

DESMEULES, OLMSTEAD & OSTLER

GENERAL PRACTICE OF LAW IN
VERMONT AND NEW HAMPSHIRE

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VIA EMAIL

October 15, 2025

Norwich Board of Civil Authority
300 Main St.
P.O. Box 376
Norwich, Vermont 05055

RE: SUPPLEMENTAL FILING

Dear Board of Civil Authority:

Pursuant to a request from the BCA Chair, we hereby submit the following supplemental material.

I. 2016 LAND & DEPRECIATION DATA v. 2025 LAND & DEPRECIATION DATA

The Listers represented at the hearing that the subject property was assessed in 2023 based on 2016 land schedules and depreciation tables, and that any assessment now is based on updated schedules and tables. My clients grieved that initial 2023 determination using evidence of sales comparators from that timeframe, i.e., 2022-2023. The Listers, after considering that evidence, agreed to reduce the assessed value based on sales of comparable properties. It is not supportable that KRT's underlying data for the 2025 assessment should result in a change in FMV after the subject property was assessed using comparable sales eighteen months ago. As we have stated from the outset, the purpose of any approach is to arrive at the FMV. The Listers determined the FMV in the summer of 2023. A significant increase in FMV makes no sense as there was no corresponding increase in the market in the intervening eighteen months. The Listers' math simply doesn't add up.

II. COMPARABLE PROPERTIES

KRT's list of comparable properties has little to no relevance. It simply does not tell the BCA anything about the subject property. Other than 358 Kerwin Hill Road, none were sold recently. Fair Market Value is determined primarily using the market approach, whereby recent sales data of comparable properties is analyzed to make a determination as to the fair market value of the property. The Listers, simply reciting other Norwich properties of varying ages (oldest 2004, newest 2022) and reciting their own assessed value, as opposed to recent sales data, has no value to the BCA and is not a means by which to determine a property's fair market value. The Listers are attempting to use their own other assessments, as opposed to recent sales data, to justify their assessment of my client's property.

Relatedly, the Listers present a list of three properties that recently sold above the 2025 assessed value as

evidence that their assessment is correct. Again, this is not a metric by which to determine or justify a determination of fair market value. The inference the Listers would have you make is that every property sold—or at least most—in the recent past has sold above the 2025 assessed value. The Listers have, however, simply withheld those that have sold UNDER the 2025 assessed value.

For example, when solving for a factor that matters and that the Listers have not taken into account—that fact that 165 Stagecoach Road is .5 mile up a private dirt road, three of the four properties sold in the last year on private roads have sold for LESS than the 2025 reassessment: 11 Old Farm Road, sold for \$1,275,000, assessed \$1,364,200; 66 Ridgewood, sold for \$630,000, assessed \$620,800 (this property is significantly different to the subject property); 95 Meetinghouse, sold for \$1,315,000, assessed \$1,321,000; and 185 Upper Pasture, sold for \$875,000, assessed for \$1,116,700. Moreover, 33 Mitchell Brook Road, about as far out of the Village as is possible to get, and on a marginally maintained road, sold for \$1,050,000, and is assessed in 2025 for \$1,185,000.

If, on the other hand, we view the properties provided by the Listers' as comparables to my client's property, none are actually comparable. First, two of the Listers' comps are in the Village, which is simply not comparable to 165 Stagecoach Road for a variety of reasons, including the fact that Stagecoach is a private, dirt road. Second, the 358 Kerwin Hill Road sale in late September 2025 was an inside sale—the property was never listed. This fact significantly troubles the Listers' contention that the sale was the result of either (1) an arm's length transaction or (2) similar to other sales which are listed on public forums.

A better comparable is 55 Stagecoach Road, which sold for \$1,200,000 at the height of the COVID pandemic, and is currently assessed for \$1,482,800. The interiors are nearly identical in terms of quality of finishes, including 4639 square feet, mostly hardwood floors, 9' ceilings, crown moldings, soapstone counters, fireplace, two-car garage, very large wraparound porch, wood siding, standing seam roof, and is much closer to Beaver Meadow Road along Stagecoach. It has significantly less land, but it has no mountain view. What accounts for the disparity in valuation?

We contend that the prior valuation of the subject property--\$1,577,900—is entirely in line with the Listers' assessment of 55 Stagecoach.

The issue with the Listers' assessment here is that they have failed to zero in on the correct value for this property. As their own handbook says:

"In most instances, when the cost approach is involved, the overall methodology used is a hybrid of the cost and market data approaches. For instance, while the cost to construct a building can be determined by adding the labor and materials costs together, land values and depreciation must be derived from an analysis of the market data. It is best not to rely exclusively on a cost approach estimate of value for appeals—especially those that go beyond the Board of Civil Authority. Be prepared to explain the data and the calculations, especially the land schedules and depreciation schedules used. You should also be familiar with the market data approach, and be prepared to present comparable sales."

Furthermore, the Vermont Supreme Court has stated:

Determining the correct valuation of the property is a *two-step process*." Jackson Gore Inn v. Town of Ludlow, 2020 VT 11, ¶ 4 (quotation omitted). The court first determines the property's FMV, which can be accomplished using a variety of methods. Id. The FMV is then “‘equalized’—by using a common level of appraisal that is expressed as a percentage—to insure that the property is listed comparably to corresponding properties in town.” Id. (quotations omitted).

And as we noted in our first letter to the BCA, the “Vermont Appeals Handbook for Tax Assessment” notes that

while “[l]and schedules are acceptable, mass appraisal tools, [they] deserve some scrutiny to ensure that, as applied to the appealed property they don’t produce ‘arbitrary valuations.’”

At the hearing, a member of the Board of Listers represented to the BCA that it is impossible for the Listers to undertake the two-step process, i.e., ensuring that this property is appropriately value against other “corresponding properties in town.” Put differently, the Listers have admitted that they have not followed the necessary steps to ensure that 165 Stagecoach is fairly assessed. The Listers have not provided comparable sales to the subject property to justify the assessed value, relying instead on “KRT’s data.” Further, the Listers stated that they simply did not have time to individually assess each property in town—much less the subject property—and pull relevant comparators. This is not good enough when tens of thousands of my clients’ dollars are at stake here. We deserve better.

