# Town of Norwich Board of Civil Authority Tax Assessment Appeals

Thursday, October 9, 2025 5:00pm Cole Flannery

**Appellant Evidence Packet** 

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# **DESMEULES, OLMSTEAD & OSTLER**

GENERAL PRACTICE OF LAW IN VERMONT AND NEW HAMPSHIRE

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### VIA EMAIL ONLY

October 6, 2025

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

### RE: NOTICE OF APPEAL; IN RE GRIEVANCE OF TAX ASSESSMENT OF 165 STAGECOACH RD

Dear Board of Civil Authority:

My clients, Cole and Emily Flannery, hereby appeal the Board of Listers' August 15, 2025 decision regarding their grievance of the 2025 tax assessment of their real property at 165 Stagecoach Road (Parcel ID 03-050.200) pursuant to 32 V.S.A. § 4404. The entirety of that record is incorporated by reference herein.

The Listers got it right when they assessed the FMV of this property in the summer of 2023 at \$1,577,900.

The property was constructed between 2022 and 2023. In July 2023, the Town originally assessed the value of the property at \$2,050,400. Following my clients' grievance from that initial determination, that valuation was lowered to \$1,577,900, which included a building value of \$1,233,100 and a land value of \$315,500.

This year, following another grievance, the Listers reassessed the value at \$2,385,600, which represents a 66% increase in value.<sup>1</sup> This increase is unjustifiable and is unmoored from the FMV as compared across a mere eighteen months, whether or not the Listers are working with updated land schedules and depreciation tables.<sup>2</sup> On April 1, 2025, the FMV of 165

This extraordinary public disclosure of issues relating to KRT by itself "bursts the bubble" of the presumption of validity. The Listers have admitted in public comments that KRT made errors on property cards, failed to carry out interior inspections, and other issues to such an extent that the listers themselves were left "with lingering concerns over the reappraisal process."

<sup>&</sup>lt;sup>1</sup> Confusingly, the Town data for prior valuations of this property are different depending on where one looks. The 2024 Property Record Card and the tax bill correctly reflect a 2024 valuation of \$1,577,900. However, data on the Patriot website accessed on September 30, 2025 appears to show that a previous assessed value in 2024 was \$2,086,100. Like so much of the Lister data, it is difficult to discern how accurate and precise the Listers are in their work.

<sup>&</sup>lt;sup>2</sup> There is no way to challenge such tables and schedules prepared by KRT because they have not been made available. Moreover, there is little reason to presume that KRT prepared the data correctly. In widely disseminated comments in public forums in the Upper Valley, the listers have represented that KRT Appraisals failed to perform as expected under the contract with the Town. In an August 20, 2025 article in the Valley News, Cheryl Lindberg, Chair, said that "Delays, errors on property cards and a lack of interior inspections by the firm contracted to carry out the reassessment has left the listers with lingering concerns over the reappraisal process, Lindberg said." These comments are in addition to multiple comments on the Norwich Listserve by the listers to the same effect.

Stagecoach did not simply increase by nearly a million dollars.<sup>3</sup>

On August 15, 2025, the Board of Listers sent a notice that it had approved a downward modification of total property valuation from \$2,439,100 to \$2,385,600. This determination still far exceeds the property's fair market value (FMV), the only touchstone of this entire process.

In addition to the materials included in the grievance proceedings, we also include for the Board's consideration a property appraisal report prepared by a Vermont-licensed appraiser, showing the valuation of the property as of April 1, 2025 and as of August 25, 2025. We hereby submit additional comparables in support of our contention that, among other things, 165 Stagecoach Road's "Grade Factor" of 2.1 is unjustified. We reserve the right to supplement the record in this appeal up to, and including, the date of hearing. 32 V.S.A. § 4404(a).

### I. DETERMINATION OF FAIR MARKET VALUE

The guiding principle of a reassessment is to determine the FMV of each property. This is commanded by statute. 32 V.S.A. § 4041 ("[T]he listers shall proceed to take up such inventories and make such personal examination o the property that they are required to appraise as will enable them to appraise it as its fair market value."). The FMV is defined as "the price which the property will bring in the market when offered for sale and purchased by another." 32 V.S.A. § 3481(1). To this end, listers have three acceptable methods for arriving at the FMV—the cost approach, the market approach, and the income approach; however, the market approach is "the most persuasive method of appraising residential property in Vermont." Barrett v. Town of Warren, 2005 VT 107, ¶ 6. Each method should arrive at the same valuation, which is the FMV. New England Power Co. v. Town of Barnet, 134 Vt. 498, 505, 367 A.2d 1363, 1368 (1976) ("[T]he cost approach, the income approach, and the market data approach offer the parties means of determining fair market value."); see also Re Montpelier & Barre R.R., 135 Vt. 102, 105, 369 A.2d 1379, 1381-82 (1977) ("[I]t is the duty of the Board "to explore all methods that help in determining fair market value" and to reject those "that do not lead toward fair market value.").

While it is provisionally true that lister valuations in Vermont enjoy a presumption of validity, Vermont Electric Power Company, Inc. v. Town of Vernon, 174 Vt. 471 (2002), the Supreme Court has stated many times that "[a]ny admissible evidence can rebut the presumption, whatever we may ultimately think of the evidence's weight." Id. Indeed, it is the job of the BCA and the courts, if further appeals are taken, to "determine whether the testimony offered by the taxpayer challenging the listing can afford a rational basis for that which the taxpayer seeks to prove." Id. Indeed, in that same case, the Supreme Court characterized the presumption as a "bursting bubble." Id. at 473.

# II. APPRAISAL USING MARKET APPROACH v. LISTERS' COST APPROACH

My clients hired Linda Vaughan from Torrey Appraisals, Inc. to obtain an opinion of value both for the statutory date of April 1, 2025, and a current opinion of value. Using a market approach, Linda determined the April 1 valuation to be \$1,529,000 and the August 25, 2025 value to be \$1,564,000. The post-grievance assessment (statutorily pinned to April 1, 2025) is more than 55% higher than the Torrey Appraisals' April 1 market-approach valuation.

A cost approach is disfavored in Vermont. The "Lister and Assessor Handbook A Guide for Vermont Listers and Assessors" recommends not relying exclusively on a cost approach in residential assessments. ("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. [The Listers] should be familiar with the market data approach, and be prepared to present comparable sales."). And 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." See Scott Construction, Inc. v. City of Newport, 165 Vt. 232 (1996).

The reason that a cost approach is deficient as compared to a sales or market approach is that the best indicator of the

The BCA cannot, in good faith, presume that my clients' assessment is entitled to a presumption of validity where the Listers themselves do not presume the validity of the reassessment.

<sup>&</sup>lt;sup>3</sup> Indeed, according to the Federal Reserve, the cost of raw materials for new home construction have gone down since the time 165 Stagecoach Road was constructed. See supporting materials.

value of a property is price paid for it in a bona fide sale. See <u>Royal Parke Corp. v. Town of Essex</u>, 145 Vt. 376 (1985). The cost approach is best used for unique properties for which there is no reliable sales comparison data. That is not true here, as demonstrated by Torrey Appraisal's opinion of value.

Our argument is that, even without being able to yet inspect the land tables and depreciation schedules, the approach taken by the Listers has resulted in an arbitrary valuation. 165 Stagecoach, under any scenario involved in this case, could not have jumped in FMV by nearly a million dollars in 18 months. If the purpose of an assessment is to determine the property's FMV, it is extremely hard to justify an assessment that comes in more than 55% higher than an appraisal by a licensed professional.

I note that Gretchjen Smith, a local real estate professional with over 25 years of experience selling real estate for the Williamson Group Sothebys Real Estate offered a broker's opinion of value (contained in the supporting materials) as being not being "anywhere near 2.4M." She used three comparators, each being sold in April and May of this year, for \$1,390,000, \$1,300,000, and \$1,050,000 respectively, and one of which Torrey Appraisals used for its August 2025 valuation (504 Chapel Hill Road). She opined that, "I can't justify the new assessed value to be 1M-1.4M more" than the three comparables.

If two long time local professionals each come up with substantially the same opinion of value entirely independently—one of which is the gold standard for opinions of value—no amount of dial turning and data manipulation matters if it produces a grossly inflated FMV. The Listers are simply wrong, and their assessment is not entitled to a presumption of validity in the face of this evidence.

### III. COMPARABLE GRADE FACTORS OF NEW CONSTRUCTIONS

Cole and Emily contest the property's grade factor increase to 2.1 from 2.0. The Listers visited the property in May 2023. Without visiting the property (Listers kept the property's overall grade at A-, but decreased each bathroom rating from very good to good. An increase of the grade factor, in our opinion, is incorrect particularly in light of the mere 18 months that separated the last assessment (which was also meant to determine the FMV), and the 2025 assessment effective April 1.

Furthermore, other new constructions in Norwich demonstrate that this property's grade factor is inflated. The following three properties include primary residences constructed in 2020, 2021, and 2022 respectively, i.e., post-pandemic. Each has a "Grade Factor" of 1.60. My clients' property was assessed in 2023 with a Grade Factor of 2.0, which increased to 2.1 in the 2025 reassessment. We request a downward modification of 165 Stagecoach Road's Grade Factor to 1.6, which is entirely in line with recent new constructions in Norwich.

### 401 Bragg Hill Road

This contemporary home was built in 2020. It has a hard board exterior and 2520 square feet. Its grade factor is 1.60.

### 440 Beaver Meadow Road

This contemporary home was built in 2021. It has a primarily wood exterior and 2861 square feet. Its grade factor is 1.60.

### 40 Mystic Drive

This colonial was built in 2022. It has a clapboard exterior and 2240 square feet. Its grade factor is 1.60.

These three properties are located in different neighborhoods. 440 Beaver Meadow, in particular, is extremely analogous to my clients' residence. None appear to have had the grade factor increased from 1.60 since construction.

Finally, of the homes that were constructed between 2022 and 2023 in Norwich, the only property with a substantial increase in valuation—aside from 165 Stagecoach—was 1046 Beaver Meadow Road (\$2,576,000 to \$3,483,600), where the 2024 valuation was based, in part, on an unfinished house.

### IV. CONCLUSION

For the above reasons, I respectfully request the Board of Civil Authority to return the assessed value to 165 Stagecoach to its FMV, which the Town determined a mere eighteen months ago. Quite aside from the significant anomaly of the property's grade factor, the reassessment bears little resemblance to "the price which the property will bring in the market when offered for sale and purchased by another." 32 V.S.A. § 3481(1). The Listers' reliance on flawed data from KRT, alongside an assessment that is untethered from the property's FMV based on the evidence attached hereto, all suggest that the BCA should not accord the Listers' assessment with a presumption of validity. Instead, the BCA, following its site visit, should decide that a downward modification is appropriate back to \$1,577,900. Nothing has changed in eighteen months. The Listers got it right in the summer of 2023.

Yours Sincerely,

DesMeules, Olmstead & Ostle

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Andrew D. Clibum, Esq.

Email acliburg adoolaw.com

ADC/jag Enclosures

Cc: Cole Flannery & Emily Flannery

Appraisal Report

# Uniform Residential Appraisal Report

File# 0825-342

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Freddle Mac Form 70 March 2005

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Sales or Financing				ArmL	.th			Armt	_th			ArmL			
Concessions				Conv	.0			Conv	r.0			Conv	:2500	0	-25,000
Date of Sale/Time				s11/2	4;c10/	/24		s06/2	25;c02	/25		s05/2	25;c05	/25	
Location	A.Da	s;Priv	rd	N;Re			-160,000					N:Re		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-139,000
Leasohold/Fee Simple				-			1000000								100,000
		Simple			Simple				Simple				imple		
Site	30.1	ac		32.38	ac		-5,700	10.10	) ac		+50,000	23.00	) ac		+17,750
View	B:Mtr	1:LtdS	aht	B:Mtr	i.		-90,000	N:Ps	trl;		+10,000	N:W	oods:		+10,000
Design (Style)	11-11-11-11	5;Conf	100000000000000000000000000000000000000	-	75;Ca	ne	0	DT2	Coloni	lal	0	DT2:	Cape		0
Quality of Construction	Q2	919911						Q2		-		Q3			+102,800
	QZ		_	Q2					_	_		_			F102,000
Actual Age	2		_	32		_	0	-max				13	_		0
Condition	C2			C3			+58,500				+85,600			_	+102,800
Above Grade	Total	Bdrms.	Baths	Total	Bdms.	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Room Count	6	3	2.1	7	3	2.1	0	10	4	2.1	0	5	2	1.1	+5,000
	0		-					10					1.588	and delice	
Gross Living Area		3,031			2,340		+86,375		3,064		-4,125				+180,375
Basement & Finished	2671	sf0sfin	1	1219	s(Osfw	u	0	1302	sf360s	stwo			sf150		0
Rooms Below Grade								1rr0b	r0.0ba	00a	-27,000	Orr2b	r1.0ba	a2o	-112,500
Functional Utility	Avera	age		Avera	эпе			Avera				Avera			
Heating/Cooling						me				_		7-1-1	-	ne	+5,000
		np/Ht p	omp		B/Ht p				BB/CAG				ant/No		
Energy Efficient Items	Gene	erator		Solar	.gener	rator	-25,000	Solar	panel	s	-15,000	Solar	pane	s	-15,000
Garage/Carport	2ga4	dw		3ga3	dw		-5,000	2ga4	dw			3ga4	dw		-5,000
Porch/Patio/Deck	_	orches		L Pat			+7,000	A CONTRACTOR AND A SECOND CO.	and officer to the	l nat	-1,000	Lpor	ch. I c	leck	+2,000
Granlana Attondata in	1 F/P			4 F/P			-9,000			, prod	-3,000				+1,500
Fireplace/Woodstove				1000						_				1 - 1 - 4	
Misc.	Bam,	623st	apt	Pond	,400sf	off	+36,725				+71,725	12000	Commence of the Commence of th		-7,575
Misc.	2 lots			2 she			+81,000	None			+65,750	OS g	ar.kit.	2dfl	+59,500
Net Adjustment (Total)					+ 5	<b>3</b> ·	\$ -25,100		+ [		\$ 232,950		+ [		\$ 182,650
Adjusted Sale Price				Net Adj.		1.6%		Net Adj.	)	17.7%		Net Adj.		13.1 %	
						1.0					w.				•
B 0				(Gross &	64.5° Se	25 2%	4 674 000	I Gross A	DL 4	7C 7 % I	1 547 050	0/055 A	đi.	560%	1 572 650
of Comparables			-	Gross A		35.3 %	1,574,900	Gross A	dj.	25.3 %	1,547,950	Gross A	oj.	56.9 %	1,572,650
of Comparables	ale or tran	isfer bistor	y of the s				1,574,900 de sales, linot, explain	Gross A	dj.	25.3%	1,547,950	Gross A	di.	56.9 %	1,572,650
of Comparables	ale or tran	isfer bistor	y of the s				\$ 1,574,900 Me sales, lfnot, explain	Gross A	oj.	25.3 %	1,547,950	Gross A	oj.	56.9 %	J <sup>3</sup> 1,572,650
of Comparables	ale or tran	isfer histor	y of the s				1,574,900 ble sales, lfnot, explain	Gross A	oj.	25.3 %	1,547,950	Gross A	oj.	56.9 %	1,572,650
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File# 0825-342

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; Including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended use, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and firmiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK:
The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction,

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of or the property sold unaffected by special or creative linancing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments on financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

### STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:

The appraiser's certification in this report is

subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements.

  The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental assessment of the property.
- 6. The appraiser has based his or her appralsal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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#### APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal
  Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in
  place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9, I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10, I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area,
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unblased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handlcap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any Item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal reports the mortgagee or its successors and assigns; in secondary market participants; data collection or reporting agency, or instrumentality of the United States; and any state, obtain the appraiser's or supervisory appraiser's (If applicable) report may be disclosed or distributed to any other party (inclurelations, news, sales, or other media).	nortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal
, , , , , , , , , , , , , , , , , , , ,	Isal report by me or the lender/client may be subject to certain sions of the Uniform Standards of Professional Appraisal Practice
23. The borrower, another lender at the request of the borrower insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or m	er, the mortgagee or its successors and assigns, mortgage market participants may rely on this appraisal report as part ore of these parties.
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sig	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and elivered containing my original hand written signature.
<ol> <li>Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.</li> </ol>	
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ory Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraises	t, have read the appraisal report, and agree with the appraiser's certification.
I accept full responsibility for the contents of this appraisal statements, conclusions, and the appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser identified in this appraisal report is either a s appraisal firm), is qualified to perform this appraisal, and is acc	ub-contractor or an employee of the supervisory appraiser (or the ceptable to perform this appraisal under the applicable state law.
<ol> <li>This appraisal report compiles with the Uniform Standards promulgated by the Appraisal Standards Board of The Appraisal report was prepared.</li> </ol>	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
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Main File No. 0825-342 | Page # 7

Supplemental Addendum

Tite No. 0825-342

						77.75.75	7 7 74
Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Lip Code	05055
Lervier/Client	Town of Nanyich						

The sales comparison approach is the one most used by appraisers to help them determine the current (or dated) market value of a property. When using this approach the appraiser uses the most similar and recent sales in the subject market and makes adjustments to the sales prices for any differences that would most affect the value. Adjustments are taken from the local market and represent what a typical buyer would pay for that particular difference in the properties. The adjusted values are then compared to come up with the most likely market value.

