

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Thursday, October 9, 2025

5:00pm

Cole Flannery

Lister Packet

Contents:

1. Lister Memo
2. KRT Comparables
3. Cost vs. Sales Approaches – examples
 - a. 358 Kerwin Hill Rd.
 - b. 49 Pine Tree Rd.
 - c. 328 Elm St.

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Cole & Emily Flannery – Parcel ID # 03-050.200

DATE: October 9, 2025

Property Description: The property is located at 165 Stagecoach Road. The dwelling is mostly a 1-story Contemporary-style dwelling built in 2023 with 3,908 finished square feet, one full bath, two $\frac{3}{4}$ baths and one $\frac{1}{2}$ bath. The dwelling has an overall grade of A- and the kitchen and baths are mostly rated “Good” with the depreciation at 1.0%. The assessed value of the dwelling is \$1,875,200 with 1 detached 3-bay garage assessed at \$35,400. There are 30.10 acres assessed at \$475,000. The total assessed value on the 2025 Grand List is \$2,385,600.

2025 Assessment History:

Proposed Reappraisal Assessment: \$2,434,600

After Informal Hearing/Abstract: 2,439,100

After Grievance Hearing/Grand List: \$2,385,600

Reduction before BCA Appeal: \$ 53,500

Basis of the appeal: The appellant states that the determination of fair market value should be done by the market approach and the grade factor used is not in line with other new construction. The appeal document states: “Just two years ago, the Town assessed the value of 165 Stagecoach at \$1,577,900.”

Listers Response: The 2024 assessment noted by the appellant of \$1,577,900 was based on the 2016 land and building cost tables set by New England Municipal Consultants, the reappraisal firm used in 2016. For the 2025 reappraisal, KRT Appraisal performed a Norwich sales analysis required by State Statute of land and building sales over the previous three years to establish the 2025 Norwich land and building tables. The 2025 post-grievance townwide average increase is 59%. The appellant’s 2025 assessment of \$2,385,600 is a 51% increase over the 2024 assessment, which is 8% below the townwide average.

KRT Appraisal has provided a list of comparable properties and the Listers added

The cost approach used in a reappraisal of all properties has proven to be validated by the sales that have recently occurred in Norwich. The Listers are attaching several property record cards with the recent sales price noted on the card. These properties have sold above the 2025 assessment determined by the cost approach.

The Listers consider the 2025 Grand List assessment of \$2,385,600 the correct value for this property.

2

FLANNERY - 165 STAGECOACH ROAD, NORWICH, VT - ANALYSIS

KRT COMPARABLES

ADDRESS	PARCEL ID	STYLE	AGE	GRADE	COND.	ROOMS	BR	BATHS	GLA	TTL	ASSESSED		
										ASSESSED	SITE/AC	PER / SF	NOTE
165 Stagecoach Rd	03-050-200	Contemp	2023	A-	AV	9	3	3.5	3,908	\$2,385,600	30.10	\$610	
529 Kerwin Hill Rd	05-115-300	Contemp	2007	A-	GD	11	4	3.5	3,622	\$2,252,400	33.50	\$622	
276 Bradley Hill Rd	11-038-000	Colonial	2020	B+	AV	9	4	3.5	3,336	\$2,194,200	38.90	\$658	
1506 New Boston Rd	04-067-000	Contemp	2022	A-	AV		3	4.5	3,985	\$2,318,300	37.74	\$582	
16 Olcott Rd	10-188-200	Colonial	2005	B+	AV	11	6	4.5	5,625	\$2,430,000	7.50	\$432	
1147 Wallace Rd	14-011-000	Contemp	2016	B+	AV	7	4	3.5	1,394	\$2,280,800	73.32	\$1,636	

Assessed Value \$/SF Range \$432/SF to \$1636/SF

Median \$/SF \$622

Mean \$/SF \$786

165 Stagecoach Rd \$610

Assessed Value Range \$2,194,200 - \$2,430,000

Median AV \$2,280,800

Mean AV \$2,295,100

165 Stagecoach Rd \$2,385,600

Lister addition - 05-114.110 CAPE 2004 B+ 8 RMS 4 BR 5 BATHS \$2,327,700
358 KERWIN HILL RD