We have provided the BCA with an appraisal containing an opinion of value from April 1, 2025 and from August 2025. The appraisal is the product of a licensed local appraisal with decades of local experience, and with extensive training in property valuation. The appraiser located comparable properties and provided a detailed comparison with each, including industry-standard adjustments. The Listers have done very little to rebut this aside from offering—as shown above—weak and irrelevant comparables based on their own data and not on any recent sales data.

III. CONFLICT OF INTEREST

Vermont’s new municipal conflict-of-interest statute, 24 V.S.A. § 1992, provides that municipal officers “avoid any conflict of interest or the appearance of a conflict of interest.” Furthermore, “[i]f a municipal officer is confronted with a conflict of interest or the appearance of one, the officer shall immediately recuse themselves from the matter ... and not take further action on the matter or participate in any way or act to influence a decision regarding the matter.” The law also requires that all municipal officers take relevant training. See <https://ethicscommission.vermont.gov/training>, The BCA Rules of Procedure also require any BCA member to state whether they have a conflict of interest.

At the hearing on October 9, 2025, Just of the Peace Dave Krimmel represented that he did not have a conflict of interest. However, Lister Cheryl Lindberg has introduced him to my client has her “boyfriend” while they were in his store, and on two other occasions Mr. Flannery has witnessed them together in a manner consistent with Ms. Lindberg’s representation. Mr. Flannery would be willing to file a sworn statement to this effect. If true, Mr. Krimmel has a conflict of interest or, at the least, the appearance of one, and must recuse himself from this matter.

Yours Sincerely,

DesMeules, Olmstead & Ostler

By:

Andrew D. Cliburn, Esq.

Email: acliburn@doolaw.com

ADC/jag

Enclosures

Cc: Cole Flannery & Emily Flannery

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OLD FARM RD, NORWICH

OWNERSHIP

Owner 1:	GODEK DENNIS M
Owner 2:	CAPUTO TERESA M
Owner 3:	
Street 1:	11 OLD FARM RD
Street 2:	

Twn/City:	NORWICH		
St/Prov:	VT	Cntry	Own Occ:
Postal:	05055		Type: TOWN

PREVIOUS OWNER

Owner 1: STEARNS - NATHAN
Owner 2: STEARNS - SHARON
Street 1: 11 OLD FARM RD
Twn/City: NORWICH
St/Prov: VT
Postal: 05055

NARRATIVE DESCRIPTION

This parcel contains 6.49 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 1999, having primarily CLAPBOARD Exterior and 3985 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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)

[illegible]

Total AC/HA:	6.49000	Total SF/SM:	282704
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Disclaimer: This Information is believed to be correct but

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
121	4,490			31,700	31,700
111	2,000	1,133,900		198,600	1,332,500
Total Card	6,490	1,133,900		230,300	1,364,200
Total Parcel	6,490	1,133,900		230,300	1,364,200
Source: Market Adj Cost		Total Value per SQ unit / Card:	342.33	/Parcel:	342.33

PREVIOUS ASSESSMENT					ParcelID			
Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2024	11	GL	1,133,900	0	6.49	230,300	1,364,200	1,364,200 Co
2023	11	GL	630,400	0	6.49	152,200	782,600	782,600 Ye
2022	11	GL	630,400	0	6.49	152,200	782,600	782,600 Ye
2022	11	AB	630,400	0	6.49	152,200	782,600	782,600 NE
2021	11	GL	630,400	0	6.49	152,200	782,600	782,600 Ye
2021	11	AB	630,400	0	6.49	152,200	782,600	782,600 NE
2020	11	GL	630,400	0	6.49	152,200	782,600	782,600 Ye
2020	11	AB	630,400	0	6.49	152,200	782,600	782,600

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2025	L	L	LISTERS
6/16/2025	HRG - NO CHG	KL	KL-KRT
3/11/2025	FIELD REVIEW	PB	PAUL-KRT
2/18/2025	FIELD REVIEW	KL	KL-KRT
10/16/2024	SALES REVIEW	PB	PAUL-KRT
5/16/2024	CB	PB	PAUL-KRT
11/13/2023	MEASURE	DR	DOUG-KRT
5/14/2018	INFO AT DOOR	1	NEMC
1/19/2015	C-MEAS	5	M KRAJESKI

Sign: _____

VERIFICATION OF VISIT NOT DATA

[illegible]

80,257	Spl Credit	Total:	230,300
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Database: AssessPro - WebProNorwich apro

2025

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: 1	
Roof Struct: 1	- GABLE
Roof Cover: 14	- STDG SEAM
Color: GREEN	
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

Kits: 1	Rating: GOOD
A Kits:	Rating:
Fpl: 2	Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

Grade: B-	- GOOD (-)
Year Blt: 1999	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg HVFL: STD	
Prim Int Wal: 1	- DRYWALL
Sec Int Wal:	%
Partition: T	- TYPICAL
Sec Floors: 3	- HARDWOOD
Prim Floors: 4	- CARPET
Bsmnt Fir: 12	- CONCRETE

DEPRECIATION

Phys Cond: GD	- Good	6.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		6.5%

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj: 0.92546737	
Const Adj: 1.04854000	
Adj \$ / SQ:	179.522
Other Features:	84200
Grade Factor:	1.25
NBHD Inf: 1.00000000	
LUC Mod:	
LUC Factor:	1.00
Adj Total:	1212749
Depreciation:	78829
Depreciated Total:	1133920

MOBILE HOME

Make:		Model:	
A Y/S Qty	1 16	Qual	C
D Y		Con	AV
SOLAR		Year	2023

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
SOL	SOLAR									T	0	11							
																	Total Special Features:		
																	Total Yard Items:		
																	Total:		