Subject is located on a private road in Norwich and the road is a distance from the village. The village area of Norwich has the highest property values since it is the closest area in the town to Dartmouth College which is located across the river. Values generally decrease with distance from the village. Appraiser used all 3 sales that are a similar distance from the village and #2 is also on a private road. Having to maintain your own driveway and the road or work out maintenance with the neighbors is a detriment to value in the area and homes on publicly maintained roads were adjusted 10%.

#### Adjustments in this appraisal:

Site per unit acreage used in this report: \$2,500 per acre

Above Grade SF used in this report: \$125 per SF, \$75 per SF below grade or for separately finished apartments or offices.

Q3 quality was adjusted \$25xSF using all finished area on the property, inc basements and apartments C3 condition was also adjusted \$25xSF the same way - there were no sales in the prior year that were C2 so all sales needed to be adjusted

Garage spaces \$5k, baths \$5k, half baths \$2.5k, large porches \$5k, porches \$2.5k, large decks/patios \$3k, decks \$1.5k, fireplaces \$3k, gas woodstove/fireplace/woodstove \$1.5k, AC \$5k, generator \$10k, solar panels \$25k, barn \$25k, pond \$5k, large shed \$2.5k, avg shed \$500, oversize garage/kitchenette \$2.5k. #3 had an unfinished 2nd floor that was adjusted \$5k.

Subject is on 2 lots which are taxed together but deeded separately and there were no similar sales with this feature at this time. In general the ability to be able to split into 2 distinct lots adds approx. 5% to the value of a property and all of the sales were adjusted 5% of their sales prices to account for this feature.

### Reconciliation of an Opinion of Value

Appraiser is anchoring the Opinion of Value to the adjusted value of comp 2 as it has the lowest gross adjust. Comp 1 receives the 2nd most weight as it has the 2nd least gross, then #3.

#### Disclaimer

Appraiser is not a contractor, attorney or home inspector.

Appraiser does not guarantee that there are no physical deficiencies that would not be apparent to a typical appraiser/appraisal inspection or that which would require the expertise of a home inspector. Any estimates of cost-to-cure are approximate. Also, appraiser does not guarantee that there are no deficiencies of title or the existence of prior transfers that are not accessible by traditional appraiser means (i.e. appraiser searches online property databases that may have address or name errors thereby precluding appraiser from locating the entry). Additionally, property databases used by appraiser usually do not contain the most recent transactions as they have not been entered into their database. Lenders should rely on their little search for most recent transfers of subject property.

All adjustments are taken from matched pair analysis in the market area and appraisals done in the area over a 28+ year period, cost figures, market reaction to features.

Subject is not a working farm or an agricultural or income producing properly of any kind. 10+ and even 100+ acres can be common in Vermont for residential property.

Entry porches smaller than ~100sf have no discernible contributory market value and are given no value on the grid and are therefore not on the sketch.

### Subject Photo Page

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
t andor/Client	Town of Nonvich						



### Subject Front

165 Stagecoach Rd

Sales Price

Gross Living Area	3,031
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.1

 Location
 A;Res;Priv rd

 View
 B;MIn;LtdSght

 Site
 30.1 ac

 Quality
 Q2

 Age
 2



### Subject Rear



Subject Street

Borrower	Cole & Emily Flannery							
Property Address	165 Stagecoach Rd							
City	Norwich	County	Windsor	State	VT	Zip Code	05055	
ender/Client	Town of Norwich							



# Subject Kitchen

165 Stagecoach Rd Sales Price

Gross Living Area Total Rooms

Total Bedrooms

Total Bathrooms

Location

2.1 A;Res;Priv rd B;Mtn;LtdSght 30.1 ac

3,031

View Site

Quality Age

Q2

Subject Living Room





Subject Dining Room

Borrower	Cole & Emily Flannery							
Proporty Address	165 Stagecoach Rd			X				
City	Norwich	County	Windsor	State	VT	Zip Code	05055	
Lender/Client	Town of Norwich							



### Subject Bath

165 Stagecoach Rd

Sales Price Gross Living Area 3,031 Total Rooms Total Bedrooms Total Bathrooms 2.1

A;Res;Priv rd Location B;Min;LtdSght 30.1 ac View Site Q2 Quality 2 Age

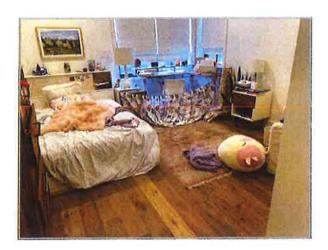


### Subject Bedroom



Subject 1/2 Bath

Borrower	Cole & Emlly Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	2ip Code	05055
Lender/Client	Town of Norwich						



### Subject Bedroom

165 Stagecoach Rd

Sales Price

Gross Living Area Total Rooms 3,031

Total Bedrooms Total Bathrooms

2.1 A;Res;Priv rd B;Mtn;LtdSght Location

View 30.1 ac Q2 Site

Quality Age

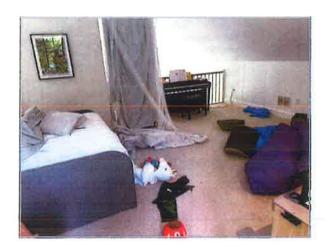
Subject Bath







Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Tip Code	05055
LondorlCliont	Town of Monuich						



### Subject Den

165 Stagecoach Rd

Sales Price

 Gross Living Area
 3,031

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 2.1

 Location
 A;Res;Priv rd

 View
 B;Mtn;LtdSght

 Site
 30.1 ac

 Quality
 Q2

 Age
 2



### Subject Garage Interior



Subject Basement

# Photograph Addendum

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	Caunty	Windsor	State	VT	Zip Code	05055
Leader/Client	Town of Norwich						



Acc Kilchen



Acc Living room



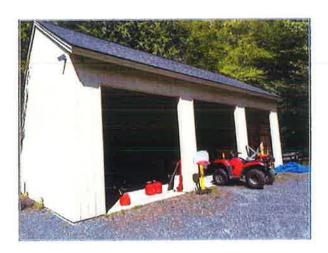
Acc Bedroom

# Photograph Addendum

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Londor/Client	Town of Moneich						



Acc Bath



Barn



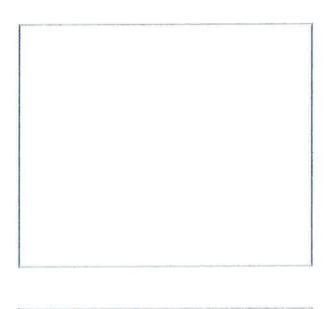
View

# Photograph Addendum

Borrower	Cole & Emily Flannery							
Property Address	165 Stagecoach Rd							
City	Norwich	County	Windsor	State	VT	Zip Code	05055	
Lender/Client	Town of Norwich							



View



### Comparable Photo Page

Borrower	Cole & Emily Flannery							
Property Address	165 Stagecoach Rd							
City	Norwich	County	Windsor	State	VT	Zip Code	05055	
Lender/Client	Town of Narwich							



### Comparable 1

643 Pattrell Rd

Prox. to Subject 4.66 miles E Sale Price 1,600,000 2,340 Gross Living Area **Total Rooms** Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; B;Mln; View Site 32.38 ac Quality Q2 Age 32



### Comparable 2

95 Meetinghouse Rd

| No. | No.

 Location
 A;Res;Priv rd

 View
 N;Pstrl;

 Site
 10.10 ac

 Quality
 Q2

 Age
 28



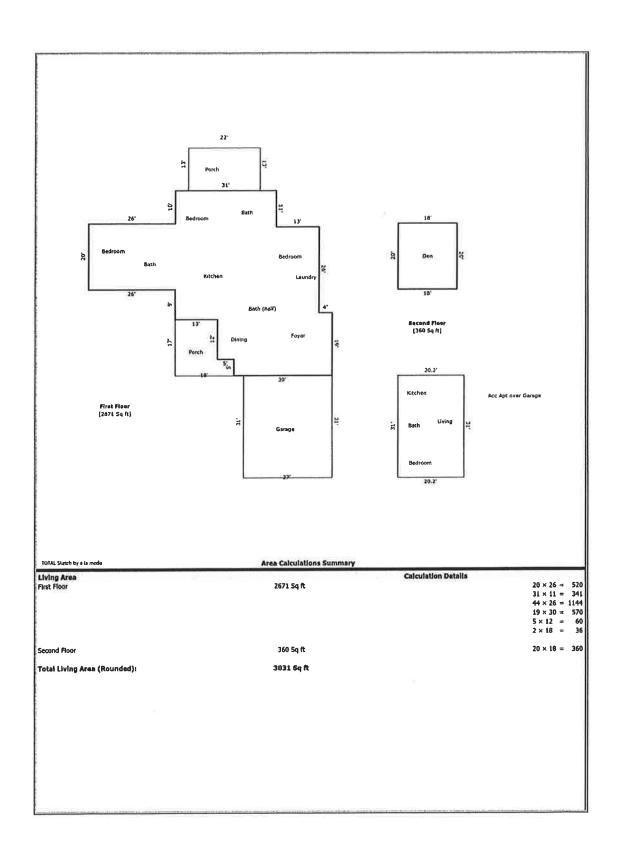
### Comparable 3

504 Chapel Hill Rd

Prox. to Subject 0.36 miles N 1,390,000 Sale Price 1,588 Gross Living Area Total Rooms 5 Total Bedrooms 2 Total Bathrooms 1.1 N;Res; Location N;Woods; View Site 23.00 ac Quality Q3 Age 13

# **Building Sketch**

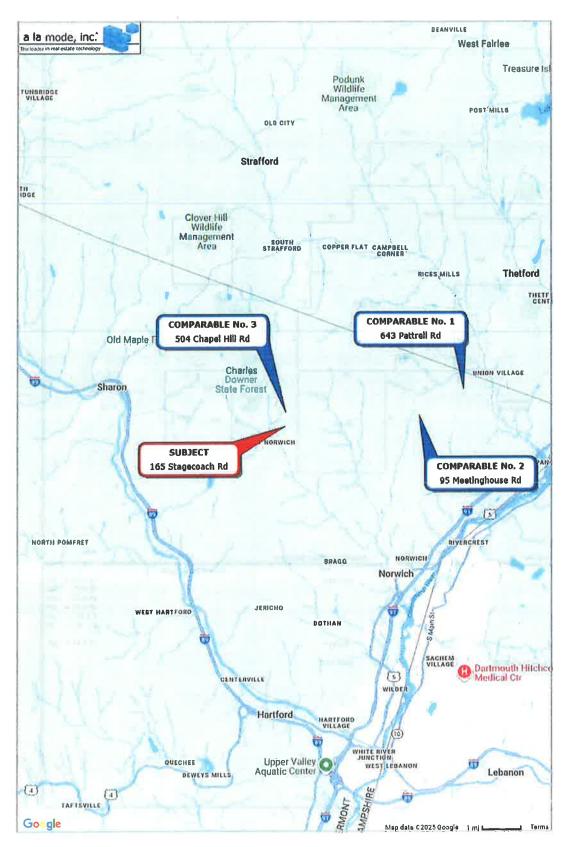
Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
ender/Client	Town of Norwich						



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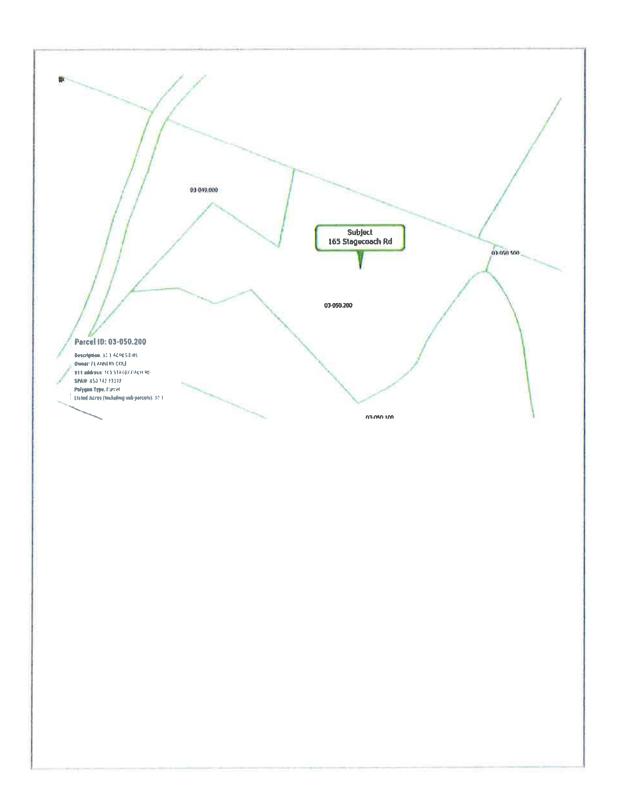
### Location Map

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
ender/Client	Town of Norwich						



Tax Map

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lander/Client	Town of Norwich						



# USPAP ADDENDUM

File No. 0825-342

rower	Cole & Emily Flannery				
10-10-2-1	165 Stagecoach Rd				
72110	Norwich	County W	indsor	State VT	7ip Code 05055
kler	Town of Norwich				
This report was	prepared under the following	USPAP reporting option:			
Appraisal Re	aport	This report was prepared in accordance with	USPAP Standards Rule 2-2(a)		
Restricted A	Appraleal Report	This report was prepared in accordance with	USPAP Standards Rule 2-2(b).		
Reasonable Exp	oosure Time				
My opinion of a rea	asonable exposure time for the su	bject property at the market value stated in this re	eportis:	0-3 mont	hs
Additional Certi	tications				
	e best of my knowledge and belie	ħ			
		er or in any other capacity, regarding the propert	ty that is the subject of this report with	un the	
	eriod immediately preceding acc				
I HAVE perfor	rmed services, as an appraiser of	in another capacity, regarding the property that i	s the subject of this report within the t	lhree-year	
period imme	diately preceding acceptance of	his assignment. Those services are described in	nthe comments below.		
— The statemen	nts of fact contained in this re	ort are true and correct.	and the little and the little and the control of	and are my cornered !-	hoseiden hee leitren
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professional ana — Unless others	wise indicated. I have no pres	ent or prospective interest in the property the	at is the subject of this report and	no personal interest wi	
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Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich						



### **DECLARATIONS**

REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

301 E. Fourth Street, Cincinnati, OH 45202

# THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☑ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAI4117939-24

Renewal of: RAP4117939-23

Program Administrator:

Herbert H. Landy Insurance Agency Inc.

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Linda A. Vaughan

Item 2. Address: 69 Carpenter Hill Road
City, State, Zip Code: Stafford, VT 05072

Item 3. Policy Period: From 10/06/2024 To 10/06/2025
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. S 1,000,000 Damages Limit of Liability - Each Claim

C. S \_\_\_\_\_\_\_ Damages Limit of Liability - Policy Aggregate

D. S 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. S 0.00 Each Claim

B, S 0.00 Aggregate

Item 6. Premium: \$ 598.00

Item 7. Retroactive Date (if applicable): 05/10/2004

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 VT (09/15) IL7324 (07/21) D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Authorized Representative

1042101 (03/15)

Page 1 of 1

File No. 0825-342

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/amanufactured into like-new condition. Improvements that have not been proviously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The Improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deterred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-fixed building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

01

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Main File No. 0825-342 Page # 24

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### Q3

Owellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Ω4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenostration and some exterior or namentation and Interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Oδ

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations, Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the towest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

### Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of lifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over lifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feet, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Romodoled

Signilicant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathlub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square foolage). This would include a complete guiting and rebuild.