COST APPROACH
VS
SALES APPROACH

ATTACHED ARE EXAMPLES OF
RECENT NORWICH
PROPERTIES THAT SOLD
ABOVE THE 2025
ASSESSMENTS THAT USED
THE COST APPROACH

3a

05-114 110
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 2,327,700/ 2,327,700
USE VALUE: 2,327,700/ 2,327,700
ASSESSED: 2,327,700/ 2,327,700

PROPERTY LOCATION
No 358 Alt No Direction/Street/City
KERWIN HILL RD, NORWICH

OWNERSHIP
Owner 1: SCIBETTA COLLEEN QUINN
Owner 2:
Owner 3:
Street 1: 358 KERWIN HILL RD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

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

NARRATIVE DESCRIPTION
This parcel contains 96.2 ACRES of land mainly classified as
RES2 2 with a CAPE Building built about 2004, having
primarily CLAPBOARD Exterior and 3986 Square Feet, with 1
Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descr/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	RES2		1		SITE ACRE	SITE	1.0	0	140,000.	1.43	RA	1.00	VW3	EASEME	-5					199,500						199,500	
11	RES2		1		EXCESS SI	SITE	1.0	0	7,500.	1.00	RA	1.00								7,500						7,500	
21	RES2 EXC		94.2		ACRES	EXCESS	1.0	0	7,500	0.62	RA	1.00								438,899						438,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	94.200			438,900	438,900
11	2.000	1,664,700	17,100	207,000	1,888,800
Total Card	96.200	1,664,700	17,100	645,900	2,327,700
Total Parcel	96.200	1,664,700	17,100	645,900	2,327,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 583.97 /Parcel: 583.97			

Legal Description
96.2 ACRES & DWL
Entered Lot Size
Total Land: 96.2
Land Unit Type: AC

User Acct
450-142-12126
GIS Ref
GIS Ref
Insp Date
06/19/14



PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,664,700	17100	96.2	645,900	2,327,700	2,327,700	Correct Dates	8/20/2025
2023	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End	7/7/2023
2022	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End Roll	7/8/2022
2022	11	AB	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	NEMRC	6/1/2022
2021	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End Roll	8/18/2021
2021	11	AB	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	NEMRC	5/19/2021
2020	11	GL	1,004,300	12400	96.2	426,500	1,443,200	1,443,200	Year End Roll	7/28/2020
2020	11	AB	1,004,300	12400	96.2	426,500	1,443,200	1,443,200		6/3/2020

ParcelID 05-114-110
PRINT
Date Time
10/07/25 09:57:23
LAST REV
Date Time
05/15/25 10:12:41
krt

USER DEFINED
Prior Id # 1: 05-114.110
Prior Id # 2
Prior Id # 3
Prior Id # 1
Prior Id # 2
Prior Id # 3
Prior Id # 1: 05-114
Prior Id # 2: 110
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BidReason:
CivilDistrict:
Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SCIBETTA COLLEE	197/368		7/29/2010	FAMILY SALE		No	No	

TAX DISTRICT

PAT ACCT.

SOLD 9/19/2025 \$3,000,000

BUILDING PERMITS

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

Date	Result	By	Name
3/6/2025	FIELD REVIEW	PB	PAUL-KRT
1/5/2024	M+L	DR	DOUG-KRT
4/23/2018	MEAS/LEFT CD	1	NEMC
6/19/2014	C-MEAS+INSP	5	MKRAJESKI
7/17/2012	INSPECT	4	T DEDRICK
8/12/2011	MEAS/LEFT CD	4	T DEDRICK

Sign:

EXTERIOR INFORMATION

Type: 5 - CAPE
 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: 6 - WOODSHINGL
 Color: YELLOW
 View / Desir:

GENERAL INFORMATION

Grade: B+ - GOOD (+)
 Year Blt: 2004 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: 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: 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: 50
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

MOBILE HOME

Make:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	GARAGE/L	M	Y		124X33	D	AV	2004	20.13	T	21	11			12,600			12,600
19	PATIO	D	Y		123X20	C	AV	2023	9.98	T	2	11			4,500			4,500

BATH FEATURES

Full Bath: 2 Rating: GOOD
 A Bath: 1 Rating: AVG/GD
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: 1 Rating: GOOD
 A HBth: 1 Rating: AVG/GD
 OthrFix: 5 Rating: AVG/GD