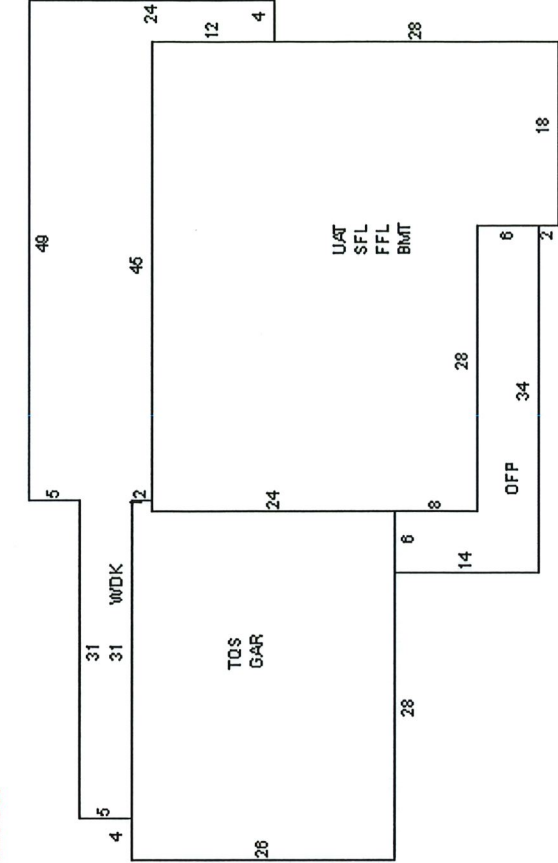
COMMENTS

OTF = 2 SINKS/SHOWER; LARGE GD KIT; BMT HEATED; GOOD BATHS . 11/23 EA . 5/24 CALLBACK . WELL MAINTAINED . MASTER BTH IN PROCESS OF REMODEL - PLYWOOD SUBFLOOR, SHOWER TO BE TILED, TUB TO BE INSTALLED, WALLS NEED PAINT . UC=3% REC

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	1
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 9 BRs: 4 Baths: 1 HB: 1	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Sub %	Descrip	% Type	Qu #	Ten
BMT	BASEMENT	1,616	57,280	92,562	BMT	100	RRM		50	AG	
FFL	1ST FLOOR	1,616	179,520	290,108							
SFL	2ND FLOOR	1,616	165,160	266,899							
UAT	UNF ATTIC	1,616	35,900	58,022							
GAR	GARAGE	886	35,040	31,046							
WDK	WOOD DECK	791	17,610	13,931							
TQS	3/4 STORY	753	165,160	124,382							
OFF	OPEN PORCH	252	35,900	9,048							
Net Sketched Area: 9,146				Total:	885,998						
Size Adj 3985.1000				Gross Area	9279	FinArea	3985				

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Sub %	Descrip	% Type	Qu #	Ten
BMT	BASEMENT	1,616	57,280	92,562	BMT	100	RRM		50	AG	
FFL	1ST FLOOR	1,616	179,520	290,108							
SFL	2ND FLOOR	1,616	165,160	266,899							
UAT	UNF ATTIC	1,616	35,900	58,022							
GAR	GARAGE	886	35,040	31,046							
WDK	WOOD DECK	791	17,610	13,931							
TQS	3/4 STORY	753	165,160	124,382							
OFF	OPEN PORCH	252	35,900	9,048							
Net Sketched Area: 9,146				Total:	885,998						
Size Adj 3985.1000				Gross Area	9279	FinArea	3985				

IMAGE

AssessPro Patriot Properties, Inc



No	Air No	Direction/Street/City
66		RIDGEWOOD HILL, NORWICH
OWNERSHIP		
Owner 1: B&B LAND COMPANY LLC		
Owner 2:		
Owner 3:		
Street 1: 16 OTIS PLACE		
Parcel 0:		

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	19,200			50,700	50,700
11	2,000	329,000	34,100	207,000	570,100
Total Card					
Entered Lot Size					
Total Parcel					
Total Land: 21.2					
Source: Market Adj Cost					
Total Value per SQ unit /Card: 338.13					
Land Unit Type: AC					

	
Patriot Properties Inc.	

User Acct	Legal Description
450-142-12260	21.2 ACRES ± DWL
GIS Ref	
GIS Ref	
Insp Date	

Twn/City: NEWTON		S/P/Prov: MA		Chntry	Own Occ:	
Postal: 02460		Type: TOWN				
PREVIOUS OWNER						
Owner 1: RUTLEDGE - PETER						
Owner 2: -						
Street 1: PO BOX 1233						
Twn/City: NORWICH						
S/P/Prov: VT		Chntry				
Date of Sale: 10/05/2022						

PREVIOUS ASSESSMENT						
Tax Yr	Use	Cat	Blg Value	Yrd Items	Land Value	Total Value
2024	11	GL	329,000	34100	257,700	620,800
2023	11	GL	235,500	29600	136,600	401,700
2022	11	GL	235,500	29600	136,600	401,700
2022	11	AB	235,500	29600	136,600	401,700
2021	11	GL	235,500	29600	136,600	401,700
2021	11	AB	235,500	29600	136,600	401,700
2020	11	GL	235,500	29600	136,600	401,700
2020	11	AB	235,500	29600	136,600	401,700

ParcelID				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/2020	
				401,700			

PREVIOUS ASSESSMENT				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/2020	
				401,700			

PREVIOUS ASSESSMENT				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/2020	
				401,700			

PREVIOUS ASSESSMENT				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/2020	
				401,700			

PREVIOUS ASSESSMENT				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/2020	
				401,700			

PREVIOUS ASSESSMENT				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/2020	
				401,700			

PREVIOUS ASSESSMENT				03-021-000		i31!	
				Asses'd Value	Notes	Date	
				620,800	Correct Dates	8/20/2025	
				401,700	Year End	7/7/2023	
				401,700	Year End Roll	7/8/2022	
				401,700	NEMRC	6/1/2022	
				401,700	Year End Roll	8/18/2021	
				401,700	NEMRC	5/19/2021	
				401,700	Year End Roll	7/28/20	