### **Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a tollet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & Vlew
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdJPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
β	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
	Conventional	Sale or Financing Concessions
Conv		Garage/Carport
ср	Carport	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	View
CtySky	City View Skyline View	View
CtyStr	City Street View	
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
9	Garage	Garage/Carport
ga	Altached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Delached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Galf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
	Listing	Sale or Financing Concessions
Listing		Location
Lndfl	Landfill	View
LtdSght	Limited Sight	Design (Style)
MR	Mid-rise	View
Min	Mountain Vlew	Location & View
N	Neutral	Sale or Financing Concessions
NonArm	Non-Arms Length Sale	Basement & Finished Rooms Below Grade
0	Other	
0	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstri	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Seml-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
	Square Melers	Area, Site
sqm	Square Melays Unknown	Date of Sale/Time
Unk		Sale or Financing Concessions
VA	Veterans Administration	Date of Sale/Time
W	Withdrawn Date	Basement & Finished Rooms Below Grade
VIO	Walk Out Basement	
Woods	Woods View	View
Wtr	Water View	View
WirFr	Water Frontage	Location
WU	Walk Up Basement	Basement & Finished Rooms Below Grado
		FL WORD FOA BUY

STATE OF STA

					INVOIC	È
FROM:					IIVVOIC	<b>-</b>
Torrey Appraisals					INVOICE NUMBE	R
Torrey Appraisal: 69 Carpenter Hill					0825-342	
Strafford, VT 050					DATES	
				Invokce Date:		
Telephone Number: {	802-765-9633	Fax Number:		Due Date:	DECENTINE	
				Internal Order #:	REFERENCE	
T0:					0825-342	2
Cole & Emily Fla	nnery			Lender Case #: CBont File #:		
				1.1		
				FHA/VA Case #:		
				Main File # on form:	0825-342	2
E-Mail:				Other File # on form:		
Telephone Number:		Fax Number:		Federal Tax IO:	27-17869	904
Alternate Number:				Employer IO:		
DESCRIPTION  Lender:	Town of Norwich	**************************************	Client:	Cole & Emily Flan	nery	
Purchaser/Borrower:	Cole & Emily Flannery			•	-	
Property Address:	165 Stagecoach Rd					
City:	Norwich			Sur.	75	
County: Legal Description:	Windsor			State: VT	Ζip: 050	55
Eega oo xi pion	30.1 AC & DWL					
FEES						AMOUNT
Appraisal Add additional app	praisal as of 04/01/2025					700.00 300.00
Please make chec	ck payable to Тоггеу Аррг	raisals, Inc.			i	
Thank you!						
			9			
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Appraisal Report

# Uniform Residential Appraisal Report

File# 0825-342

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The purpo		ummary appraisal	report is to pr	ovide the lend	ler/client with a		, and adequal	lely supported, opi	inion of th			subject property.
Property Ad	dress 16	Stagecoach F	Rd Norwich 8:			City	Norwich			State VT	Zip Code	05055
Вопожег		ily Flannery		Own	er of Public Record	Co	ole & Emily	Flannery		County Wind	sor	
Legal Descr	iption 30.	1 AC & DWL										
Assessor's	Parcel #	03-050-200				Tax	Year 2024			R.E. Taxes \$	71,883	
Neighborho	od Name	Town of Norwlo	2h			Мар	Reference	30150		Census Tract g	9650.00	
Occupant	Owner Owner	Tenant	Vacanl	Spec	ial Assessments \$	0		D PU	JD HOA \$	0 [	peryear	per month
Property Rig	hts Appraised	Fee Simple	Leasehol	d 04h	er (describe)			- 5333				
Assignment Type Purchase Transaction Refinance Transaction W Other (describe) Tax assessment appeal												
Lender/Client Town of Norwich Address												
Is the subject	t property currently	offered for sale or has i	been offered for sale	in the twelve mont	hs prior to the effecti	ve date of this	appraisal?				Yes 🔀	No
Report data	source(s) used, of	ering price(s), and date(	(3).	PrimeM	LS							
l did	did not an	alyze the contract for sal	le for the subject purc	hase transaction. E	plain the results of	ihe analysis c	of the contract for s	ale or why the analysis	was not			
performed.												
Contract Price	es	Date of Co	onbact	Ist	he property seller the	owner of pu	blic record?	Yes	No t	Data Source(s)		
is there any	inancial assistance	(loan charges, sale con	cessions, gift or dowr	paymeni assistano	e, etc.) to be paid by	any party on	behalf of the borro	wer?				Yes No
The second second		ount and describe the ite									-	at ; hour.
2311 35.4.35			₹436,1 <sub>0</sub> ,00									
Note: Race:	and the racial com	osition of the neighbo	rhood are not apprais	salfactors.								
-		hood Characteristics			One-	Unit Housing	Trends		One-I	Unit Housing	Prese	ent Land Use %
Location	Urban	Suburban	KZ Durd	Property Values	Increasing		₹ Stable	Declining	PRICE	AGE	One Unit	70 %
4	to the same of the		Rural Rural			9 2					2-4 Unit	70 %
Buit-Up	Over 75%	25-75%	Under 25%	Demand/Supply	Shortage	mthr.	In Balance	Over Supply	\$ (000)	(yrs)		3 %
Growth	Rapid	Stable	Slow	Marketing Time	Under 3		3-6 mths	Over 6 mths	360	Low 0	Multi-Family Commercia	
Neighborhoo			s of the town	s of Thetfor	d to the Nor	n, Share	on to the W	est, Hartford	2,900	lligh 250	Commercia	- 4-
		CT River to the							875	Pred. 35	Other	25 %
Neighborhoo								on of Dartmou				
		ty values in No										vn market.
		are a mixture o										
Market Cond	itions (including su	pport for the above conc	:lusions)	Mo	rtgage rates	have go	ne up and	caused a stabl	Ilized ma	rket some ha	ve labele	ad as
		t market partic										
shortage	e of invento	ry, but due to h	lgher rates th			relativel			imes are		)-45 day	s typically.
Dimensions		hed tax map		A	00.140		Shap	e Near Recta	angular	View B;	Mtn:LtdS	ight
Specific Zoni	ng Classification	RR		Zo	ning Description		residential,	2 ac min				
Zoning Comp	Total Control		onconforming (Grand)		No Zo		lllegal (describe)					
Is the highes	and best use of su	bject property as improv	red (or as proposed pe	r plans and specifi	cations) the present	use?		×	Yes	No If No, descri	pe D	ue to
legal/zo	ning restric	ions & the rura	I nature of the	e market, si	ubject's curre	ent Resi	dential use	is Highest/Bes	st.			
Utilities	Public (	Other (describe)			Public Other	describe)		Off-site Improve	ements - Type		Public	Private
Electricity	X		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Water		Priv dri	led well	Street Gra	vel			×
Gas		Propane		Sanitary Sewer		Priv se	otic	Alley Non	e			
FEMA Specia	Flood Hazard Area		s 🔀 No FE	MA Flood Zone	X	FEMA I	Aap # 500	027C0238E		FEMA Map Da	te 09	/28/2007
Are the utilitie	s and off-site impre	overnents typical for the	market are a?		Yes [	No If N	lo, describe	See addendu	m			
Are there any	adverse site cond	tions or external factors	(easements, encroac	hments, environme	ntal conditions, land	uses, etc.)?				Yes 🔀 No	If Yes, descri	be
Road is	private & he	meowners mu	ıst maintain. I	Propane ga	s is typical fo	r the ar	ea since the	ere is no public	c gas ava	ilable. Private	well &	septic are
typical fe	or the area	since there is r	o public wate	er/sewer ava	ailable. Priva	le syste	ms are mor	e common for	most are	eas of VT that	n public	ones and
this wou	ld not be co	nsidered an a	dverse condit	lon. Lot is 2	2 parcels bei	ng taxed	l together.				DAME STORY	
	General Des	cription		Foundation		Exterio	r Description	mate	rials/condition	Interior	0.5	muterials/condition
Units 🔲	One 🔀 One w	ith Accessory Unit	Concrete S	bb 🔲	Crawl Space	Founda	ion Walls	Cement/Vg	d	Floors	Tile,wo	d.crpt/VGd
# of Stories	1.5		Full Basem	ent 🔲 i	Partial Basement	Exterior	Wails	Wood/Vgd		Walls	Drywal	122. 122. 12. 12. 12. 12. 12. 12. 12. 12
Туре 🔀		S-Det/End Unit	Basement Area		2,671 59	ft. Roof Su	rface	Shing meta	l/Vgd	Trim/Finish	Wd∕Vg	
<b>Existing</b>	Proposed	Under Const.	Dasement Finish		0		& Downspouls	None	- 25 - 27	Bath Floor	TI/VGc	
Design (Style	Co	nlmp	Outside Ent	ry/Exit [	Sump Pump	Window	Туре	DblHng/Vge	d	Bath Wainscot	Fbr,Tl/	
Year Built	202	~~~~	Evidence of	Infestation		Storm S	ash/Insulated	Yes/Vgd		Car Storage	Non	
Effective Age			☐ Dampness	Settler	rent	Screens		Yes/Vgd		Driveway	# of Car	5 4
Altic		None	Ifeating	FWA   IN	BB Radia	nt Ameniti	es	Woodstove	(s) # O	Driveway Surface		Gravel
Drop Sta		Staks	Other H	t pmp Fuel	Electric	X Fi	eplace(s) #	1 Fence	None	Garage	# of Car	
Floor	1	Scuttle	Cooling	Central Air Cond	2010-011-10		tio/Deck Pat		and the same of th	Carport	# of Car	
Finished	i	Healed	Individual		Other Ht pm	- 100		-	Barn	X All.	Del.	Built-in
Appliances	Refrigerato	<del></del>			- interferent	owave	Washer/Dryc					-905
1	above grade conta		6 Rooms		3 Bedrooms		2.1 Bath(s)	3,03		eet of Gross Living Are	a Above Grad	le
4		gy efficient tems, etc.).		AT MAKE ASSISTED AS A SA	A STATE OF THE PARTY OF THE PAR	ock cour		nen, exposed b		State - Text of the County of	SANT DAY OF THE O	Company Comme
		d wood flooring						CIT, CAPUSEU L	realits, Ci	antichia Colli	ist. duto	HOUSE GIVE
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years or	and is G2	condition over	ali wiin no reg	airs or tinis	n work need	ea.						
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Are there any physical deficiencies or adverse conditions that affect the hrabitay, soundness, or structural integrity of the property?  Yes  No If Yes, describe												
Are there any	pnysical bencienci	conditions	unds direct sine INACIA	J. sommuness, or st	and an energial of t	~ hoheny?				□ 162 <b>M</b> W	o 11 165, 00	
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Dearth	arks manage - Mare I	orm to the point host	Himeting et allen et	la candidan uca	conclusion atain			NA s	Yes No	If No, describe		
nons rue brob	erry generally conf	orm to the neighborhood	a provincial attitity, Sty	o, conditoil, USC, (	construction, etc.)?			×	ies No	a mo, uescribe		

Fila#	0005 240
FIRE P	0825-342

There are comparable	proper	ties curre	ntly of	fered for	sale	in II	he subject neighbori	cod rar	ging in	price	from \$		lo	\$		-	
	sales		_	neighbort							e from \$			to \$		107	
FEATURE	0.810	SUBJECT		THE PARKS	-	-	LE SALE # 1	T		OMPARABI	LESALE # 2		- 10	COMPARAB	LE SALE	#3	
									1355 Podunk Rd				1490 Beaver Meadow Rd				
100 Olagoddail I	Stagecoach Rd Norwich 825												Norwich, VT 05055				
Norwich, VT 0505	100			Norwich, VT 05055				_	Norwich, VT 05055 3.52 miles SW			0.60 miles S					
Proximity to Subject			4.66 miles E				_	mues	5 5VV	\$ 4 250 000				5	1 500 000		
Sale Price	c		t ra()			\$ 1,600,00	0	2 400 40 500		1,350,000		205	00 500	-	1,560,000		
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Data Source(s)			-	Prime	VILS#	5013	215;DOM 19				748;DOM 18						
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VALUE ADJUSTMENTS		DESCRIPTIO	W	DES	CRIPTIO	Ą	+ (-) \$ Adjustment	-	DESCRIP	IION	+ (-) \$ Adjustment	_	DESCRIF	TION	+(-	) \$ Adjustment	
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Above Grade	Total	Bdrms	Baths		dims.	Baths	. 00,01	Total	Bdrms.	Baths	30,230	To		s. Baths			
Room Count	6	3	2.1	7	3	2.1		0 10	3	2.0	+2,500		4 1	2.1		0	
Gross Living Area	0				2.340	sq.ft.	+86,3	-	2.88	and productions	+18,625	-	2.7			+34,250	
Dasement & Finished	007	3,031					700,3						349sf10	-		.04,200	
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			_			-		A	A				Orr3br1.0ba0o			-70,030	
Functional Utility		Average		Average					rage				Average HWBB/Wall AC		1	0	
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Energy Efficient Items	Generator		Solar generator				-	Solar, Generator		-25,000		1277.00		-	+10,000		
Garage/Carport	2qa4dw		3ga3dw				-	2gd4dw			1	id6dw		-	0 000		
Porch/Patio/Deck	-	orches		L Patio				O Lpr		h,l dk		_	Prch.l c	lk,pat	-	-2,000	
Fireplace/Woodslove	1 F/	Р		4 F/P			-9,0	DO MQ	stv		+1,500	1			-		
Misc	Rarn 623sf ant		Pond.400sf off		off	+36.7	5 Bar	1,528	apt.			100sf ad			-10,775		
Misc.	2 lots		2 sheds			+81,0		Shop/2 sheds		+56,500	OS garage			+75,500			
Net Adjustment (Total)					+ D		\$ -25,10	ю [2	4		\$ 158,250	-	1 +	⋈ -	\$	-53,825	
Adjusted Sale Price				Net Adj.		1.6%		Net A	j.	11.7%			Adj.	3.5 %			
of Comparables				Gross Adj.		5.3 %	1,574,9	Gross	Adj.	35.5%	\$ 1,508,250	Gro	iss Adj.	27.9 %	\$	1,506,175	
Data Source(s) Vermont R	eal E	state S anypriors	ales or tra	PrimeN ensfers of th	ILS e compa		y for the three years prior les for the year prior to th										
Report the results of the research and analy	rsis of th	e prior sale	or transfe	r history of	the subje	ct prop	erty and comparable sales	(report ad	fitional pri	ior sales on	page 3).						
ITEM				JBJECT			COMPARABLE				COMPARABLE SALE #2			COMP	ARABLE	SALE #3	
Date of Prior Sale/Transfer																	
Price of Prior Sale/Transfer																	
		VT PE	RE Sales/PrimeMLS				VT RE Sales/Pr	meM	S	VT R	E Sales/PrimeMLS		S VT RE Sales/P			imeMLS	
Effective Date of Data Source(s)		04/01/2025			. M. M.	$\overline{}$	04/01/2025		04/01				04/01/2025				
Analysis of prior sale or transfer history of the			parable sal					prior sales or transfers noted.				107/01/2020					
Summary of Sales Comparison Approach		Ş	See N	ext Pag	e.												
Indicated Value by Sales Comparison Appro Indicated Value by: Sales Comparison Ap All 3 approaches to value the exact depreciation for	proach	consid	lered.	but the	9,000 Sale	s Co	Cost Approach (if develo mparison metho e of property is s	d was	cons	idered I	income Appro to be the best due or income purpos	to	the diff	iculty in		0 ulating	
This appraisal is mode	follow	ng repair	s or	alterations	on th	ne bas	is of a hypothetic condition or defi	l condit	on that bes not	the rep		Ve	been con	rovernonis naieted, or	have s	been ubject to the	
Based on a complete visual conditions, and appraiser's certiff 1,529,000 as of	inspe (ication	ction of , my O4/O1/2	(our) c	plnion o	f the	mark	et value, as def	ed, of	the	real prop	scope of work, perty that is the s re date of this ap	subje	ect of	f assump this repo	itions ort is	and limiting	

Main File No. 0825-342	Page # 3

### Uniform Residential Appraisal Report File# 0825-342 See attached addenda. COST APPROACH TO VALUE (not required by Fannie Mae) rovide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The cost approach was not required for this appraisal REPLACEMENT COST NEW REPRODUCTION OR OPINION OF SITE VALUE ESTIMATED Sq.Ft. @\$ Source of cost data DWELLING =\$ Sq.Ft. @\$ =\$ Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Garage/Carport Sq.FL.@\$ =\$ Total Estimate of Cost-New =\$ External Less Functional Depreciation =\$( Deprecialed Cost of Improvements "As-is" Value of Site Improvements Years INDICATED VALUE BY COST APPROACH Estimated Remaining Economic Life (HUD and VA only) =\$ INCOME APPROACH TO VALUE (not required by Fannie Mae) Indicated Value by Income Approach Esumated Monthly Market Rent \$ O Summary of Income Approach (including support for market rent and GRM) Estimated Monthly Market Rent \$ X Gross Rent Multiplier 0 0 The income approach was not considered to be valid since this type of property is not usually purchased for income purposes in this area. PROJECT INFORMATION FOR PUDS (f applicable) Yes No Unit type(s) Attached s the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDs ONLY If the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal Name of Project lotal number of phases Total number of units sold Total number of units for sale Data source(s) Total number of units rented Yos No If Yos, date of conversion. Nas the project created by the conversion of existing building(s) into a PUD? Yes No Data Source Does the project contain any multi-dwelling units? Yes No If No, describe the status of completion. tre the units, common elements, and recreation facilities complete? Yes No If Yes, describe the rental terms and options. Are the common elements leased to or by the Homeowners' Association? Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended use, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK:

The scope of this appraisal reporting requirements of this appraisal appraisal report form, including the appraisar reporting assumptions and limiting conditions, and exterior assumptions and statement of the size of the subject operand (3) report his appraisal report form, including the appraisar report form, including the appraisar report of the appraisar report form, including the appraisar report of the appraisar report of the size of the subject operand (3) report at least the size operand (4) research, verify, and analyze the appraisar report.

The appraisar report of the appraisar report, (2) inspect the neighborhood, (3) inspect and or the analysis opinions, and conclusions in this appraisar report.

INTENDEO USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The Intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of linancial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the constraint of the comparable must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily dentifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing terms officed by a third party institutional lender that is not already involved in the property or transaction. Any adjustment for a foliar cost of the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:

The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements.

  The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area, Because the appraiser is not a surveyor, he or she makes no guarantees, express or Implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The presence of lazardous wastes, loxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the reperts has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist.

  So note the subject property or that he or property the increase of the property or that he or property the property of the property or adverse conditions o
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manners.