OTHER FEATURES

Kits: 1 Rating: EXCELLENT
 A Kits: Rating:
 Frpl: 5 Rating: GOOD
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 10. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 10.5 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj: 0.92543906
 Const Adj: 1.05059993
 Adj \$ / SQ: 179.869
 Other Features: 143373
 Grade Factor: 1.95
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 1860007
 Depreciation: 195301
 Depreciated Total: 1664706

COMMENTS

RADIANT HEAT; AC IN TQS ONLY; VG KITCHEN
 1/24 EA IA . LONG DRIVE . ROW.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals RMs: 8 BRs: 4 Baths: 2 HB: 1

REMODELING

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

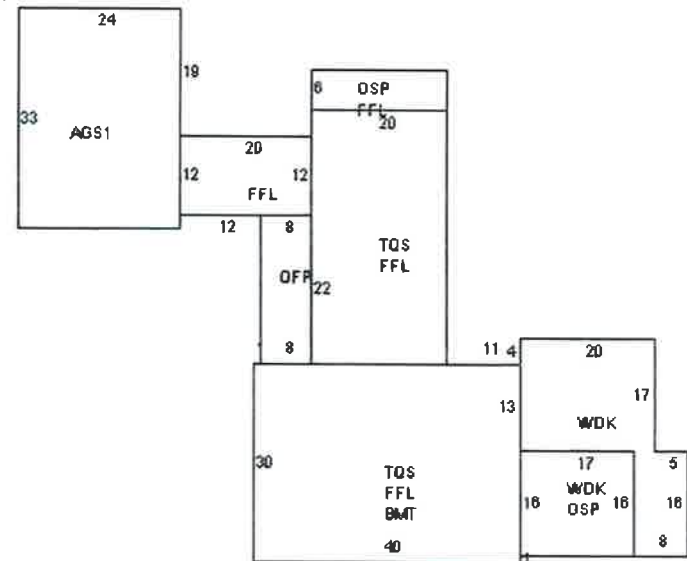
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr: 350.75			
Special Features: 0	Val/Su Net: 228.48			
Final Total: 1664700	Val/Su SzAd: 417.64			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,320	179.870	417,297	
TQS	3/4 STORY	1,666	165.480	275,689	
BMT	BASEMENT	1,200	67.040	80,442	
WDK	WOOD DECK	740	17.690	13,090	
OSP	SCRN PORCH	392	44.970	17,627	
OFF	OPEN PORCH	176	35.970	6,331	
AGS1	SFYI				
Net Sketched Area:		7,286	Total:		
Size Ad	3986	Gross Area	7580	FinArea	3986

SUB AREA DETAIL

Sub	%	%	Qu	# Ten
Area	Usbl	Descrip	Type	
BMT	100	RRM	65	G

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

17,100

Total Special Features:

Total:

17,100

36.

20-025 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

Total Card / Total Parcel
APPAISED: 1,588,200/ 1,588,200
USE VALUE: 1,588,200/ 1,588,200
ASSESSED: 1,588,200/ 1,588,200

PROPERTY LOCATION

No Alt No Direction/Street/City
49 PINE TREE RD, NORWICH

OWNERSHIP

Owner 1: STONIER JEREMY
Owner 2: MACCULLOUGH JENNIFER
Owner 3:
Street 1: 49 PINE TREE RD
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055 Type: TOWN

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.51 ACRES of land mainly classified as RESD 1 with a COLONIAL Building built about 2010, having primarily CLAPBOARD Exterior and 3904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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		
				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 / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infil	Neigh Mod	Infil 1	%	Infil 2	%	Infil 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		1		EXCESS SI SITE		1.0	0	7,500.	1.20	N3	1.20								9,000						9,000	
20	RESD 1 EXC		0.51		ACRES EXCESS		1.0	0	7,500.	1.20	N3	1.20								4,590						4,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
20	0.510			4,600	4,600
10	2.000	1,404,200	2,400	177,000	1,583,600
Total Card	2.510	1,404,200	2,400	181,600	1,588,200
Total Parcel	2.510	1,404,200	2,400	181,600	1,588,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.81		/Parcel: 406.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	10	GL	1,404,200	2400	2.51	181,600	1,588,200	1,588,200	Correct Dates	8/20/2025
2023	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End	7/7/2023
2022	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End Roll	7/8/2022
2022	10	AB	681,000	1700	2.51	186,800	869,500	869,500	NEMRC	6/1/2022
2021	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End Roll	8/18/2021
2021	10	AB	681,000	1700	2.51	186,800	869,500	869,500	NEMRC	5/19/2021
2020	10	GL	681,000	1700	2.51	186,800	869,500	869,500	Year End Roll	7/28/2020
2020	10	AB	681,000	1700	2.51	186,800	869,500	869,500		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MSB PINE TREE P	188/594		11/5/2008		189,000	Yes	No		