[illegible][illegible][illegible]

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- TWO STORY
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%

BATH FEATURES

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

OTHER FEATURES		
Kits: 1	Rating:	AVERAGE
A Kits:	Rating:	
Frpl:	Rating:	

WSF#	Flue:	2	Rating:	AVERAGE
CONDO INFORMATION				
Location:				
Total Units:				
Floor:				
% Own:				
Name:				

DEPRECIATION		%
Phys Cond: FA - Fair-Avg		21.
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.6

Basic \$ / SQ:	155.00
Size Adj.:	1.07233119
Const Adj.:	1.04544997
Adj \$ / SQ:	173.766
Other Features:	29850
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419613
Depreciated:	90636
Depreciated Total:	328976

MOBILE HOME

SPEC FEATURES

Model:

Total

Make:

Total

More: N

More: Y

Model:

Total

Make:

Total

More: N

More: Y

Model:

Total

Make:

Total

More: N

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COMMENTS

BIG VIEWS; SOLAR; OUTDOOR SHOWER .
10/23 EA . IF=INT MOSTLY ORIGINAL . VERY
STEEP DRIVE . TREES GROWN VIEW HEAVILY
OBSTRUCTED

RESIDENTIAL GRID

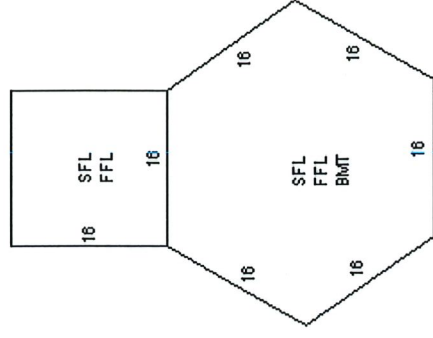
1st Res Grid	Desc:	Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 4	BRs: 2	Baths: 1 HB 1

REMODELING		RES BREAKDOWN			
Exterior:	No Unit	RMS	BRS	FL	
Interior:	1	4	2	M	
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
	Totals				
	1	4	2		

COMPARABLE SALES

[illegible]

SKETCH



SUB AREA

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro
Patriot Properties, Inc

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MEETINGHOUSE RD, NORWICH

OWNERSHIP

Owner 1:	WASHER DAVID B
Owner 2:	LEUNG SOPHIE L
Owner 3:	
Street 1:	95 MEETINGHOUSE RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	SNYDER - EMILY A
Owner 2:	SNYDER - LOGAN M
Street 1:	95 MEETINGHOUSE RD
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
21	8.100			55,600	55,600	10.1 ACRES & DWL
11	2.000	1,088,400		177,000	1,265,400	
Total Card	10.100	1,088,400		232,600	1,321,000	Entered Lot Size
Total Parcel	10.100	1,088,400		232,600	1,321,000	Total Land: 10.1
Source:	Market Adj Cost		Total Value per SQ unit /Card:	419.84	/Parcel: 419.84	Land Unit Type: AC

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,088,400	0	10.1	232,600	1,321,000	1,321,000	Correct Dates	8/20/2025
2023	11	GL	453,800	0	10.1	129,800	583,600	583,600	Year End	7/7/2023
2022	11	GL	453,800	0	10.1	129,800	583,600	583,600	Year End Roll	7/8/2022
2022	11	AB	453,800	0	10.1	129,800	583,600	583,600	NEMRC	6/1/2022
2021	11	GL	453,800	0	10.1	129,800	583,600	583,600	Year End Roll	8/18/2021
2021	11	AB	453,800	0	10.1	129,800	583,600	583,600	NEMRC	5/19/2021
2020	11	GL	453,800	0	10.1	129,800	583,600	583,600	Year End Roll	7/28/2020
2020	11	AB	453,800	0	10.1	129,800	583,600	583,600		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNYDER,EMILY A	243-253	2	8/1/2023	VALID SALE	1,280,000	No			
BYNUM,JULIE P.W	227-645-648	2	4/17/2018	VALID SALE	630,000	No			
PITIGER	213-826	2	12/2/2013	STRAW/CORR		No	3		CORRECTIVE DEED TO ADD GRANTEE'S MIDDLE INITI
PITIGER,ROBERT	213-412	2	10/15/2013		550,000	No	3		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNYDER,EMILY A	243-253	2	8/1/2023	VALID SALE	1,280,000	No			
BYNUM,JULIE P.W	227-645-648	2	4/17/2018	VALID SALE	630,000	No			
PITIGER	213-826	2	12/2/2013	STRAW/CORR		No	3		CORRECTIVE DEED TO ADD GRANTEE'S MIDDLE INITI
PITIGER,ROBERT	213-412	2	10/15/2013		550,000	No	3		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SNYDER,EMILY A	243-253	2	8/1/2023	VALID SALE	1,280,000	No			
BYNUM,JULIE P.W	227-645-648	2	4/17/2018	VALID SALE	630,000	No			
PITIGER	213-826	2	12/2/2013	STRAW/CORR		No	3		CORRECTIVE DEED TO ADD GRANTEE'S MIDDLE INITI
PITIGER,ROBERT	213-412	2	10/15/2013		550,000	No	3		

USER DEFINED

Prior Id # 1:	05-132-000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	05-132
Prior Id # 2:	000
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Mod	Neigh	Infl 1	%	Infl 2	%	Init 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
11	RES 2		1		SITE ACRES	SITE	1.0	0	140,000.	1.20	N3	1.20									168,000					168,000	
11	RES 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.20	N3	1.20									9,000					9,000	
21	RES 2 EXC		8.1		ACRES	EXCESS	1.0	0	7,500.	0.91	N3	1.20			TOPO	-10					55,566					55,600	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/22/2025								
6/18/2025							M+L	
6/12/2025							HRG - CHG	
3/6/2025							FIELD REVIEW	
2/18/2025							FIELD REVIEW	
5/2/2024							FR	
1/4/2024							INT REF	
4/24/2018							MEAS/LEFT CD	
8/20/2014							C-MEAS+INSP	

