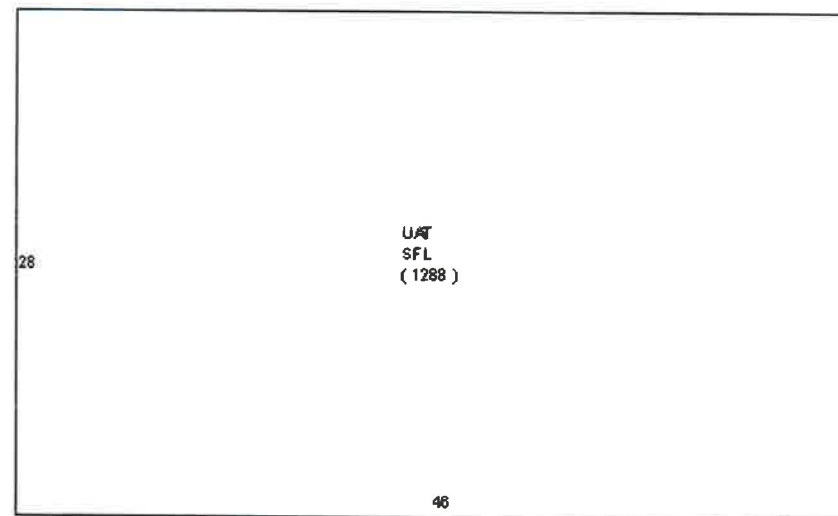
Special Features: 0

Val/Su Net: 117.55

Final Total: 302800

Val/Su SzAd: 235.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% 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

SUB AREA DETAIL

Net Sketched Area:	2,576	Total:	190,859
Size Adj	1288 Gross Area	2576 FinArea	2254

IMAGE



AssessPro Patriot Properties, Inc

PARCELID 15-055-004

Total:

1,900