SOLD 5/30/2025 \$1,725,000

BUILDING PERMITS

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

Date	Result	By	Name
3/18/2025	FIELD REVIEW	KL	KL-KRT
2/26/2024	MEASURE	EK	ED-KRT
11/30/2015	C-MEAS	6	R SILVESTRI
5/21/2013	HRG - CHG	1	NEMC
12/13/2012	INSPECT	5	M KRAJESKI
12/5/2012	MEAS/LEFT CD	5	M KRAJESKI

Sign:

Total AC/HA: 2.51000

Total SF/SM: 109336

Parcel LUC: 10 RESD 1

Prime NB Desc: NORWICH

Total: 181,590 Spl Credit: Total: 181,600

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: 20-025.000
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 20-025
Prior Id # 2: 000
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PRINT
Date Time
10/07/25 09:49:56
LAST REV
Date Time
03/25/25 12:58:11
krt
1302

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: 14 - STDG SEAM
 Color: GRAY
 View / Desir:

GENERAL INFORMATION

Grade: B - GOOD
 Year Blt: 2010 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: 3 - HARDWOOD
 Sec Floors: 4 - CARPET 40 %
 Bsmnt Fir: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 10 - PROPANE
 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	JCodJFact	Juris. Value
19	PATIO	D	Y	1	16X16	C	AV	2012	10.76	T	13	10			2,400		2,400

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: GD - Good 3.8 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 3.8 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 0.93506217
 Const Adj.: 1.06951082
 Adj \$ / SQ: 185.011
 Other Features: 67500
 Grade Factor: 1.60
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 1459634
 Depreciation: 55466
 Depreciated Total: 1404168

Make: Model: Serial #

COMMENTS

QUALITY BUILD; QUAL MATERIALS BATH & KIT; RADIANT FHW KIT & MASTER SFL/ REMAINDER IS FHW/BB; HST UNF AREA, NO HEAT HST; GAS COOKING; BACKUP GAS GENERATOR; GRAVEL DRIVEWAY . 2/24 EST REAR=FENCE.

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: 4 Baths: 1 HB: 1

REMODELING

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

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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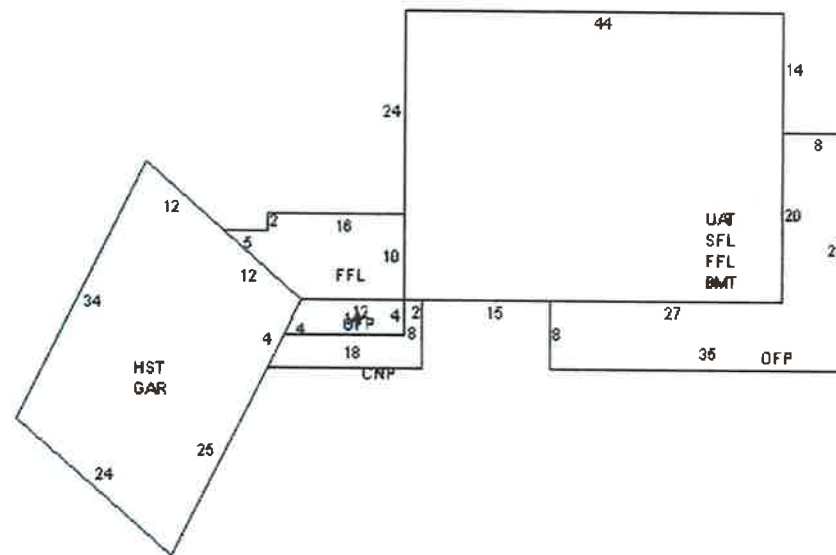
WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 296.02