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2025		L	LISTERS
6/18/2025		EK	ED-KRT
6/12/2025		KL	KL-KRT
3/6/2025		PB	PAUL-KRT
2/18/2025		KL	KL-KRT
5/2/2024		A	ASSR
1/4/2024		DR	DOUG-KRT
4/24/2018		1	NEMC
8/20/2014		2	W KRAJESKI

VERIFICATION OF VISIT NOT DATA

Sign:	/	/	/
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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	100	Topo			
s	142	142	100	Street		
t	450	450	100	Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Mod	Neigh	Infl 1	%	Infl 2	%	Init 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
11	RES 2		1		SITE ACRES	SITE	1.0	0	140,000.	1.20	N3	1.20									168,000					168,000	
11	RES 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.20	N3	1.20									9,000					9,000	
21	RES 2 EXC		8.1		ACRES	EXCESS	1.0	0	7,500.	0.91	N3	1.20			TOPO	-10					55,566					55,600	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/22/2025								
6/18/2025							M+L	
6/12/2025							HRG - CHG	
3/6/2025							FIELD REVIEW	
2/18/2025							FIELD REVIEW	
5/2/2024							FR	
1/4/2024							INT REF	
4/24/2018							MEAS/LEFT CD	
8/20/2014							C-MEAS+INSP	

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2025		L	LISTERS
6/18/2025		EK	ED-KRT
6/12/2025		KL	KL-KRT
3/6/2025		PB	PAUL-KRT
2/18/2025		KL	KL-KRT
5/2/2024		A	ASSR
1/4/2024		DR	DOUG-KRT
4/24/2018		1	NEMC
8/20/2014		2	W KRAJESKI

VERIFICATION OF VISIT NOT DATA

Sign:	/	/	/
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Total AC/HA: 10.10000

Total SF/SM: 439956

Parcel LUC: 11

RES 2

Prime NB Desc

NORWICH

Total: 232,566

Spl Credit

Total: 232,600

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

Database: AssessPro - WebProNorwich

aprop

2025

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- TWO STORY
(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:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1997	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

INTERIOR FINISHES		
Avg Ht/Ft:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wal:		
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	4	- CARPET
Bsmnt Flr:	12	- CONCRETE

BATH FEATURES

Full Bath:	2	Rating: GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3Q8th		Rating:
1/2 Bath:	1	Rating: GOOD
A HBth:		Rating:
OtherFix:	2	Rating: GOOD
OTHER FEATURES		
Kits:	1	Rating: GOOD
A Kits:		Rating:
FpIt:	2	Rating: GOOD
WSFlue:		Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good
Functional:		
Economic:		
Special:		
Override:		
Total:		7 %

CALC SUMMARY

Basic \$ / SQ:	185.00
Size Adj.:	0.95891178
Const Adj.:	1.01800001
Adj \$ / SQ:	180.592
Other Features:	79287
Grade Factor:	1.60
NBHD Inf:	1.000000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1170321
Depreciation:	81922
Depreciated Total:	1088398

COMMENTS

PRIVATE ROAD; OTF= 2 SINKS . 1/24 EG . INT
REF. STEEP DROP LEFT SIDE. RECENT
RENO=MLS. 6/25- STONE KIT COUNTER, TESLA
BATT LEASED. CARPET IN FIN BSMT. ORIG
INT. SOM UPDATES TO AC & NEWER LINER TO
FPL. IRREG SHAPE - 300SF FIN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RM's: 9	BR's: 4	Baths: 2

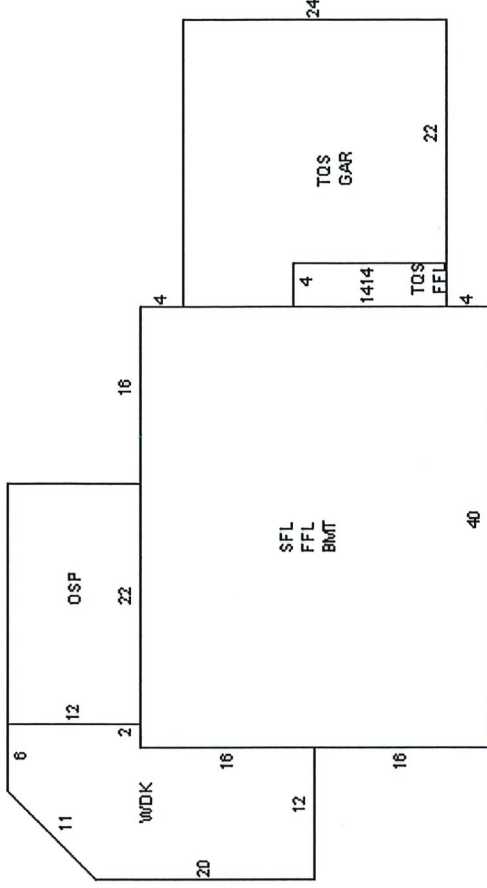
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	BASEMENT				BMT	100	RRM	28	G
FFL	1ST FLOOR								
GAR	GARAGE								
OSP	SCRN PORCH								
SFL	2ND FLOOR								
TQS	3/4 STORY								
WDK	WOOD DECK								
Net Sketched Area:				Total:					
Size Ad	3146.4000	Gross Area	5680	FinArea	3146				

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Underpr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	BASEMENT				BMT	100	RRM	28	G
FFL	1ST FLOOR								
GAR	GARAGE								
OSP	SCRN PORCH								
SFL	2ND FLOOR								
TQS	3/4 STORY								
WDK	WOOD DECK								
Net Sketched Area:				Total:					
Size Ad	3146.4000	Gross Area	5680	FinArea	3146				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME													Make:	Model:	Year:	Color:						
SPEC FEATURES/YARD ITEMS													PARCELID 05-132-000									
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				
SOL	SOLAR	D	Y	1	31	C	AV	2024	T	0	11											