### Uniform Residential Appraisal Report

File# 0825-342

#### APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property,
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further centify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the Information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19, I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report, I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20, I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residenti	al Appraisal Report File# 0825-342
borrower; the mortgagee or its successors and assigns; mo secondary market participants; data collection or reporting agency, or instrumentality of the United States; and any state,	of to: the borrower; another lender at the request of the rtgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurtsdictions; without having to consent. Such consent must be obtained before this appraisal ng, but not limited to, the public through advertising, public
22. I am aware that any disclosure or distribution of this apprais laws and regulations. Further, I am also subject to the provisi that pertain to disclosure or distribution by ma,	al report by me or the lender/client may be subject to certain ons of the Uniform Standards of Professional Appraisal Practice
23. The borrower, another lender at the request of the borrower insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or more	market participants may rely on this appraisal report as part
defined in applicable federal and/or state laws (excluding audio a appraisal report containing a copy or representation of my sign	cord' containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ature, the appraisal report shall be as effective, enforceable and vered containing my original hand written signature.
<ol> <li>Any Intentional or negligent misrepresentation(s) contained in criminat penalties including, but not limited to, fine or imprisonal Code, Section 1001, et seq., or similar state laws.</li> </ol>	this appraisal report may result in civil liability and/or nent or both under the provisions of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	y Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment, analysis, opinions, statements, conclusions, and the appraiser's	have read the appraisal report, and agree with the appraiser's s certification.
<ol> <li>I accept full responsibility for the contents of this appraisal restatements, conclusions, and the appraiser's certification.</li> </ol>	eport including, but not limited to, the appraiser's analysis, opinions,
<ol> <li>The appraiser identified in this appraisal report is either a su appraisal firm), is qualified to perform this appraisal, and is accer-</li> </ol>	and the second s
<ol> <li>This appraisal report complies with the Uniform Standards of promulgated by the Appraisal Standards Board of The Appraisal report was prepared.</li> </ol>	f Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audlo appraisal report containing a copy or representation of my signa	ord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ture, the appraisal report shall be as effective, enforceable and lvered containing my original hand written signature.
APPRAISER Signature	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature / Varghan	Signature
Name Linda A Vaughan	Name
Company Name Torrey Appraisals, Inc.	Company Name
Company Address 69 Carpenter Hill Rd	Company Address
Strafford, VT 05072 Telephone Number (802) 765-9633	Telephone Number
Telephone Number (802) 765-9633  Email Address torreyappraisals@gmail.com	Email Address
Date of Signature and Report 08/29/2025	Date of Signature
Elfective Date of Appraisal 04/01/2025	State Certification #
State Certification # 079-0058904	or State License #
or State License #	State
or Other (describe) Slate #	Expiration Date of Certification or License
State VT	CHR IECT DDODEDTV
Expiration Date of Certification or License 05/31/2026	SUBJECT PROPERTY

ADDRESS OF PROPERTY APPRAISED

165 Stagecoach Rd Norwich 825-342a

Town of Norwich

Norwich, VT 05055

APPRAISED VALUE OF SUBJECT PROPERTY \$

LENDER/CLIENT

Name Cole & Emily Flannery

Company Name Company Address

Email Address

UAD Version 9/2011

1,529,000

Page 6 of 6

Did not inspect subject property

Date of Inspection

Date of Inspection

Date of Inspection

COMPARABLE SALES

Did inspect exterior of subject property from street

Did Inspect interior and exterior of subject property

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Fannie Mae Form 1004 March 2005 FLANNERY BCA APPEAL 32

Main File No. 0825-342 Page # 7

#### Supplemental Addendum

File No. 0825-342

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich						

The sales comparison approach is the one most used by appraisers to help them determine the current (or dated) market value of a property. When using this approach the appraiser uses the most similar and recent sales in the subject market and makes adjustments to the sales prices for any differences that would most affect the value. Adjustments are taken from the local market and represent what a typical buyer would pay for that particular difference in the properties. The adjusted values are then compared to come up with the most likely market value.

Subject is located on a private road in Norwich and the road is a distance from the village. The village area of Norwich has the highest property values since it is the closest area in the town to Dartmouth College which is located across the river. Values generally decrease with distance from the village. Appraiser used all 3 sales that are a similar distance from the village, there were no similar sales on a private road during this time period. Having to maintain your own driveway and the road or work out maintenance with the neighbors is a detriment to value in the area and homes on publicly maintained roads were adjusted 10%.

#### Adjustments in this appraisal:

Site per unit acreage used in this report: \$2,500 per acre

Above Grade SF used in this report. \$125 per SF, \$75 per SF below grade or for separately finished apartments or offices.

Q3 quality was adjusted \$25xSF using all finished area on the property, inc basements and apartments C3 condition was also adjusted \$25xSF the same way - there were no sales in the prior year that were C2 so all sales needed to

C3 condition was also adjusted \$25xSF the same way - there were no sales in the prior year that were C2 so all sales needed to be adjusted

Garage spaces \$5k, baths \$5k, half baths \$2.5k, large porches \$5k, porches \$2.5k, large decks/patios \$3k, decks \$1.5k, fireplaces \$3k, gas woodstove/fireplace/woodstove \$1.5k, AC \$5k, generator \$10k, solar panels \$25k, barn \$25k, pond \$5k, large shed \$2.5k, avg shed \$500, oversize garage/kitchenette \$2.5k. Heated shop on #2 was adjusted \$15k

Subject is on 2 lots which are taxed together but deeded separately and there were no similar sales with this feature at this time. In general the ability to be able to split into 2 distinct lots adds approx. 5% to the value of a property and all of the sales were adjusted 5% of their sales prices to account for this feature.

#### Reconciliation of an Opinion of Value

Appraiser is anchoring the Opinion of Value to the adjusted value of comp 3 as it has the lowest gross adjust. Comp 1 receives the 2nd most weight as it has the 2nd least gross, then #2.

#### Disclalmer

Appraiser is not a contractor, attorney or home inspector.

Appraiser does not guarantee that there are no physical deficiencies that would not be apparent to a typical appraiser/appraisal inspection or that which would require the expertise of a home inspector. Any estimates of cost-to-cure are approximate. Also, appraiser does not guarantee that there are no deficiencies of title or the existence of prior transfers that are not accessible by traditional appraiser means (i.e. appraiser searches online property databases that may have address or name errors thereby precluding appraiser from locating the entry). Additionally, property databases used by appraiser usually do not contain the most recent transactions as they have not been entered into their database. Lenders should rely on their title search for most recent transfers of subject property.

Subject is not a working farm or an agricultural or income producing property of any kind. 10+ and even 100+ acres can be common in Vermont for residential property.

Entry porches smaller than ~100sf have no discernible contributory market value and are given no value on the grid and are therefore not on the sketch.

## Subject Photo Page

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	WIndsor	State	VT	Zip Code	05055
onder/Client	Town of Norwich						



## Subject Front

165 Stagecoach Rd Norwich 825-342a

Sales Price

 Gross Living Area
 3,031

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 2.1

Site 30.1 Quality Q2 Age 2



## Subject Rear



Subject Street

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich						



## Subject Kitchen

165 Stagecoach Rd Norwich 825-342a Sales Price Gross Living Area 3,031

Total Rooms 6 Total Bedrooms Total Bathrooms

A;Res;Priv rd B;Mtn;LtdSght Location View 30.1 ac Site Quality Q2 Age



Subject Living Room



Subject Dining Room

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Londer/Client	Town of Nonvich						



## Subject Bath

165 Stagecoach Rd Norwich 825-342a

Sales Price

Gross Living Area Total Rooms Total Bedrooms 3,031 6 3 Total Bathrooms 2.1

A;Res;Priv rd B;Mln;LtdSght Location

View 30.1 ac Site Q2

Quality Age

Subject Bedroom





Subject 1/2 Bath

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
ender/Client	Town of Norwich						



Subject Bedroom 165 Slagecoach Rd Norwich 825-342a

Sales Price

Gross Living Area 3,031 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.1

Location A;Res;Priv rd View B;Mln;LldSght 30.1 ac Site Quality Q2 Age



Subject Bath



Subject Bedroom

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich						



## Subject Den

165 Stagecoach Rd Norwich 825-342a

Sales Price

Gross Living Area Total Rooms 3,031 6 Total Bedrooms 3 Total Bathrooms 2.1

A;Res;Priv rd Location B;MIn;LtdSght View 30.1 ac

Site Quality Q2

Age



Subject Garage Interior



Subject Basement

## Photograph Addendum

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich						



Acc Kitchen



Acc Living room



Acc Bedroom

## Photograph Addendum

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Londor/Clion)	Town of Norwich						



Acc Balh



Barn



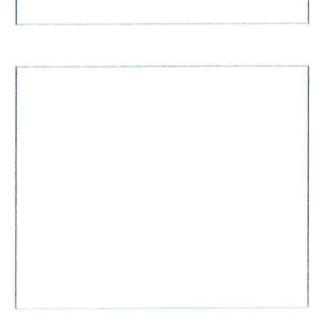
View

## Photograph Addendum

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich						



View



## Comparable Photo Page

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Londor/Client	Town of Norwich						



### Comparable 1

643 Pattrell Rd 4.66 miles E Prox. to Subject 1,600,000 Sale Price Gross Living Area 2,340 Total Rooms Total Bedrooms 3 Total Bathrooms 2.1 N;Res; Location View B;MIn; 32.38 ac Site Quality Q2 Age 32



## Comparable 2

1355 Podunk Rd

Prox. to Subject 3.52 miles SW 1,350,000 Sale Price Gross Living Area 2,882 Total Rooms 10 **Total Bedrooms** 3 Total Bathrooms 2.0 Location N;Res; N;Woods; View Site 10.30 ac Quality Q3 15 Age

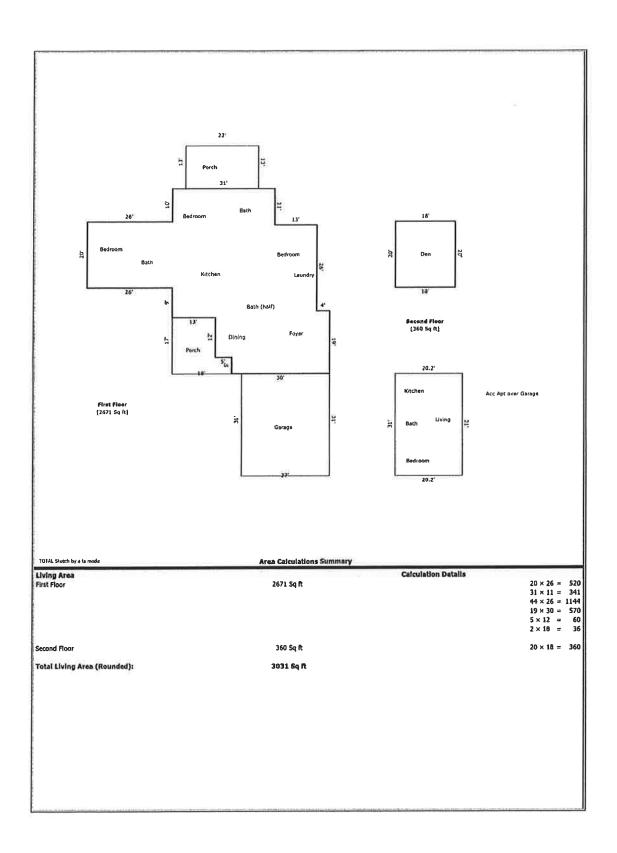


## Comparable 3

1490 Beaver Meadow Rd Prox. to Subject 0.60 miles S Sale Price 1,560,000 2,757 Gross Living Area Total Rooms Total Bedrooms Total Bathrooms 2.1 N;Res; Location View N;Woods; 5.60 ac Site Quality Q2 39 Age

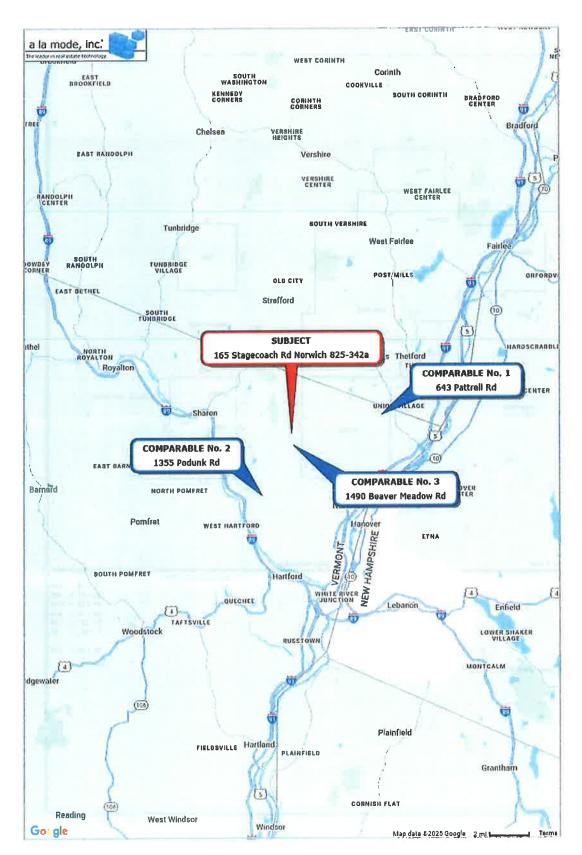
## **Building Sketch**

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Lender/Client	Town of Norwich		Mic 11075034				



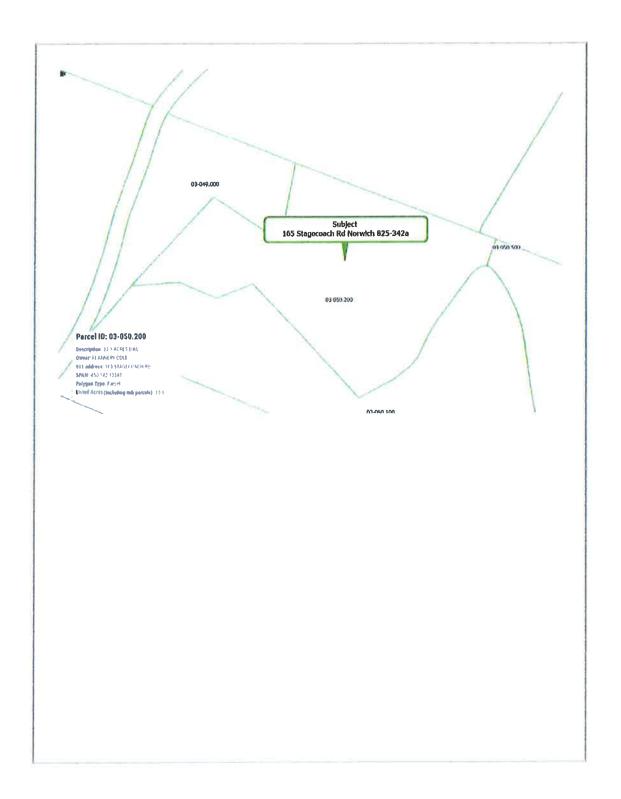
## Location Map

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Codo	05055
Lender/Client	Town of Norwich						



Tax Map

Borrower	Cole & Emily Flannery						
Property Address	165 Stagecoach Rd Norwich 825-342a						
City	Norwich	County	Windsor	State	VT	Zip Code	05055
Leador/Client	Town of Norwich						



## USPAP ADDENDUM

File No. 0825-342

Cole & Emily Flannery  perty Address 165 Stagecoach Rd Norwich 825-342a		
	Park - Valled	
INDIVIDI	unity Windsor State VT Zip Code	05055
TOWN OF TOTAL ST		
This report was prepared under the following USPAP reporting option:		- 11
Appraisal Report This report was prepared in accord	dance with USPAP Standards Rule 2-2(a).	- 11
Restricted Appraisal Report This report was prepared in accord	dance with USPAP Standards Rule 2-2(b).	11
		- 11
Reasonable Exposure Time		
My opinion of a reasonable exposure time for the subject property at the market value state	ed in this report is: 0-3 months	
		11
		- 11
		1.1
haller to set the		
Additional Certifications I certify that, to the best of my knowledge and belief:		
► Thave NOT performed services, as an appraiser or in any other capacity, regarding	the property that is the subject of this report within the	
three-year period immediately preceding acceptance of this assignment.		11
• •	posturbet is the audiest of the senset within the three . upar	
IHAVE performed services, as an appraiser or in another capacity, regarding the properties immediately preceding acceptance of this assignment. Those services are d		11
The statements of fact contained in this report are true and correct.		
— The reported analyses, opinions, and conclusions are limited only by the rep	orted assumptions and limiting conditions and are my personal, impartial, and un	biased
professional analyses, pointons, and conclusions.		1.1
	roperty that is the subject of this report and no personal interest with respect to the	e parues
involved. — I have no bias with respect to the property that is the subject of this report or	the parties involved with this assignment.	11
— My engagement in this assignment was not contingent upon developing or r	eporting predetermined results.	11
- My compensation for completing this assignment is not contingent upon the	development or reporting of a predetermined value or direction in value that favor:	s the cause of
the client, the amount of the value opinion, the attainment of a stipulated result,	or the occurrence of a subsequent event directly related to the intended use of this been prepared, in conformity with the Uniform Standards of Professional Apprais	s appraisal.
	been prepared, in comornity was the comorni Sandards of Foressional Appress	
s wore in alfact at the time this report was prepared		
were in effect at the time this report was prepared.  — Unless otherwise indicated, I have made a personal inspection of the propert	y that is the subject of this report.	
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### E&0

Borrower	Cole & Emily Flannery							
Property Address	165 Stagecoach Rd Norwich 825-342a							
City	Norwich	County	Windsor	State	VŢ	Zip Code	05055	
Lender/Client	Town of Norwich							



#### **DECLARATIONS**

REAL ESTATE APPRAISERS **ERRORS & OMISSIONS INSURANCE POLICY** 

301 E. Fourth Street, Cincinnati, OH 45202

## THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4117939-24

Renewal of: RAP4117939-23

Program Administrator:

Herbert H. Landy Insurance Agency Inc.