Special Features: 0 Val/Su Net: 174.61

Final Total: 1404200 Val/Su SzAd: 379.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,660	185.010	307,118
BMT	BASEMENT	1,496	74.890	112,032
SFL	2ND FLOOR	1,496	170.210	254,634
UAT	UNF ATTIC	1,496	49.950	74,730
GAR	GARAGE	780	35.890	27,994
HST	HALF STORY	546	85.110	46,467
OFF	OPEN PORCH	492	37.000	18,205
CNP	CANOPY	76	47.250	3,591
Net Sketched Area: 8,042			Total:	844,771
Size Ad	3702 Gross Area		8276 FinArea	3904

SUB AREA DETAIL

Code	Description	Area	% Usbl	Descrip	Type	Qu	# Ten
BMT	100 RRM	82	G				
HST	100 UNF	100	A				
UAT	100 FAA	50	A				

IMAGE

AssessPro Patriot Properties, Inc



Memo: N

Total Yard Items: 2,400

Total Special Features:

Total: 2,400

3c

20-013 000
MAP-LOT SUB

1 of 1 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 1,042,000/
USE VALUE: 1,042,000/
ASSESSED: 1,042,000/
Total Card / Total Parcel
1,042,000 1,042,000

PROPERTY LOCATION

No 328 Alt No ELM ST, NORWICH

OWNERSHIP

Owner 1: REEVES DAVID AND SARAH TRUST
Owner 2:
Owner 3:
Street 1: PO BOX 887
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055-0887 Type: TOWN

PREVIOUS OWNER

Owner 1: REEVES - DAVID C.
Owner 2: REEVES - SARAH J.
Street 1: PO BOX 887
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055-0887

NARRATIVE DESCRIPTION

This parcel contains 12. ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 1948, having primarily WOOD Exterior and 3066 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Description Amount Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	10.000			72,000	72,000
11	2.000	523,100	17,900	429,000	970,000
Total Card	12.000	523,100	17,900	501,000	1,042,000
Total Parcel	12.000	523,100	17,900	501,000	1,042,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 339.86		/Parcel: 339.86	

Legal Description
12 ACRES & DWL

Entered Lot Size

Total Land: 12

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	11	GL	523,100	17900	12	501,000	1,042,000	1,042,000	Correct Dates	8/20/2025
2023	11	GL	386,600	13400	12	278,000	678,000	678,000	Year End	7/7/2023
2022	11	GL	386,600	13400	12	278,000	678,000	678,000	Year End Roll	7/8/2022
2022	11	AB	386,600	13400	12	278,000	678,000	678,000	NEMRC	6/1/2022
2021	11	GL	386,600	13400	12	278,000	678,000	678,000	Year End Roll	8/18/2021
2021	11	AB	386,600	13400	12	278,000	678,000	678,000	NEMRC	5/19/2021
2020	11	GL	386,600	13400	12	278,000	678,000	678,000	Year End Roll	7/28/2020
2020	11	AB	386,600	13400	12	278,000	678,000	678,000		6/3/2020

ParcelID 20-013-000

PRINT
Date Time
10/07/25 09:58:04

LAST REV
Date Time
05/05/25 16:07:56

USER DEFINED
Prior Id # 1: 20-013.000
Prior Id # 2
Prior Id # 3
Prior Id # 1
Prior Id # 2
Prior Id # 3
Prior Id # 1: 20-013
Prior Id # 2: 000
Prior Id # 3:
ASR Map
Fact Dist
Reval Dist:
Year
LandReason
BldReason
Civildistrict
Ratio:

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
REEVES, DAVID C.	242-264	2	1/25/2023	ADMIN TRANS		No	No	

PAT ACCT.

Notes

SOLD 8/15/2025 \$1,750,000

BUILDING PERMITS

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

Date	Result	By	Name
3/18/2025	FIELD REVIEW	KL	KL-KRT
5/14/2024	CB	EK	ED-KRT
2/26/2024	NT	EK	ED-KRT
12/8/2015	C-MEAS+HNSP	6	R SILVESTRI
1/15/2013	MEAS+INSPCTD	5	M KRAJESKI

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
				Sewer		
				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 / 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.	3.00	N3	1.20	VW4								420,000						420,000	
11	RESD 2		1		EXCESS SI SITE		1.0	0 7,500.	1.20	N3	1.20									9,000						9,000	
21	RESD 2 EXC		10		ACRES EXCESS		1.0	0 7,500.	0.96	N3	1.20									72,000						72,000	

Total AC/HA: 12.00000

Total SF/SM: 522720

Parcel LUC: 11 RESD 2

Prime NB Desc: NORWICH

Total: 501,000 Spl Credit:

Total: 501,000

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:	7	- CONC BLK
Prime Wall:	26	- WOOD
Sec Wall:	6	- STUCCO
Roof Struct:	4	- FLAT
Roof Cover:	11	- MEMBRANE
Color:	BEIGE	
View / Desir:		

Grade: B- - GOOD (-)
Year Blt: 1948 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

Avg HV/FL: STD	
Prim Int Wal: 1	- DRYWALL
Sec Int Wal:	%
Partition: T	- TYPICAL
Prim Floors: 3	- HARDWOOD
Sec Floors: 4	- CARPET 25 %
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 Wal: NO	Central Vac: NO
% Cor Wal	% Sprinkled

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NBFa	Appr Value	JCodJFact	Juris. Value
17	CABIN		D	Y	112X18	B	GD	1948	109.17	T	24	11			17,900		17,900
SOL	SOLAR		D	Y	130	C	GD	2024		T	0	11					

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

Kits:	1	Rating:	AVG/GD
A Kits:		Rating:	
Frp:	1	Rating:	GOOD
WSFlue:		Rating:	

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

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.2 %

Basic \$ / SQ:	155.00
Size Adj:	0.96307892
Const Adj:	1.02219534
Adj \$ / SQ:	152.591
Other Features:	57750
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708822
Depreciation:	185711
Depreciated Total:	523111

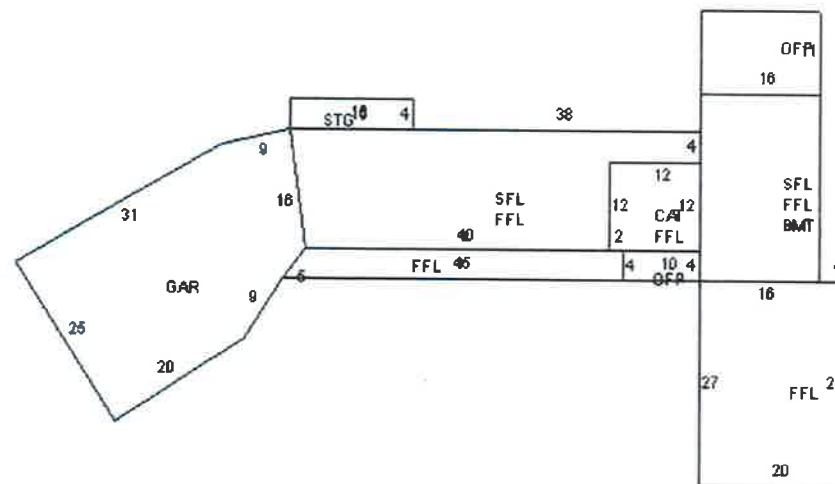
WELL MAINT; SMALL BMT AREA; CONC BLK
FRAME; GOOD VIEW; CABIN HAS SINK, ELEC
HEAT. 2/24 EST ALL DATA=NO TRESPASS.
5/24 CALLBACK. XFIX=SINK. 3 10-PANEL
SOLAR ARRAYS.

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	BF	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
	RMs: 8		BRs: 4		Baths: 1		HB: 1					

Exterior:	
Interior:	1984
Additions:	
Kitchen:	1984
Baths:	
Plumbing:	
Electric:	
Heating:	2015
General:	1984

No	Unit	RMS	BRS	FL
1		8	4	M
Totals				
1		8	4	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind. Val:
Juris. Factor:				Before Depr:
Special Features:	0			Val/Su Net:
Final Total:	523100			Val/Su SzAdj:
				190.74
				113.00
				170.61



Code	Description	Area - SQ	Rate - AV	Underpr Value
FFL	1ST FLOOR	1,962	152.590	299,383
SFL	2ND FLOOR	1,104	140.380	154,983
GAR	GARAGE	819	35.550	29,117
BMT	BASEMENT	320	38.150	12,207
OPF	OPEN PORCH	216	30.520	6,592
CAT	CATH CEILING	144	38.150	5,493
STG	STORAGE	64	23.950	1,533
Net Sketched Area: 4,629		Total:		509,308
Size Ad	3066 Gross Area	4709 Fin Area	3066	

Sub	%	Descrip	%	Qu	# Ten
Area	Usbl		Type		
BMT	80				

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

17.900

Total Special Features:

Tuesday

17.900

04/01/2024