11-150	000	1 of 1	RESIDENTIAL	Total Card /	Total Parcel
IMAP-LOT	SUB	CARD	NORWICH, VT	APRAISED:	1,116,700 /
				USE VALUE:	1,116,700 /
				ASSESSED:	1,116,700 /
IN PROCESS APPRAISAL SUMMARY					
PROPERTY LOCATION					

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		UPPER PASTURE RD, NORWICH

OWNERSHIP

Owner 1:	LEANDRI PAUL
Owner 2:	LEANDRI JESSICA J
Owner 3:	
Street 1:	185 UPPER PASTURE RD
Street 2:	

Twn/City:	NORWICH
-----------	---------

State/Prov:	VT	Cntry:		Own Occ:	
Postal:	05055-9621				
					Type: TOWN

PREVIOUS OWNER

Owner 1:	WILLIAMS - J MCDONALD		
Owner 2:	-		
Street 1:	10000 N CENTRAL EXPWY		
Twn/City:	DALLAS		
SUProv:	TX	Cntry	
Postal:	75231		

NARRATIVE DESCRIPTION

This parcel contains 10. ACRES of land mainly classified as RESD 2 with a TEMPORARY Building built about 1980, having primarily CLAPBOARD Exterior and 5228 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 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)

[illegible]

Total AC/HA:	10.00000	Total SF/SM:	435600
--------------	----------	--------------	--------

Disclaimer: This Information is believed to be correct but

IN PROCESS APPRAISAL SUMMARY

[illegible]

DEFECTION AND THE POLICE

PREVIOUS ASSESSMENT					FISCAL YEAR 2020			FISCAL YEAR 2021	
Tax Yr.	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2024	11	GL	857,000	3200	10.	258,500	1,116,700	1,116,700	Correct Dates
2023	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End
2022	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End Roll
2022	11	AB	761,700	1200	10.	192,900	955,800	955,800	NEMRC
2021	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End Roll
2021	11	AB	761,700	1200	10.	192,900	955,800	955,800	NEMRC
2020	11	GL	761,700	1200	10.	192,900	955,800	955,800	Year End Roll
2020	11	AB	761,700	1200	10.	192,900	955,800	955,800	

SALES INFORMATION

SALES IN COMMISSION				TAX DISTRICT				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WILLIAMS, J MCDO	246-21-23	2	12/30/2025	VALID SALE	875,000	No	4	
WILLIAMS, J MCDO	246-21-23	2	12/30/2024	OTHER	875,000	No	4	

[illegible]

BIII DING PERMITS

[illegible]

ACTIVITY INFORMATION

ACTIVITY INFORMATION			Date	Result	By	Name
			3/14/2025	FIELD REVIEW	PB	PAUL-KRT
			2/18/2025	FIELD REVIEW	KL	KL-KRT
			12/15/2023	INT REF	DR	DOUG-KRT
			11/20/2014	C-MEAS	2	W KRAJESKI
			5/22/2012	INSPECT	5	M KRAJESKI
			4/6/2012	MEAS/LEFT CD	3	R FAVOR

Sian: **REPLICATIONS VIOLATE NATURAL**

Alt	Spec	J	Fact	Use Value	Notes
Class	%	Land	Code		
10				201,600	
10				9,000	
10				45,900	

56,500 apro

2025

Database: AssessPro - WebProNorwich apro

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

2025

EXTERIOR INFORMATION

OTHER FEATURES	Type: 9 - CONTEMPORARY		Full Bath: 1	Rating:	AVERAGE
	Sty Ht: 2 - TWO STORY		A Bath: 1	Rating:	AVG/GD
	(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	
	Foundation: 1 - CONCRETE		A 30Bth	Rating:	
	Frame: 1 - WOOD		1/2 Bath: 1	Rating:	AVERAGE
	Prime Wall: 2 - CLAPBOARD		A HBth:	Rating:	
	Sec Wall: 2	%	Other/Fix: 4	Rating:	AVERAGE
	Roof Struct: 1 - GABLE				
	Roof Cover: 14 - STDG SEAM		Kits: 1	Rating:	AVERAGE
	Color: BEIGE		A Kits:	Rating:	
View / Desir:		Fppl: 2	Rating:	AVERAGE	

GENERAL INFORMATION

Grade: C+ - AVG. (+)		
Year Blt: 1980	Eff Yr Blt: 1986	
Alt LUC:	Alt %:	
Jurisdct:	Fact: .	
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Attribute Information		Phys Cond:	AV	- Average	19
Avg Ht/Ft:	STD				
Prim Int Wal	1 - DRYWALL		Functional:		
Sec Int Wali:	%		Economic:		
Partition:	T - TYPICAL		Special:		
Prim Floors:	3 - HARDWOOD		Override:		
Sec Floors:	4 - CARPET	30 %	Total:	19.5 %	

DEPRECIATION

Phys Cond:	AV - Average	19.5%
Functional:		
Economic:		
Special:		
Override:		
Total:		19.5%

CALC SUMMARY

Basic \$ / SQ:	155.00
Size Adj.:	0.89999998
Const Adj.:	1.05162990
Adj \$ / SQ:	146.702
Other Features:	55961
Grade Factor:	1.15
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1064580
Depreciated:	207593
Depreciated Total:	856987

BATH FEATURES

ADDS IN 1998; OTF = 3 SINK/SHOWER;
QUALITY MATERIALS; PDAS; LARGE STONE
FPLS; 12/23INT REFUSAL; VIEW IS MOSTLY
OBSCURED=TREES; A/O=MINISPLIT.

Activity	Rating
Attending	4
Other	1

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

CONDO INFORMATION

Lower				
Totals	RMs: 10	BRs: 4	Baths: 1	HB 1

COMMENTS

ADDS IN 1998; OTF = 3 SINK/SHOWER;
QUALITY MATERIALS; PDAS; LARGE STONE
FPLS; 12/23INT REFUSAL; VIEW IS MOSTLY
OBSCURED=TREES: A/C=MINISPLIT.