100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Linda A. Vaughan

Item 2. Address:

69 Carpenter Hill Road

City, State, Zip Code:

Stafford, VT 05072

10/06/2025

Item 3. Polley Period: From 10/06/2024 To 10/06/2025 (Month, Day, Year) (Month, Day, Year)

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. S 1,000,000 Damages Limit of Liability - Each Claim

10/06/2024

B. S 1,000,000 Claim Expenses Limit of Liability - Each Claim

C. S 1,000,000 Damages Limit of Liability - Policy Aggregate

D. S \_ 1,000,000 Claim Expenses Limit of Liability -- Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

A. S \_\_0.00 Each Claim

B. \$ 0.00 Aggregate

Item 6. Premium: S 598.00

Item 7. Retroactive Date (if applicable): 05/10/2004

Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 VT (09/15) IL7324 (07/21) D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Kerey a mojecon Authorized Representative

D42101 (03/15)

Page 1 of 1

file No. 0825-342

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D. UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The Improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deterred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

СЭ

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

CE

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severo enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

#### Quality Ratings and Definitions

Q١

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high tevel of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from Individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Main File No. 0825-342 Page # 24

#### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Hatings and Definitions (continued)

#### Ö3

Dwollings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### 04

Owellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, linish, and equipment are of stock or builder grade and may feature some upgrades.

#### Qб

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### QE

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the orkinal structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major

components have been replaced or updated. Those over lifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

## Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved took and feet, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Romodoled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathlub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete guiting and rebuild.

#### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a tollet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example

3.2 Indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Abbreviations Used in Data Standardization Text

A		
	Adverse	Location & Viow
ac	Acros	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
		Location & Vlew
В	Beneficial	
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial influence	Location
Conv	Conventional	Sale or Financing Concessions
	Carport	Garage/Carport
cp		
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
ClySky	City View Skyline View	View
ClyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
		Garage/Carport
dw	Driveway	
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g.	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Bullt-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GliCse	Golf Course	Location
	144 2004	
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
īn	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
	Limited Sight	View
LtdSghl		Design (Style)
MR	Mid-rise	
	Mountain View	View
Min		
Min N	Mountain View	View
Mtn N NonArm	Mountain View Neutral	View Location & View
Min N NonArm o	Mountain View Neutral Non-Arms Length Sale Other	View Location & View Sale or Financing Concessions Basement & Finished Rooms Below Grade
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## ACliburn@DOOLaw.com

From:

Gretchjen Smith < gretchjensmith@yahoo.com>

Sent:

Friday, July 11, 2025 2:56 PM

To:

Gretchjen Smith; Cole Flannery; ACliburn@doolaw.com

Subject:

Flannery Property Tax Grievance

Dear Town of Norwich Listers-

I have been asked to help in the grievance process on behalf of the Flannery Family located at 165 Stagecoach Road-Norwich VT- as the new town assessment on their property does not align with current market conditions. As for my credentials and real estate knowledge- I have been selling real estate for over 25 years for Williamson Group Sothebys Real Estate located in Woodstock VT. I have sold over 200M in sales and rank 3rd highest selling real estate agent in Windsor County.

I have pulled several properties to help validate that the new assessed value on 165 Stagecoach is a 'big reach'. As you know, our area does not consist of 'cookie cutter' neighborhoods and we have to adjust home values based on lots of variables such as square footage, fit/finish, acreage, location etc. Kindly see the properties below that have similar square footage, although several are slightly older in age, they are still nicely appointed and would properly align with the value of 165 Stage Road.

MLS# 5014556- 504 Chapel Hill Road-square ft, built 2012, on 23 acres

MLS# 4993277- 220 Upper Turnpike Road-square ft, built 1987, on 12.90 acres

MLS# 4950780- 33 Mitchell Brook Road-square ft, built 2023 on 10 acres

Sold 1,390,000 on 5/30/25. With 4 Bed, 3Full Baths, 4,000 Sold. 1,300,000 on 5/6/2025. With 3 Beds, 4 Baths, 3635

Sold. 1,300,000 on 4/4/2025. With 3 Beds, 3.5 Baths, 3000

All of these properties have similar features to 165 Stagecoach Rd- I can't justify the new assessed value to be 1M-1.4M more.

Secondly- from a different angle: I have pulled MLS#4945399 located at 529 Kerwin Hill Road that sold for 1.9M on 6/6/23. This is a 30.90 acre estate with almost double the square footage at 6,000 square ft and built in 2007. It is a very large colonial with an exceptional location and the highest of craftsmanship on interior. How can you justify a home at this caliber that sold 2 years ago to be lower than the assessed value of 165 Stagecoach Road that has less square footage, less land?

Lastly- Cost of replacement value does not come close to the new assessed value either.

In my professional opinion- the Flannery's have been egregiously over assessed for their 'ranch style' home as it would not sell in the current market conditions for anywhere near 2.4M- That neighborhood does not support this value.

I am happy to speak further if you have any questions on data presented to you- Feel free to contact my cell phone at 802-356-1873. I do hope the Assessors Office will please consider the data presented to fairly reflect and adjust the property assessment on this property.

Kind Regards,

2007

Federal

Yellow

\$34,014.16

Architectural Style Colonial, Farmhouse,

3

No

2020

07/10/2025 04:42 PM

Residential 4842921 Closed

Single Family

529 Kerwin Hill Road Norwich

County

VillDstLoc

Year Built

**Total Stories** 

TaxAnnlAmt

Tax Year Notes

Taxes TBD

Tax Year

VT 05055

Listed: 1/2/2021 Closed: 2/7/2022 DOM: 382

\$2,500,000 \$2,500,000

11

4

4

3

Page 1 of 3

Unit/Lot #

VT-Windsor

**Bathrooms Total** Bathrooms Full

Bathrooms Three Quarter0

**Bathrooms Half Bathrooms One Quarter Total Finished Area** 5,985 6,061 **Total Area** 

54.50 **Lot Size Acres** 2,374,020 **Lot Size Square Feet** 

Footprint

**Rooms Total** 

**Bedrooms Total** 

## **Date Initial Showings Begin**

Directions From Norwich Village/Dan & Whits take Union Village Road/Main Street north to the junction of 132 and Union Village to Kerwin Hill Road on left. Take Rte 132 to intersection with Kerwin Hill Road. Left onto Kerwin Hill and all the way to the top past the Class 4 Road Sign. Property on left. No sign.

Public Remarks At the end of a private road just a few miles' drive north of Ivy League Dartmouth College and one of the most picturesque villages in Vermont, you will find the stillness and privacy of Holiday Hill Farm. Controlling both sides of the road, the property's 54.5 acres of Vermont countryside encompass open meadows, fenced pastures, northern hardwood forests, ancient grandfather stonewalls. The Federal-style farmhouse enjoys views across the valley to New Hampshire's White Mountains and was built by Doug Gest and Co's renowned craftsmen. Providing the best of both worlds for those who are attracted to the charm and vernacular of a historic Vermont hill farmstead along with the comfort of ca. 2007 modern amenities, systems, and conveniences, the interior includes cherry floors, period moldings, two fireplaces with lovely hand-built composed mantels and custom built-in cabinetry. With exacting standards and attention to detail, the resulting 11 room home offers a place for everyone and everything - from the inviting four season porch that even in winter becomes the heart of the house to the Great Room with its open hearth and wood-burning fireplace at one end linked by hand-hewn beams to the gourmet kitchen at the other. A private kingdom located two hours from Boston, four hours from NYC, and three hours from Montreal, recreational, educational, and cultural opportunities abound — from skiling at Killington to world-class medical care at nearby Dartmouth Hitchcock.

## STRUCTURE

		SIROCIORL		4.025
Construction Status	Existing	Estimated Completion	Above Grade Finished Area List \$/SqFt Fin ABV Grade	4,835 \$517.06
Rehab Needed Construction Materials Foundation Details Roof Basement	No Wood Frame, Clapboard Exterior Concrete, Poured Concrete Shingle, Wood Shingle, Wood Yes	Wood Exterior, Wood Siding	Above Grade Finished Area Source Above Grade Unfinished Area Above Grade Unfinished Area	Measured  0 Measured
Barrent Assess Tuno	Interior  Rulkhead, Climate Controlled, Co	encrete, Concrete Floor, Finished, Full, Insulated, Partially airs, Storage Space, Interior Access, Exterior Access,	Source Below Grade Finished Area List \$/SqFt Fin Below Grade Below Grade Finished Area Source	1,150 Measured
Garage Garage Capacity	Yes 2		List \$/SqFt Fin Total Below Grade Unfinished Area	76

ROOMS	DIMS, / LVL		ROOMS	DIMS. / LVL		PUB	LIC RECORDS	
Foyer Laundry Room Bathroom Half Great Room Kitchen Dining Room Living Room Porch Primary BR Suite Bathroom Full Other	24.1x6  7.1x5.7  33.6x17.1  20.1x12  15.7x15.3  27.5x13.8  23.4x15.8  18.10x13.9  15.4x9.9  12.2x11.5	1 1 1 1 1 1 2 2	Bedroom Office/Study Bedroom Bedroom Studio Rec Room Exercise Room	12.4x11.5 9,3x5 19.11x13 20x13.7 26.3x10.2 25,2x22.5 21.4x15.2	2 2 3 3 B B B	Deed Recorded Type Warranty Total Deeds Deed Book 210 Deed Page 781 Deed 2 Book Deed 2 Page Plan Survey Number Property ID 05.115.300 Zoning residential	Map Block Lot SPAN# Tax Class Tax Rate Current Use Land Gains Assessment	No

Development / Subdivision Owned Land Yes **Common Land Acres** 

Road Frontage Yes Road Frontage Type Public, Unpaved, Privately Maintained

ROW Length ROW Width ROW Parcel Access No ROW to other Parcel No Unknown Surveyed

School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School

Lot Features Agricultural, Country Setting, Farm, Horse/Animal Farm, Field/Pasture, Hilly, Landscaped, Level, Major Road Frontage, Mountain View, Open, Recreational, Rolling, Secluded, Stream, Timber, Trail/Near Trail, View, Walking Trails, Wooded, Near Paths, Near Skiing, Near Snowmobile Trails, Rural, Near ATV Trail

**LOT & LOCATION** 

Suitable Use Agriculture, Farm, Horse/Animal Farm, Recreation, Residential

Waterfront Property No Water View No Water Body Access No

**Water Body Name** 

**Water Body Type** Water Frontage Length Waterfront Property Rights **Water Body Restrictions** 

4842921 529 Kerwin Hill Road

07/10/2025 04:42 PM

Propane, Hot Water, Multi Zone

Water Source Drilled Well

Central AC Private, Septic

Circuit Breaker(s)

UTILITIES

Utilities Phone, Propane, Underground Utilities Internet Fiber Optic Internt Avail, Fiber Optic

Internet

**Fuel Company Electric Company** Cable Company **Phone Company** 

Internet Service Provider

**FEATURES** 

Exterior Features Barn, Building, Partial Fence, Garden Space, Outbuilding, Patio, Porch, Covered Porch, Enclosed Porch, Screened Porch, Shed, Storage, Window Screens, ENERGY STAR Qual Windows, Heated

Porch, Stable(s)

**Driveway** Gravel

Parking Features Auto Open, Direct Entry, Finished, Heated Garage,

Storage Above, Driveway, Garage, Off Street, Parking Spaces 2,

Unassigned, Unpaved, Visitor, Covered, Attached

Flooring Ceramic Tile, Tile, Wood

Interior Features Cathedral Ceiling, Dining Area, Wood Fireplace, 2

Appliances Gas Cooktop, Dishwasher, Dryer, Range Hood, Double Oven, Wall Oven, Refrigerator, Washer, Water Heater off Boiler

Other Equipment Air Conditioner, CO Detector, HW/Batt Smoke Detector,

Wood Stove, Standby Generator

Accessibility Features 1st Floor 1/2 Bathroom, 1st Floor Hrd Surfce Flr

**Condo Name Building Number Units Per Building** 

**Condo Limited Common Area** 

**Condo Fees** 

**CONDO -- MOBILE -- AUCTION INFO** Auction No.

**Auction Date Auction Time Auctioneer Name** 

**Auctioneer License Number Auction Price Determnd By** 

**Mobile Park Name Mobile Make Mobile Model Name** 

MobileSer#

**Mobile Anchor** Mobile Co-Op Mobile Park Approval Mobile Must Move

**DISCLOSURES** 

Fee Fee 2

Fee 3

Foreclosed/Bank-Owned/REO No **Planned Urban Developmt** No Rented

No

**Rental Amount** 

Possession At Closing Flood Zone No

Seasonal No Easements Unknown Covenants Unknown

Resort No

**Exclusions** 

Restrictions None

Documents Available Deed, Property Disclosure, Survey, Tax Map

**Current Financing None** 

Financing Options Cash, Conventional

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

POWER PRODUCTION

**Power Production Type Power Production Ownership** 

**Mount Type Mount Location Power Production Size Power Production Year Install** Power Production Annual

**Power Production Annual Status Power Production Verification Source**  Mount Type 2 **Mount Location 2 Power Production Size 2** 

**Power Production Ownership 2** 

**Power Production Type 2** 

**Power Production Year Install 2 Power Production Annual 2 Power Production Annual Status 2 Power Production Verification Source 2** 

FLANNERY BCA APPEAL 54

Page 2 of 3

Heating

Cooling

Electric

Sewer

07/10/2025 04:42 PM

4842921 529 Kerwin Hill Road

### HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 Green Verificatn Progrm 2 **Green Verificatn Year 2 Green Verificatn Rating 2 Green Verificatn Metric 2 Green Verificatn Status 2** Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

**Green Verificatn Body 3 Green Verificatn Progrm 3 Green Verificatn Year 3 Green Verificatn Rating 3** Green Verificatn Metric 3 **Green Verificatn Status 3 Green Verification Source 3 Green Verificatn NewCon 3** Green Verificatn URL 3

## PREPARED BY

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## My Office Info:

Williamson Group Sothebys Intl. Realty 24 Elm Street. Suite 3 Woodstock VT 05091 Off: 802-457-2000



NO IMAGE **AVAILABLE** 



View Listings 7/10/25, 4:41 PM

07/10/2025 04:41 PM Residential

Closed

Single Family 5014556

504 Chapel Hill Road Norwich

VT 05055 Unit/Lot #

VT-Windsor County VillDstLoc

Year Built 2012 Architectural Style Contemporary

Color

**Total Stories** No Taxes TBD \$17,112.38 TaxAnnlAmt Tax Year 2024 Tax Year Notes

DOM: 48 14 **Rooms Total** 4 **Bedrooms Total** 4 **Bathrooms Total** 3 Bathrooms Full Bathrooms Three Quarter0 **Bathrooms Half Bathrooms One Quarter** 4,000 **Total Finished Area** 4.099 **Total Area** 23.00 **Lot Size Acres** 1,001,880 **Lot Size Square Feet** 

Page 1 of 3

\$1,390,000

\$1,390,000

**Footprint** 

Listed: 9/16/2024

Closed: 5/30/2025

Date Initial Showings Begin

**Directions** 



Virtual Tour URL Unbrande...

Public Remarks StoneRidge: A custom designed energy efficient house built in 2012. Sited on a ridge (1400' elevation) surrounded by (23) forested acres accessed by a ¼ mile driveway off a well- maintained town road. The design offers a flexible floor plan with three separate private residences. The main floor boasts single-level living, including an ensuite bedroom with a ¾ bath, half bath off the hall, well-appointed kitchen, and open living and dining area. The lower level is easily converted to fully integrated with the Main floor. Includes two-bedrooms, 34 bathroom and small kitchenette, perfect for visiting family and friends or short-term rentals. An additional large one-bedroom apartment above the garage offers versatile living options, ideal for multi-generational families or generating extra income. For those needing additional space, a 750 sq ft unfinished third floor with two framed dormers and an open stairwell is available for customization. The oversized three-car attached garage, and several outbuildings provide limitless possibilities.