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:	10	BRs:	4	Baths:	1 HB 1

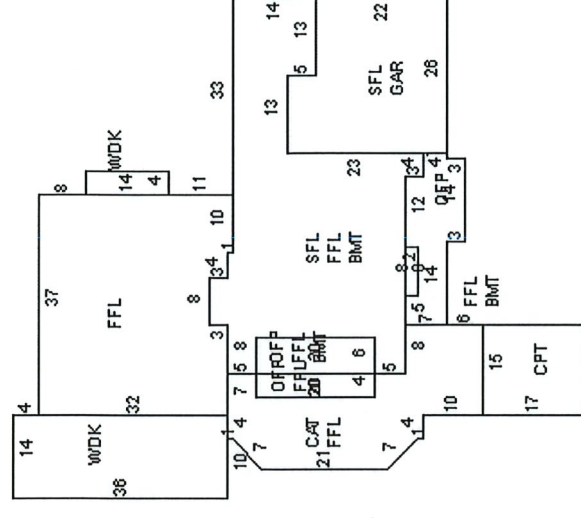
REMODELING

	No Unit	RMS	BRS	FL
Exterior:	1	10	4	M
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	10	4	

RES BREAKDOWN

[illegible]

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Underp Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	1ST FLOOR	3,281	146,700	481,330					
SFL	2ND FLOOR	1,945	134,970	262,509					
BMT	BASEMENT	1,444	36,680	52,960					
GAR	GARAGE	637	37,480	23,875					
CAT	CATH CEILING	587	36,680	21,529					
WDK	WOOD DECK	560	18,070	10,120					
OPF	OPEN PORCH	417	29,340	12,235					
CPT	CARPOT	255	20,400	5,202					
Net Sketched Area:		9,126	Total:	869,760					
Size Ad	5226	Gross Area	9126	FinArea					5226

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
0	0					
9	9					
5	5					
9	9					
0	0					
5	5					
2	2					
0	0					
6	6					

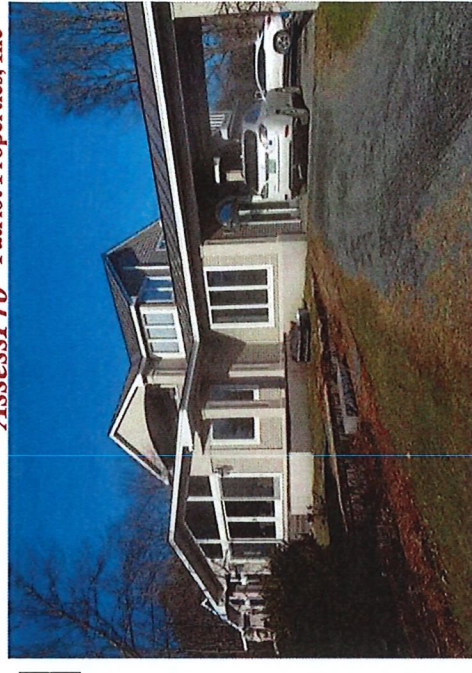
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Jurrs. Value
2	SHED/FR	D	Y	1	192	C	AV	1980	17.60 T	40	11				2,000			2,000
19	PATIO	D	Y	1	18X10	C	AV	1980	11.50 T	40	11				1,200			1,200

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	Jurrs. Value
2	SHED/FR	D	Y	1	192	C	AV	1980	17.60 T	40	11				2,000			2,000
19	PATIO	D	Y	1	18X10	C	AV	1980	11.50 T	40	11				1,200			1,200

IMAGE



AccessPro Patriot Properties, Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		STAGECOACH RD, NORWICH

OWNERSHIP

Owner 1:	CROSS JESS
Owner 2:	SEELY EVAN
Owner 3:	
Street 1:	55 STAGECOACH RD
Street 2:	
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

PREVIOUS OWNER

Owner 1:	FLANNERY - COLE
Owner 2:	FLANNERY - EMILY
Street 1:	55 STAGECOACH RD
Twn/City:	NORWICH
St/Prov:	VT
Postal:	05055

NARRATIVE DESCRIPTION

This parcel contains 3.52 ACRES of land mainly classified as RESD 1 with a COLONIAL Building built about 2004, having primarily CLAPBOARD Exterior and 439 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrpt/No	Amount	Com. Int

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Total Value
20		1.520	1,332,800	2,500	11,400	11,400	1,482,800
10		2.000	1,332,800	2,500	147,500	1,482,800	
Total Card		3.520	1,332,800	2,500	158,900	1,494,200	
Total Parcel		3.520	1,332,800	2,500	158,900	1,494,200	
Source: Market Adj Cost		Total Value per SQ unit /Card: 322.08		/Parcel: 322.08		Land Unit Type: AC	

Tax Yr		Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	10	GL		1,332,800	2500	3.52	158,900	1,494,200	1,494,200	Correct Dates	8/20/2025
2024	10	GL		679,000	300	3.52	114,200	793,500	793,500	Year End	7/7/2023
2022	10	GL		679,000	300	3.52	114,200	793,500	793,500	Year End Roll	7/8/2022
2022	10	AB		679,000	300	3.52	114,200	793,500	793,500	NEMRC	6/1/2022
2021	10	GL		679,000	300	3.52	114,200	793,500	793,500	Year End Roll	8/18/2021
2021	10	AB		679,000	300	3.52	114,200	793,500	793,500	NEMRC	5/19/2021
2020	10	GL		679,000	300	3.52	114,200	793,500	793,500	Year End Roll	7/28/2020
2020	10	AB		679,000	300	3.52	114,200	793,500	793,500		6/3/2020

Grantor		Legal Ref	Type	Date	Tst	Verif	Notes
FLANNERY, COLE		238-322	2	9/11/2021	VALID SALE	No	
AARON, JASON E		229-111-113	2	10/1/2018	VALID SALE	No	
AARON, JASON E		213-661	1	11/12/2013	PART INT	No	BOUNDARY LINE AGREEMENT
PRATT, CARL R		202-46		6/27/2011		No	
		178/685		8/29/2006	OTHER	No	

Legal Ref		Type	Date	Tst	Verif	Notes
238-322		2	9/11/2021	VALID SALE	No	
229-111-113		2	10/1/2018	VALID SALE	No	
213-661		1	11/12/2013	PART INT	No	BOUNDARY LINE AGREEMENT
202-46			6/27/2011		No	
178/685			8/29/2006	OTHER	No	

Date		Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
11/20/2015		60BAD15	ADDITION	30,000	C				PRCH

Date		Result	By	Name
3/4/2025		FIELD REVIEW	KL	KL-KRT
10/27/2023		MEASURE	DR	DOUG-KRT
10/25/2016		C-MEAS-INSP	5	M KRAJESKI
3/24/2016		PERMIT VISIT	5	M KRAJESKI
10/7/2013		C-MEAS	5	M KRAJESKI
10/17/2011		INSPECT	3	R FAVOR
9/15/2011		MEAS/LEFT CD	3	R FAVOR

Use Code		LUC	No of Units	Depth/ Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
10 RESD 1			1		SITE ACRES	SITE	1.0	0	140,000.	1.00	RA	1.00							140,000					140,000	
10 RESD 1			1		EXCESS SI	SITE	1.0	0	7,500.	1.00	RA	1.00							7,500					7,500	
20 RESD 1 EXC			1.52		ACRES	EXCESS	1.0	0	7,500.	1.00	RA	1.00							11,400					11,400	

Total AC/HA:		3.52000	Total SF/SM:		153331	Parcel LUC:	10	RESD 1	Prime NB Desc	RESD AVG	Total:	158,900	Spl Credit	Total:	158,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - WebProNorwich

2025

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:	1	- ASPHALT SH
Color:		WHITE
View / Desir:		
GENERAL INFORMATION		
Grade:	B	- GOOD
Year Bilt:	2004	Eff Yr Bilt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		
INTERIOR INFORMATION		
Avg H/F/L:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wal:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:	4	- CARPET
Bsmnt Flr:	12	- CONCRETE
Subfloor:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	4	- RADIANT HW
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

BATH FEATURES

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

OTHER FEATURES

Kits: 1	Rating: AVG/GD
A Kits:	Rating:
Fppl: 2	Rating: AVERAGE
WStue:	Rating:

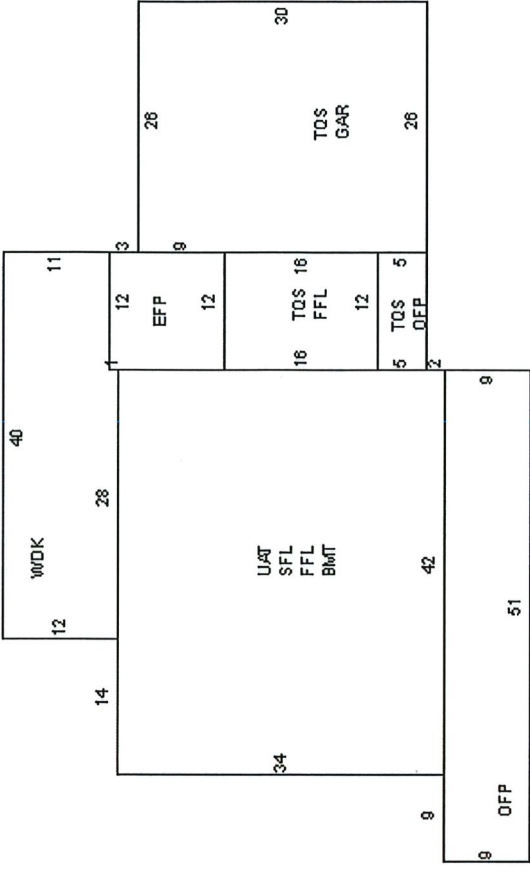
CONDO INFORMATION

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

COMMENTS

PRIVATE ROAD . 10/23 EA . A/C=MINISPLIT.

SKETCH



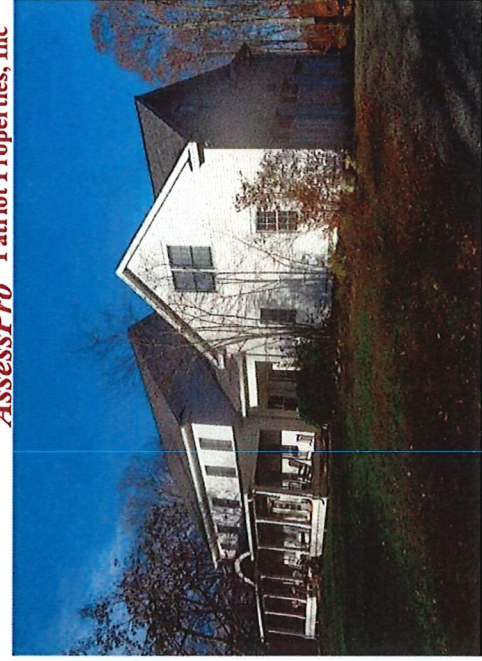
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip Type	% Type	Qu # Ten
FFL	1ST FLOOR	1,620	178.510	289,193	UAT	100	FAA	50	A
BMT	BASEMENT	1,428	44,630	63,730					
SFL	2ND FLOOR	1,428	164,230	234,525					
UAT	UNF ATTIC	1,428	48,200	68,828					
TQS	3/4 STORY	877	164,230	144,065					
GAR	GARAGE	780	35,890	27,994					
OPF	OPEN PORCH	519	35,700	18,530					
WDK	WOOD DECK	468	18,380	8,602					
Net Sketched Area:		8,692	Total:	868,320					
Size Ad	3925.2000	Gross Area	8947	FinArea					
				4639					

SUB AREA DETAIL

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

IMAGE



AssessPro Patriot Properties, Inc