#### STRUCTURE

2,500 Above Grade Finished Area **Estimated Completion** \$556.00 **Construction Status** Existing List \$/SqFt Fin ABV Grade Above Grade Finished Area Other **Rehab Needed** Construction Materials Wood Frame Source Poured Concrete **Foundation Details** Above Grade Unfinished Area Asphalt Shingle, Fiberglass Shingle Other **Above Grade Unfinished Area** Basement Yes Source Basement Access Type Walkout 1,500 **Below Grade Finished Area** Basement Description Finished, Full, Interior Access List \$/SqFt Fin Below Grade \$926.67 **Below Grade Finished Area** Other Yes Garage

**Garage Capacity** 

Source \$347.50 List \$/SqFt Fin Total **Below Grade Unfinished Area** 99

ROOMS

DIMS. / LVL ROOMS DIMS. / LVL

Deed Recorded Type Other **Total Deeds** Deed Book 187 Deed Page 303 Deed 2 Book Deed 2 Page

Plan Survey Number **Property ID** Zoning RR

## **PUBLIC RECORDS**

Map Block 036 100 Lot 45014213270 SPAN# Tax Class T8D Tax Rate **Current Use Land Gains Assessment Year** Assessment Amount

**LOT & LOCATION** 

Development / Subdivision Owned Land **Common Land Acres** 

Road Frontage Yes Road Frontage Type Public, Unpaved Road Frontage Length 1 **ROW Length** ROW Width

**ROW Parcel Access** ROW to other Parcel Surveyed Unknown School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School

Lot Features Stream, Wooded

**Water Body Access** 

**Waterfront Property** 

**Water Body Name** 

Water View

**Water Body Type** Water Frontage Length Waterfront Property Rights Water Body Restrictions

07/10/2025 04:41 PM

5014556 504 Chapel Hill Road

UTILITIES

**Utilities** Other Internet Unknown

Propane, Solar, Wood, Radlant Heating Cooling None Water Source Private Sewer

Private

Electric

Circuit Breaker(s)

**Fuel Company Electric Company Cable Company Phone Company** 

**Internet Service Provider** 

Page 2 of 3

**FEATURES** 

Exterior Features Deck, Garden Space, Patio, Porch, Shed

Driveway Gravel

Parking Features Auto Open, Attached, Detached

Flooring Hardwood, Laminate, Tile Interior Features Central Vacuum, Attic with Pulldown

Appliances Dishwasher, Disposal, Dryer, Range Hood, Microwave, Wall Oven

, Gas Range, Refrigerator, Washer

CONDO -- MOBILE -- AUCTION INFO

**Condo Name Building Number** Units Per Building

**Condo Limited Common Area** 

Condo Fees

Auction No **Auction Date Auction Time Auctioneer Name** 

**Auctioneer License Number Auction Price Determnd By** 

**Mobile Park Name Mobile Make** Mobile Model Name MobileSer#

**Mobile Anchor** Mobile Co-Op **Mobile Park Approval Mobile Must Move** 

**DISCLOSURES** 

Fee Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No Planned Urban Developmt

Rented **Rental Amount**  Flood Zone Unknown Seasonal No **Easements** Covenants Unknown Resort

Exclusions

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

**POWER PRODUCTION** 

**Power Production Type** Power Production Ownership **Photovoltaics** Seller Owned Power Production Type 2 Power Production Ownership 2

Mount Type **Mount Location** 

Mount Type 2 **Mount Location 2** Power Production Size 2

**Power Production Size Power Production Year Install Power Production Annual** 

**Estimated** 

5.70

Power Production Year Install 2 **Power Production Annual 2 Power Production Annual Status 2 Power Production Verification Source 2** 

2012 **Power Production Annual Status** Power Production Verification Source Public Records

FLANNERY BCA APPEAL 57

07/10/2025 04:41 PM

5014556 504 Chapel HIII Road

## HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 Green Verificatn Progrm 2 Green Verificatn Year 2 Green Verificatn Rating 2 Green Verificatn Metric 2 **Green Verificatn Status 2** Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

Green Verificatn Body 3 **Green Verificatn Progrm 3** Green Verificatn Year 3 **Green Verificatn Rating 3** Green Verificatn Metric 3 **Green Verificatn Status 3 Green Verification Source 3 Green Verificatn NewCon 3** Green Verificatn URL 3

#### PREPARED BY

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Dave White/ OwnerEntry.com

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Page 3 of 3

VT-Windsor

\$27,438.00

1993

Grey

2

No

2025

Residential

07/10/2025 04:42 PM

Page 1 of 3

5013215 Closed

**Single Family** 

643 Pattrell Road Norwich Unit/Lot #

County

Color

top.

VillDstLoc

Year Built

**Total Stories** 

TaxAnnlAmt

Tax Year Notes

Taxes TBD

Tax Year

05055

\$1,700,000 Listed: 9/7/2024 \$1,600,000 Closed: 11/1/2024

DOM: 19

12 **Rooms Total** 3 **Bedrooms Total** 3 **Bathrooms Total** 2 Bathrooms Full

Bathrooms Three Quarter0 **Bathrooms Half** 

**Bathrooms One Quarter** 2,638 **Total Finished Area** 4,484 **Total Area** 

**Lot Size Acres Lot Size Square Feet Footprint** 

32.38 1,410,473 40X30

Date Initial Showings Begin

Architectural Style Cape

Directions From Norwich take Union Village Road to Pattrell Road. Left on Pattrell to the very



Virtual Tour URL Unbrande...

Public Remarks This extraordinary Vermont country property offers total privacy, stunning long-range views, and an elegant home just minutes from Norwich Village and Dartmouth College. A hidden gem in a serene, nature refuge, it is home to bluebirds, deer, barred owls and tree frogs. This classic center chimney Cape by distinguished builder Doug Gest combines the charm of a true antique with all the modern amenities. Reclaimed brick hearths, hand-planed raised paneled woodwork and doors, and wide pine floors evoke a sense of history. The gracefully proportioned living room, dining room and den, each with its own fireplace, offer comfort and sophistication. A striking "good morning" staircase leads to the second floor master bedroom and ensuite bath boasting handmade Italian tiles. Two additional bedrooms share a full bath and entrancing views. Two well-appointed offices, each with private entry, provide the ultimate work-from-home space in a peaceful setting surrounded by gorgeous views of mountains, rolling lawns, fields filled with wild flowers, and meticulously maintained gardens and stone patio. Access out the front door to hiking, mountain biking, snowshoeing and cross-country skiing. The spring-fed pond, home to turtles and frogs, is the finishing touch for this one-of-a-kind property in an absolutely heavenly setting.

ST	RU	CT	U	RE
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**Above Grade Finished Area** 2,638 **Estimated Completion** Construction Status Existing \$644.43 List \$/SqFt Fin ABV Grade Measured No Rehab Needed **Above Grade Finished Area** Wood Frame, Wood Exterior, Wood Siding **Construction Materials** Source **Foundation Details** Poured Concrete **Above Grade Unfinished Area** 500 Wood Shingle Measured Roof **Above Grade Unfinished Area** Basement Yes Source **Basement Access Type** Interior **Below Grade Finished Area** Bulkhead, Concrete, Concrete Floor, Full, Interior Stairs, Storage Space, Unfinished, Interior **Basement Description** List \$/SqFt Fin Below Grade Access, Exterior Access Measured **Below Grade Finished Area** Yes Garage Source \$644,43 2 List \$/SqFt Fin Total **Garage Capacity** 1,346

	DV140 / 13//		ROOMS	DIMS. / LVL		PUBLI	C RECORDS		
Mudroom Kitchen Dining Room Foyer Den Living Room Primary Bedroom Other Bathroom Full Bedroom	DIMS. / LVL 16.9x8.7 12.8x10.3 16.5x14.11 11.3X9.5 14.2X13 29.9X14.7 16.4X14.7 14.7X6.6 10.11X9.5 12.8X11.6	1 1 1 1 1 2 2 2	Bathroom Full Office/Study Office/Study Bathroom Half	9,7X6.8 19,6X9.6 19.3X9.8 5.9X5.7	2 1 1 1	Deed Recorded Type Warranty Total Deeds Deed Book 238 Deed Page 98 Deed 2 Book Deed 2 Page Plan Survey Number Property ID 5-095-200 Zoning RR10	Map Block Lot SPAN# Tax Class Tax Rate Current Use Land Gains Assessment Assessment	No <b>Year</b>	estead 2024
Bedroom	13.2X11.3	2							

**Development / Subdivision** Owned Land Yes **Common Land Acres** 

Road Frontage No Road Frontage Type Dead End, Dirt, Gravel, Private Road, Public, Unpaved,

515 **ROW Length ROW Width** 50 **ROW Parcel Access** ROW to other Parcel No Surveyed Yes

**LOT & LOCATION** School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School

Lot Features Country Setting, Field/Pasture, Landscaped, Level, Mountain View, Open, Pond, Pond Frontage, Secluded, Sloping, Timber, Trail/Near Trail, View, Walking Trails, Water View, Wooded, Mountain, Near Paths, Rural Suitable Úse Residential

Waterfront Property No. Water View No Water Body Access No

**Below Grade Unfinished Area** 

**Water Body Name** 

**Water Body Type** Water Frontage Length Waterfront Property Rights Water Body Restrictions

View Listings

07/10/2025 04:42 PM

5013215 643 Pattrell Road

UTILITIES

Heating

Oil, Baseboard, Electric, Hot Water, Multi Zone, Mini Split

Cooling

Mini Split

Water Source Drilled Well, Private

Sewer

**Electric** 

Concrete, Leach Field, On-Site Septic Exists, Private, Septic

200+ Amp Service, Circuit Breaker(s)

Utilities Propane, Satellite, Telephone at Site,

**Underground Utilities** 

Internet Fiber Optic Internet

**Fuel Company** 

Simple Energy

Page 2 of 3

**Electric Company Cable Company** 

**GMP** 

N/A - Dish Consolidated **Phone Company** Internet Service Provider EC Fiber

#### **FEATURES**

Screens, Poultry Coop

**Driveway** Gravel Parking Features Driveway, Off Street, On-Site, Parking Spaces 2,

Unpaved, Covered, Barn, Attached

Flooring Softwood, Tile, Wood Interior Features Wood Fireplace, 3+ Fireplaces, Hearth, Laundry Hook

-ups, Primary BR w/ BA, Natural Light, Indoor Storage

Exterior Features Garden Space, Natural Shade, Patio, Storage, Window Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, Water Heater off Boiler, Owned Water Heater, Exhaust Fan, Vented Exhaust

Fan, Water Heater

Other Equipment CO Detector, Radon Mitigation, Satellite, Satellite Dish,

Smoke Detector

Accessibility Features 1st Floor 1/2 Bathroom, 1st Floor Hrd Surfce Flr

CONDO -- MOBILE -- AUCTION INFO

**Condo Name Building Number Units Per Building** 

1 **Condo Limited Common Area** 

**Condo Fees** 

Auction No. **Auction Date Auction Time Auctioneer Name** 

**Auctioneer License Number** Auction Price Determnd By

**Mobile Park Name** Mobile Make **Mobile Model Name** 

MobileSer#

**Mobile Anchor** Mobile Co-Op **Mobile Park Approval Mobile Must Move** 

## **DISCLOSURES**

Fee Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No **Planned Urban Developmt** Nο

**Rental Amount** 

Rented

Possession At Closing Flood Zone No Seasonal No Easements Unknown Covenants Unknown

**Current Financing** None

Nο

Resort

Financing Options Cash, Conventional

Restrictions None Documents Available Deed, Property Disclosure, Right-Of-Way (ROW),

**Photovoltaics** 

Seller Owned

Tracker

Ground

Survey, Tax Map

**Exclusions** 

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

## POWER PRODUCTION

**Power Production Type Power Production Ownership** 

**Mount Type** Mount Location

**Power Production Size Power Production Year Install Power Production Annual** 

Estimated **Power Production Annual Status** Power Production Verification Source Owner

Power Production Type 2 Power Production Ownership 2 Mount Type 2

Photovoltaics Third-Party Owned Fixed Rack Ground

Mount Location 2 **Power Production Size 2** 

**Power Production Year Install 2 Power Production Annual 2** 

Estimated **Power Production Annual Status 2** Power Production Verification Source 2 Owner

07/10/2025 04:42 PM

5013215 643 Pattrell Road

## HOME PERFORMANCE INDICATORS

Green Energy Generation Solar Green Indoor Air Quality Moisture Control Green Verificatn Body 2 Green Verificatn Progrm 2 **Green Verificatn Year 2 Green Verificatn Rating 2** Green Verificatn Metric 2 Green Verificatn Status 2 Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

**Green Verificatn Body 3 Green Verificatn Progrm 3 Green Verificatn Year 3 Green Verificatn Rating 3 Green Verificatn Metric 3 Green Verificatn Status 3 Green Verification Source 3** Green Verificatn NewCon 3 **Green Verificatn URL 3** 

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NO IMAGE **AVAILABLE** 



FLANNERY BCA APPEAL 61

RESIDENTIAL 1 of 1 300 2,587,600 10-012 APPRAISED: 2,587,600/ 2025 Abstract CARD 2,587,600 2,587,600/ SUB **USE VALUE:** MAP-LOT 2.587.600 ASSESSED: 2,587,600/ IN PROCESS APPRAISAL SUMMARY PERTY LOCATION Total Value User Acct Land Value Legal Description Yard Items Direction/Street/City Use Code Land Size **Building Value** Alt No 182,200 182,200 34.9 ACRES & DWL 450-142-11935 30,400 DUTTON HILL WEST, NORWICH 60 354 22,500 22,500 **GIS Ref** 2.500 **ERSHIP** Unit #: 2,382,900 2.000 2,039,100 82,800 261,000 er 1: WHITAKER MICHAEL G **GIS Ref** 2: STEVENS MARY 465,700 2,587,600 Entered Lot Size 82,800 34,900 2.039,100 Total Card Datriot er 3: 2.587,600 465,700 Total Land: 34.9 34,900 2.039,100 82.800 Total Parcel Insp Date et 1: 354 DUTTON HILL RD /Parcel: 515.91 Properties Inc. Total Value per SQ unit /Card: |515.91 Land Unit Type: AC Source: Market Adj Cost 07/30/12 et 2: USER DEFINED 10-012-300 ParcellD City: NORWICH !511! PREVIOUS ASSESSMENT Prior Id # 1: 10-012.300 Date Asses'd Value Notes Own Occ: Land Size Land Value Total Value TV :vov Cntry Bicg Value Yrd Items Tax Yr Use Cat Prior Id # 2: 1,489,100 Year End 7/7/2023 1,489,100 34.9 308,200 PRINT 1,101,200 79700 stal: 05055 Type: TOWN 2023 GL Prior Id # 3: 7/8/2022 1,489,100 Year End Rol 79700 34.9 308,200 1,489,100 2022 11 GL 1,101,200 Date Time Prior Id # 1: **JOUS OWNER** 1,489,100 NEMRC :6/1/2022 34.9 308,200 1,489,100 79700 2022 11 AB 1,101,200 20:27:32 07/01/25 er 1: CATHERWOOD - EDWARD Prior Id # 2: Year End Roll 8/18/2021 34.9 308,200 1,489,100 79700 2021 GL 1,101,200 11 LAST REV er 2: CATHERWOOD - TERRI L Prior Id # 3: 1,489,100 NEMRC 5/19/2021 1,489,100 34.9 308,200 AB 1.101,200 79700 2021 11 Prior Id # 1: 10-012 et 1: 354 DUTTON HILL RD Date Time 7/28/2020 308,200 1,489,100 1,489,100 Year End Roll 79700 34.9 GL 1,101,200 2020 11 City: NORWICH 14:31:32 Prior Id # 2: 300 6/3/2020 04/01/25 1.489.100 79700 30B,200 1,489,100 1,101,200 34.9 2020 11 AB 6/19/2019 Prov: VT Cntry 1,489,100 1,489,100 Prior Id # 3: 308,200 krt 34.9 GL 1.101.200 79700 2019 11 ostal: 05055 ASR Map: PAT ACCT. 511 TAX DISTRICT SALES INFORMATION Fact Dist: RATIVE DESCRIPTION Notes V Tst Verif Sale Code Sale Price Legal Ref Type Date Grantor parcel contains 34.9 ACRES of land mainly classified as Reval Dist: 1,820,000 No :No 6/2/2017 225-415 2 CATHERWOOD, EDWA ) 2 with a COLONIAL Building built about 1995, having 8-DIVORCE No No Year. 225-410 6/2/2017 FAMILY SALE CATHERWOOD utily CLAPBOARD Exterior and 5016 Square Feet, with 1 No No FAMILY SALE CATHERWOOD, EDWA 200-856 3/17/2011 LandReason: 3 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms. No No 10/6/2010 ADMIN TRANS KAY P CATHERWOO 198/402 BldReason: CivilDistrict: ER ASSESSMENTS Com. Int Descrip/No Amount Ratio: ACTIVITY INFORMATION **BUILDING PERMITS** Name By Comment Fed Code F. Descrip Last Visit Amount C/O Date Number Descrip PAUL-KRT PB 3/10/2025 FIELD REVIEW PERTY FACTORS DOUG-KRT DR 11/1/2023 MEASURE Code Description Description % Item 1 Code ASSR 5/21/2018 FIELD REV Α 100 water RR RURAL RE NEMC 5/9/2018 MEAS/LEFT CD Sewer M KRAJESKI 5 1/22/2015 C-MEAS Electri R FAVOR 7/30/2012 MEAS+INSPCTD Census: Exmpt Flood Haz: 100 Торо 000 lao 100 142 142 Street Sign: VERIFICATION OF VISIT NOT DATA 100 Gas: 4500 450 ND SECTION (First 7 lines only Spec Appraised Alt Fact Use Value Notes Unit Neigh Neigh LT Base Description Depth / Infi 2 Infl 3 % Neigh Adj Land Code No of Units Unit Type Land Type Value Class Influ Mod **PriceUnits** Factor Value Price 252,000 252,000 VW3 1.80 N3 1,20 01140,000. SITE ACRE SITE 1.0 RESD 2 9,000 9,000 7,500 1.20:N3 1.20 EXCESS SI SITE 1.0 0: RESD 2 22,500 22,500 1.20:N3 7,500. 1.20 2.5 ACRES **EXCESS** 1.0 0 RESD 2 EXC 182,200 182,160 0.80<sup>-</sup>N3 1.20 1.0 7,500. 0 ACRES **EXCESS** CURRENT US 30.4

Prime NB Desc | NORWICH

RESD 2

Parcel LUC: 11

Total SF/SM: 1520244

tal AC/HA: 34.90000

Spl Credit

465,660

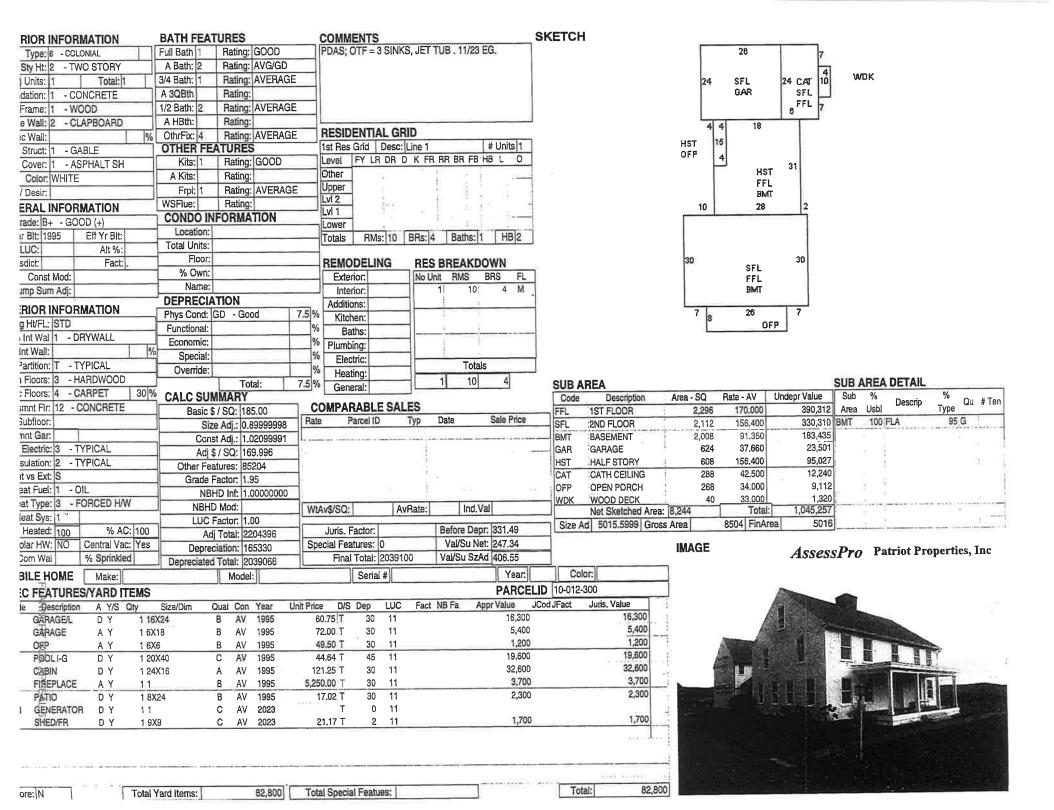
арго

Total:

Total:

465,700

Total Card / Total Parcel





Listed by Richard Higgerson • Four Seasons Sotheby's Int'l Realty, Bought with Martha E. Diebold/Hanover.

LAST SOLD ON JUN 1, 2017 FOR \$1,820,000

354 Dutton Hill Rd, Norwich, VT 05055



Estimated sale price

\$3.04M - \$3.62M

Thinking of selling?

Sell confidently with a local market expert in Norwich.

Request consultation

\$3,203,759

6,770

Redfin Estimate

Beds

Baths

Sq Ft

## Is this your home?

Track this home's value and nearby sales activity

Lown 354 Dutton Hill Rd

## **About this home**

Constructed in 1996 and substantially expanded by the original owners in 2010, Dutton Hill combines absolute privacy, panoramic mountain views and a spectacular residence in an unparalleled location in the highly desirable Bragg Hill Road neighborhood just minutes from Norwich village, Dartmouth College and the Dartmouth Hitchcock Medical Center. The house, sited with thoughtfulness and taking care to fit unassumingly into the Vermont countryside, blends the vernacular of the colonial exterior with the highest degree of interior fit and finish utilizing granite, marble, onyx, red birch and mahogany. Recent upgrades and additions include the creation of an exquisite master suite, a salt water pool with beautifully constructed pool house, outdoor kitchen and entertainment area and extensive perennial, water gardens and stone work as well as a build out of the lower level of the house featuring a state of the art home theater and gym.

#### Show less ^

Single-family Property Type

1996

34.9 acres Lot Size

\$473 Est. Price/Sq.Ft. 3 car garage

Listed by Richard Higgerson . Four Seasons Sotheby's Int'l Realty Bought with Jane Darrach . Martha E. Dlebold/Hanover

Redfin checked: a minute ago (Jul 15, 2025 at 10:34am) • Source: PrimeMLS #4378998

## **Redfin Estimate**

\$3,203,759

▲ \$1.4M since sold in June 2017 A \$200K since May

Recently sold homes

Estimate history

Homes for sale



A





C

3 Deus 3 Dattis 0,032 sq it 95 Elm St, Norwich, VT 05055 49 Pine Tree Rd, Norwich, VT...

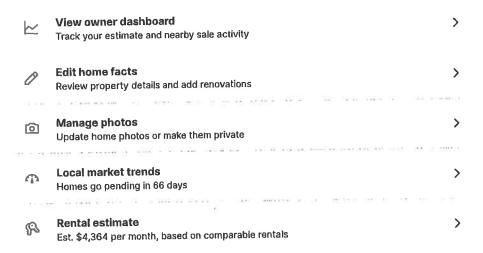
4 Deus S.J Dattis S,173 SQ 1 185 Upper Pasture Rd,...



Claim this home to receive a free report every month with insights on the changing estimate.

Lown 354 Dutton Hill Rd

## Homeowner tools





# List your home for rent on Redfin for free

Rental estimate

\$4,364 /mo

Based on similar rentals

Get started for free

# Sale history for 354 Dutton Hill Rd

### **Today**

Jun 2, 2017 Date Sold (Public Records)

Public Records

\$1,820,000

Price

Jun, 2017

Jun 1, 2017 Date Sold (MLS) (Closed) PrimeMLS #4378998 \$1,820,000 Price

May 25, 2017

Pending

Price

FLANNERY BCA APPEAL 66

Apr 17, 2017 Date	Contingent (Active with Contract) PrimeMLS #4378998	Price
Mar 23, 2017 Date	Price Changed PrimeMLS #4378998	\$1,995,000 Price
Jul 17, 2016 Date	Relisted (Active) PrimeMLS #4378998	
Jul 17, 2016 Date	Delisted PrimeMLS #4378998	Price
Mar 1, 2016 Date	Price Changed PrimeMLS #4378998	\$2,149,000 Price
Jul 24, 2015 Date	Relisted (Active) PrimeMLS #4378998	Price
Jul 17, 2015 Date	Delisted PrimeMLS #4378998	Price
Feb 3, 2015	Listed (Active) PrimeMLS #4378998	\$2,399,000 Price

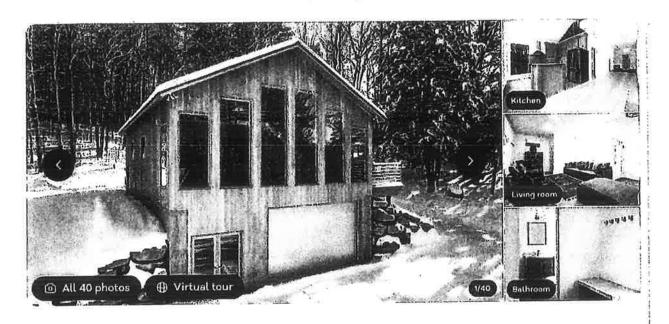
# Tax history for 354 Dutton Hill Rd

Year	Property Tax	Land +	Additions =	Assessed Value •
2023	\$29,722 (-20.8%)	\$308,200	\$1,180,900	\$1,489,100
2022	\$37,518 (+3.4%)	\$308,200	\$1,180,900	\$1,489,100
2021	\$36,272 (+3.3%)	\$308,200	\$1,180,900	\$1,489,100
2020	\$35,129 (+1.5%)	\$308,200	\$1,180,900	\$1,489,100
2019	\$34,596	\$308,200	\$1,180,900	\$1,489,100

Show more tax history 🗸

## **Property details**

企	Parking	ě						<b>~</b>
(x,y)	154 H 6 K		111.197			92025	9 W T R	96.6
:Ō:	Interior							~
3 33	6 855			n un en	14		1.6764	- 3
φ	Exterior							<b>~</b>
	2	Y.	(i)	∃=			se s =	
(\$)	Financial							~



Sold - Apr 4, 2025

Last sold for

## \$1,050,000

3 bed 3.5 bath 3,002 sqft 10 acre lot

33 Mitchell Brook Rd, Norwich, VT 05066

Single Family Property type 

2023
Year bu

Year built

\$1.1M in 2025 Last sold

Price per sqft

Garage





Sold - May 6, 2025

Last sold for

# \$1,300,000

3 bed 4 bath 3,635 sqft 12.9 acre lot

220 Upper Turnpike Rd, Norwich, VT 05055

Single Family
Property type

7 1987 Year built \$1.3M in 2025 Lest sold

\$358 Price per sqft 3 Car. Garage

Map data 412025

Residential

07/10/2025 04:41 PM

Norwich 4987219 Unit/Lot # Closed

Single Family

Closed: 6/14/2024 VT 05055 DOM: 5 10 **Rooms Total** VT-Windsor County 3 **Bedrooms Total** VillDstLoc **Bathrooms Total** 4 1986 Year Built 1 **Bathrooms Full** Architectural Style Contemporary 2 **Bathrooms Three Quarter** Color **Bathrooms Half** 1 **Total Stories** 2.5 **Bathrooms One Quarter** 0 **Taxes TBD** No 4,196 \$20,432.00 **Total Finished Area** TaxAnniAmt 4,556 **Total Area** 2023 Tax Year **Lot Size Acres** 5.60 **Tax Year Notes** 243,936 **Lot Size Square Feet** Footprint

Listed: 3/7/2024

Date Initial Showings Begin

1490 Beaver Meadow Road

Directions From the Norwich Inn on Main Street, turn onto Beaver Meadow Road. Go 4.6 miles to house on right.

# Property Panorama VTour

Public Remarks Extremely high quality home in private location on 5.6+/- ac in Norwich. Exquisitely renovated with an open floor plan, the fabulous kitchen with Thermador appliances, granite counters and attractive lighting is designed to allow you to entertain groups of all sizes. An outstanding master suite features luxurious ensuite baths and an adjoining room for relaxation, exercise or office. The lower level, with private entrances to each of its comfortable bedrooms, has abundant natural light, a very pretty sitting room and a wine cellar. A total of three screened porches -- one on each level; beautiful cherry millwork; gorgeous landscaping. Add to that an adorable guest house or rental with 1100 sq ft of space on one level, with one bedroom, one bath, sweet kitchen with cherry cabinets, radiant heated flooring and remarkable light. Garage space for 4 cars. A truly great one!

#### STRUCTURE

**Estimated Completion Construction Status** Existing Rehab Needed Construction Materials Wood Frame, Shake SldIng, Wood SldIng

Concrete **Foundation Details** Asphalt Shingle Roof

Basement Basement Access Type Interior

Finished, Full, Interior Stairs, Walkout **Basement Description** 

Garage **Garage Capacity**  Above Grade Finished Area 3,182 List \$/SqFt Fin ABV Grade \$455.69 Above Grade Finished Area Public Records

Page 1 of 3

\$1,450,000

\$1,560,000

Source

0 **Above Grade Unfinished** 

Area

Other **Above Grade Unfinished** 

**Area Source** 

Below Grade Finished Area 1,014 List \$/SqFt Fin Below Grade \$1,429.98 Below Grade Finished Area Other

Source

List \$/SqFt Fin Total \$345.57

ROOMS Kitchen Dining Room Living Room Bathroom Half Primary Bedroom Office/Study Library Bathroom Full Bathroom Full Bedroom Bedroom	DIMS. / LVL 24'9 X 13'5 13'9 X 12'7 16'9 X 12' 20' X 13'2 13'8 X 10' 16' X 6'1 18'3 X 14' 21' X 12'6	1 1 1 2 2 2 2 B B	ROOMS Den Wine Cellar Bathroom Full	<b>DIMS. / LVL</b> 17'5 X 13'5 7' X 7'	В В В	Total Deeds Deed Book 241 Deed Page 767 Deed 2 Book Deed 2 Page Plan Survey Number Property ID Zoning RR	C RECORDS Map Block Lot SPAN# Tax Class Tax Rate Current Use Land Gains Assessment Assessment	Year
					പ	r s. I ACATTAN		

Development / Subdivision

Owned Land **Common Land Acres** 

Road Frontage TBD Road Frontage Type Public Road Frontage Length

ROW Length ROW Width **ROW Parcel Access ROW** to other Parcel Surveyed

**LOT & LOCATION** 

School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch

High School Hanover High School

Lot Features Country Setting, Landscaped, Sloping, Trail/Near Trail

**Waterfront Property** Water View **Water Body Access** 

**Water Body Name** 

Water Body Type **Water Frontage Length Waterfront Property Rights** Water Body Restrictions

4987219 1490 Beaver Meadow Road

Page 2 of 3

#### UTILITIES

Heating

Propane, Wood, Baseboard, Hot Water, Radiant Floor

Cooling Water Source Private

Central AC

Sewer **Electric**  Private

Circuit Breaker(s)

**Utilities** Phone

Internet High Speed Intrnt at Site

**Fuel Company Electric Company Cable Company Phone Company** 

**Internet Service Provider** 

#### **FEATURES**

Exterior Features Deck, Guest House, Patio, Screened Porch

Driveway Paved

Parking Features Detached Flooring Carpet, Hardwood, Tile

Interior Features Cathedral Ceiling, Wood Fireplace, Kitchen Island,

Skylight, Walk-in Closet, 1st Floor Laundry

Appliances Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Wine

Cooler

Other Equipment CO Detector, Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

**Condo Name Building Number Units Per Building** 

**Condo Limited Common Area** 

**Condo Fees** 

Auction No **Auction Date Auction Time Auctioneer Name** 

**Auctioneer License Number Auction Price Determnd By** 

**Mobile Park Name Mobile Make Mobile Model Name** 

MobileSer#

**Mobile Anchor** Mobile Co-Op **Mobile Park Approval Mobile Must Move** 

#### **DISCLOSURES**

Fee Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No Planned Urban Developmt

Rented

**Rental Amount** 

Flood Zone No Seasonal **Easements** Covenants No Resort

**Exclusions** 

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

#### **POWER PRODUCTION**

**Power Production Type Power Production Ownership** Mount Type **Mount Location Power Production Size Power Production Year Install Power Production Annual** 

**Power Production Annual Status** 

**Power Production Verification Source** 

**Power Production Type 2** Power Production Ownership 2 Mount Type 2 **Mount Location 2 Power Production Size 2** Power Production Year Install 2 **Power Production Annual 2 Power Production Annual Status 2 Power Production Verification Source 2** 

4987219 1490 Beaver Meadow Road

## HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 **Green Verificatn Progrm 2** Green Verificatn Year 2 **Green Verificatn Rating 2** Green Verificatn Metric 2 Green Verificatn Status 2 Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

**Green Verificatn Body 3 Green Verificatn Progrm 3** Green Verificatn Year 3 **Green Verificatn Rating 3 Green Verificatn Metric 3 Green Verificatn Status 3 Green Verification Source 3** Green Verificatn NewCon 3 **Green Verificatn URL 3** 

#### PREPARED BY

Gretchjen Smith Cell: 802-356-1873 gretchjen.smith@sothebysrealty.com

## My Office Info:

Off: 802-457-2000

Williamson Group Sothebys Intl. Realty 24 Elm Street. Suite 3 Woodstock VT 05091

**AVAILABLE** 



Residential 4939973 Closed

Single Family

55 Wallace Farm Road Norwich Unit/Lot #

05055

VT-Windsor

2021

County VillDstLoc

1980 Year Built Architectural Style Colonial Color

**Total Stories Taxes TBD** No \$17,846.00 TaxAnnlAmt

Tax Year Tax Year Notes

\$1,570,000 Closed: 12/30/20... DOM: 0 8 **Rooms Total** 4 **Bedrooms Total Bathrooms Total** 3 2 Bathrooms Full Bathrooms Three Quarter0 **Bathrooms Half** 0 **Bathrooms One Quarter Total Finished Area** 2,320 3,320 **Total Area** 

Listed: 12/30/20...

Page 1 of 3

\$1,600,000

36.20

1,576,872

2,320

Other

Other

Other

\$689.66

1,000

0

\$689.66

Lot Size Square Feet **Footprint** 

**Lot Size Acres** 

Date Initial Showings Begin

Directions



**Public Remarks** 

**STRUCTURE** 

**Estimated Completion** Existing **Construction Status** Rehab Needed

Construction Materials Post and Beam, Wood Frame, Clapboard Exterior Concrete **Foundation Details** Standing Seam

Roof **Basement** Basement Access Type Interior Basement Description Full, Unfinished

Yes Garage Garage Capacity 6

List \$/SqFt Fin Total **Below Grade Unfinished Area PUBLIC RECORDS** DIMS. / LVL ROOMS DIMS. / LVL ROOMS Deed Recorded Type Warranty Map Block 14' x 14'

Kitchen **Total Deeds** Living Room 14' x 28' Lot Deed Book 224 Family Room 10' x 18' SPAN# Deed Page 73 Den 6' x 9'6 Tax Class Deed 2 Book 14' x 18'6 2 2 2 2 Primary Bedroom Tax Rate Deed 2 Page 11'6 x 14' Bedroom **Current Use** Pian Survey Number 11'6 x 14' Bedroom **Land Gains Property ID** 14' x 14' Bedroom **Assessment Year** 

Zoning RR Bathroom Full Bathroom Full Bathroom Half

School District Development / Subdivision **Elementary School** Owned Land Middle/Jr School Common Land Acres High School

Road Frontage Type Dead End, Gravel,

Private Road

Surveyed

ROW Length ROW Width **ROW Parcel Access ROW** to other Parcel Yes

Road Frontage TBD

Lot Features Country Setting, Field/Pasture, Landscaped

**LOT & LOCATION** 

**Waterfront Property Water View Water Body Access** 

**Assessment Amount** 

Above Grade Finished Area

List \$/SqFt Fin ABV Grade

**Above Grade Finished Area** 

**Above Grade Unfinished Area** 

**Above Grade Unfinished Area** 

**Below Grade Finished Area** 

List \$/SqFt Fin Below Grade

45014212263

Homestead

**Below Grade Finished Area** 

Source

Source

**Water Body Name** 

Water Body Type Water Frontage Length Waterfront Property Rights **Water Body Restrictions** 

4939973 55 Wallace Farm Road

UTILITIES

Heating

Propane, Baseboard, Hot Water, Multi Zone

Multi Zone Cooling Water Source Private Private Sewer

**Electric** 

Circuit Breaker(s)

**Utilities** Phone

**Fuel Company Electric Company Cable Company Phone Company** 

**Internet Service Provider** 

Page 2 of 3

**FEATURES** 

**Driveway** Gravel

Exterior Features Barn, Outbuilding, Porch

Parking Features Detached

Interior Features Attic with Hatch/Skuttle, Dining Area, Wood Fireplace,

1st Floor Laundry

CONDO -- MOBILE -- AUCTION INFO

**Condo Name Bullding Number** Units Per Building

**Condo Limited Common Area** 

**Condo Fees** 

Auction No **Auction Date** 

**Auction Time Auctioneer Name** 

**Auctioneer License Number Auction Price Determnd By** 

Appliances Water Heater off Boller

**Mobile Park Name** Mobile Make Mobile Model Name

MobileSer#

**Mobile Anchor** Mobile Co-Op Mobile Park Approval Mobile Must Move

**DISCLOSURES** 

Fee Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No

Planned Urban Developmt

**Rental Amount** 

Flood Zone No Seasonal No Easements Covenants No Resort

**Exclusions** 

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

**POWER PRODUCTION** 

**Power Production Type Power Production Ownership** 

**Mount Type Mount Location Power Production Size** 

**Power Production Year Install Power Production Annual** 

**Power Production Annual Status Power Production Verification Source**  **Power Production Type 2 Power Production Ownership 2** 

Mount Type 2 **Mount Location 2** 

**Power Production Size 2 Power Production Year Install 2** 

**Power Production Annual 2 Power Production Annual Status 2** Power Production Verification Source 2

Page 3 of 3

07/10/2025 04:42 PM

4939973 55 Wallace Farm Road

#### HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 Green Verificath Progrm 2 Green Verificath Year 2 Green Verificath Rating 2 Green Verificath Metric 2 Green Verificatn Status 2 Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body** Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric **Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

Green Verificatn Body 3 Green Verificatn Progrm 3 **Green Verificatn Year 3** Green Verificath Rating 3 Green Verificath Metric 3 Green Verificath Status 3 **Green Verification Source 3** Green Verificatn NewCon 3 Green Verificatn URL 3

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NO IMAGE

**AVAILABLE** 



Usted by:

Jane Darrach/ Martha E. Diebold/Hanover

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Residential 5044074 Closed

Single Family

49 Pine Tree Road Norwich Unit/Lot #

County

VT 05055

VillDstLoc 2010 Year Built Architectural Style Contemporary

Color **Total Stories** Taxes TBD No TaxAnnlAmt

**Tax Year Notes** 

VT-Windsor

Grey

\$26,199.78 2024 Tax Year

\$1,750,000 Listed: 5/30/2025 \$1,725,000 Closed: 5/30/2025 DOM: 0 12 **Rooms Total** 4 **Bedrooms Total** 4 **Bathrooms Total** 2 Bathrooms Full Bathrooms Three Quarter 1 **Bathrooms Half** 0 **Bathrooms One Quarter** 4,/00 **Total Finished Area** 4,976 **Total Area** 2.51 **Lot Size Acres** 109,336 Lot Size Square Feet

Footprint

Page 1 of 3

3,707

0

993

\$472.08

Measured

\$1,762.34 Measured

Date Initial Showings Begin

**Directions** 



**Public Remarks** 

**STRUCTURE** 

**Estimated Completion** 

Construction Status Rehab Needed Construction Materials Wood Frame **Foundation Details** Concrete

Standing Seam Roof Basement Basement Access Type Interior

Basement Description Concrete, Finished, Full, Interior Stairs, Storage Space

Yes Garage

**Garage Capacity** 2

**Above Grade Finished Area** List \$/SqFt Fin ABV Grade Above Grade Finished Area Source

Above Grade Unfinished Area **Above Grade Unfinished Area** Source

**Below Grade Finished Area** List \$/SqFt Fin Below Grade **Below Grade Finished Area** 

List \$/SqFt Fin Total \$372.34 **Below Grade Unfinished Area** 276

ROOMS

DIMS. / LVL

Existing

ROOMS

DIMS, / LVL

Deed Recorded Type Warranty Total Deeds

Deed Book 188 Deed Page 594 Deed 2 Book Deed 2 Page Plan Survey Number **Property ID** 

Zoning RR

**PUBLIC RECORDS** 

Map Block Lot 450-142-12587 SPAN# Homestead Tax Class Tax Rate **Current Use** 

Land Gains Assessment Year **Assessment Amount** 

**LOT & LOCATION** 

Development / Subdivision Owned Land **Common Land Acres** 

Road Frontage TBD Road Frontage Type Dirt, Public **Road Frontage Length ROW Length ROW Width ROW Parcel Access** 

**ROW to other Parcel** Yes

Surveyed

School District Dresden

Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School

Lot Features Country Setting, Landscaped, Neighborhood

Waterfront Property **Water View** Water Body Access

**Water Body Name** 

Water Body Type Water Frontage Length **Waterfront Property Rights Water Body Restrictions** 

5044074 49 Pine Tree Road

Baseboard, Radiant Heating

None Cooling Water Source Public Private Sewer

Electric

Circuit Breaker(s)

UTILITIES

Utilities Cable, Propane Internet Cable Internet Page 2 of 3

**Fuel Company** Electric Company Cable Company **Phone Company Internet Service Provider** 

**FEATURES** 

Driveway Gravel

Condo Name

Condo Fees

**Building Number** 

Units Per Building

**Condo Limited Common Area** 

CONDO -- MOBILE -- AUCTION INFO

Auction No **Auction Date Auction Time Auctioneer Name Auctioneer License Number** 

**Mobile Anchor** 

Mobile Co-Op

Mobile Park Approval

Mobile Must Move

**Auction Price Determnd By** 

**Mobile Park Name** Mobile Make **Mobile Model Name** 

MobileSer#

**DISCLOSURES** 

Fee Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No **Planned Urban Developmt** Rented

**Rental Amount** 

Flood Zone No Seasonal No Easements Covenants No Resort

**Exclusions** 

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

POWER PRODUCTION

Power Production Type 2 Power Production Ownership 2 Mount Type 2 Mount Location 2 **Power Production Size 2** Power Production Year Install 2 **Power Production Annual 2** 

Power Production Annual Status 2 **Power Production Verification Source 2** 

Power Production Type Power Production Ownership **Mount Type Mount Location Power Production Size Power Production Year Install** 

**Power Production Annual Power Production Annual Status** 

**Power Production Verification Source** 

5044074 49 Pine Tree Road

#### HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 Green Verificatn Progrm 2 Green Verificatn Year 2 Green Verificatn Rating 2 Green Verificatn Metric 2 Green Verificatn Status 2 Green Verificatn NewCon 2 Green Verification Source 2 Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

**Green Verificatn Body 3** Green Verificath Progrm 3 Green Verificath Year 3 Green Verificath Rating 3 Green Verificatn Metric 3 Green Verificatn Status 3 **Green Verification Source 3** Green Verificatn NewCon 3 Green Verificatn URL 3

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**NO IMAGE AVAILABLE** 



Listed by:

Leah McLaughry/ Four Seasons Sotheby's Int'l Realty

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Page 3 of 3

Single Family Residential 4919415 Closed

196 Douglas Road Norwich

Unit/Lot #

VT 05055

\$1,995,000 Listed: 7/7/2022 Closed: 9/15/2022

DOM: 27

\$1,750,000

Page 1 of 3



VT-Windsor County VillDstLoc Year Built 2001 Architectural Style Colonial Cream Color **Total Stories** Taxes TBD No TaxAnnlAmt \$27,141.00 Tax Year 2022 Tax Year Notes

18 **Rooms Total** 4 **Bedrooms Total** 4 **Bathrooms Total** 3 Bathrooms Full 0 **Bathrooms Three Quarter** 1 **Bathrooms Half** 0 **Bathrooms One Quarter** 5,768 **Total Finished Area** 6,258 **Total Area** 10.10 **Lot Size Acres** Lot Size Square Feet 439,956

Footprint

Date Initial Showings Begin

Directions From Dan and Whit's take Main St. North to Turnpike Road. TPK Rd to New Boston. New Boston to Douglas on left. Left on Douglas. House on right.



Virtual Tour URL Unbrande ... Virtual Tour URL Unbrande...

Public Remarks 196 Douglas Road brings together all the elements of an exceptional country home. Located in a well-established neighborhood of other fine Norwich properties, the setting is private but still just minutes from the center of Norwich Village, Dartmouth College, and downtown Hanover, NH. The interior is a combination of both formal and informal spaces with a focus on flow, volume, and an open floor plan where it counts. The social center of the home is the spacious eat-in kitchen with a dramatic Viking range and hood and the great room with a cathedral ceiling and wood-burning fireplace. Oversized twelve over twelve windows, open hallways and long sight lines, strategically placed skylights, and a southerly orientation bring abundant natural light to every corner of the interior. A formal living room, dining room, dramatic entry, office, mudroom, half bath and 3-season screened porch complete the first floor. The second floor of the main house offers three bedrooms, a shared bath , and a spacious primary bedroom suite with a fireplace, a walk-in closet, and large en-suite bathroom plus an attached, sunny private office/sitting room. The landscaping of the ten-acre lot features extensive, terraced gardens with established perennials, abundant stonewalls and pathways, stone patios and sitting areas to enjoy the mountain views, a pond, open lawn and recreation space, fenced vegetable and herb gardens, and a charming potting shed graced with a rose bower. Showings start 7/9 /22.

STRUCTURE	iΤR	U	CI	υ	к	t
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Above Grade Finished Area 4,550 **Estimated Completion Construction Status** Existing \$438,46 List \$/SaFt Fin ABV Grade Rehab Needed Measured **Above Grade Finished Area** Construction Materials Wood Frame, Clapboard Exterior, Wood Exterior Source **Poured Concrete Foundation Details** 90 **Above Grade Unfinished Area** Asphalt Shingle Roof Measured **Above Grade Unfinished Area** Yes **Basement** Source Basement Access Type Interior 1,218 **Below Grade Finished Area** Bulkhead, Climate Controlled, Concrete, Concrete Floor, Finished, Full, Interior Stairs, Storage **Basement Description** List \$/SqFt Fin Below Grade Space, Unfinished, Basement Stairs Measured **Below Grade Finished Area** Yes Source **Garage Capacity** 3 List \$/SqFt Fin Total **Below Grade Unfinished Area** 400

**Development / Subdivision** Owned Land Yes **Common Land Acres** 

School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School

Lot Features Country Setting, Landscaped, Level, Mountain View, Open , Pond, Sloping, Subdivision, Trail/Near Trail, View, Walking Trails, Wooded, Near Paths, Neighborhood, Rural

**LOT & LOCATION** 

Suitable Use Residential

Water View No Water Body Access No

Waterfront Property No

**Water Body Name** 

DUDITO DECORDE

Water Body Type Water Frontage Length **Waterfront Property Rights** Water Body Restrictions

Road Frontage Yes Road Frontage Type Cul-de-Sac, Dead End , Gravel, Paved, Private Road, Public, Shared,

**ROW Length** ROW Width ROW Parcel Access No ROW to other Parcel No Surveved

4919415 196 Douglas Road

Heating

Oil, Baseboard, Hot Water, In Floor, Multi Zone, Radiant, Radiant Floor Cooling

Central AC

Water Source Drilled Well Sewer

Electric

Private, Septic Circuit Breaker(s) UTILITIES

Utilities Phone, Cable, Propane, Underground

Page 2 of 3

Utilities

Internet Cable Internet

**Fuel Company** Electric Company Cable Company **Phone Company** 

**Internet Service Provider** 

**FEATURES** 

Patio, Covered Porch, Screened Porch, Window Screens

**Driveway** Gravel

Parking Features Auto Open, Direct Entry, Finished, Heated Garage, Driveway, Garage, On-Site, Parking Spaces 3, Unpaved, Covered, Attached

Flooring Carpet, Ceramic Tile, Hardwood

Interior Features Cathedral Ceiling, Dining Area, Wood Fireplace, 3+ Fireplaces, Hearth, Kitchen Island, Kitchen/Family, Primary BR w/ BA,

Natural Light, Skylight, Walk-in Closet, 2nd Floor Laundry

Exterior Features Building, Partial Fence, Garden Space, Natural Shade, Appliances Dishwasher, Dryer, Range Hood, Mini Fridge, Gas Range,

Refrigerator, Washer, Water Heater off Boiler

Other Equipment CO Detector, Security System, Smoke Detector

**CONDO -- MOBILE -- AUCTION INFO** 

**Condo Name Building Number Units Per Building** 1 **Condo Limited Common Area** 

**Condo Fees** 

Auction No **Auction Date Auction Time Auctioneer Name** 

Auctioneer License Number **Auction Price Determnd By** 

**Mobile Park Name Mobile Make Mobile Model Name** MobileSer#

**Mobile Anchor** Mobile Co-Op **Mobile Park Approval Mobile Must Move** 

**DISCLOSURES** 

Fee

Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No Planned Urban Developmt

Rented

**Rental Amount** 

Possession At Closing Flood Zone No Seasonal Easements Unknown Covenants Unknown

Resort

**Exclusions** 

Restrictions None

**Power Production Type** 

**Power Production Ownership** 

Documents Available Deed, Property Disclosure, Survey, Tax Map

**Current Financing** None

No

Financing Options Cash, Conventional

Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

POWER PRODUCTION

**Power Production Type 2 Power Production Ownership 2** 

Mount Type 2

**Mount Location 2 Power Production Size 2** 

Power Production Year Install 2 **Power Production Annual 2** 

**Power Production Annual Status 2** Power Production Verification Source 2

**Mount Type Mount Location Power Production Size Power Production Year Install Power Production Annual** 

**Power Production Annual Status Power Production Verification Source**  4919415 196 Douglas Road

## HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 Green Verificatn Progrm 2 Green Verificatn Year 2 Green Verificatn Rating 2 Green Verificatn Metric 2 Green Verificatn Status 2 Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL** 

**Green Verificatn Body 3 Green Verificatn Progrm 3 Green Verificatn Year 3 Green Verificatn Rating 3** Green Verificatn Metric 3 **Green Verificatn Status 3 Green Verification Source 3 Green Verificatn NewCon 3** Green Verificatn URL 3

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Page 3 of 3

Residential Single Family Norwich 4914951 Unit/Lot # Closed

166 Delta Drive

County

Color

VillDstLoc

Year Built

**Total Stories** 

TaxAnnlAmt

Tax Year Notes

Taxes TBD

Tax Year

Architectural Style Cape

VT 05055

VT-Windsor

\$25,000.00

1999

1.75

No

2021

Listed: 6/10/2022 Closed: 8/26/2022 \$1,625,000 \$2,050,000

Page 1 of 3

DOM: 7

11 **Rooms Total Bedrooms Total** 3 **Bathrooms Total** 3 2 **Bathrooms Full Bathrooms Three Quarter Bathrooms Half Bathrooms One Quarter** 4,701 Total Finished Area

**Total Area Lot Size Acres** Lot Size Square Feet 4,901 16.98 739,649

Footprint

Date Initial Showings Begin 6/13/2022

**Directions** PLEASE NO DRIVE BYS - IT IS A PRIVATE ROAD



#### Property Panorama VTour

Public Remarks To everything there is a season-what a great season to purchase this amazing property! Incredible attention to detail throughout; living room with fireplace, built in book shelves and doors to the patto and Wisteria covered pergola. A spacious cat in kitchen with granite counters and high end appliances conveniently located to a formal dining room or dining on the blue stone patto. A primary bedroom and tastefully renovated ensuite bathroom is located on the main level. An ample sized mudroom, powder room and laundry complete the main level. An ample sized mudroom, powder room and laundry complete the main level. Upstairs, you are warmed by an attractive "balcony", two bedrooms and full bathroom. The lower level has an amazing exercise room with mirrors and barre, a large family/media room plus an area for your billiard table, half bath, storage areas and access stairs to the two car garage from this level. Touring the outside: meander the private driveway and note the details of cedar fencing and beautiful variety of trees along the way. A sturning property enhanced by incredible views, extensive amounts of beautiful landscaping, flower beds, mature trees, stonewalls, open spaces, a pond with its own well to maintain full depth for photosynthesis; an irrigation system for main sections of the lawn. An attractive outbuilding awaits your creative thoughts. The owners have been thoughtful and wise stewards of this property; meticulously maintained with attention and thought to environment and treatment of flora and fauna.

STRU	JCTL	IRE
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2,851 Above Grade Finished Area **Estimated Completion** Construction Status Existing List \$/SqFt Fin ABV Grade \$569.98 Rehab Needed Above Grade Finished Area Public Records Wood Frame, Clapboard Exterior, Wood Exterior **Construction Materials** Source **Foundation Details** Poured Concrete **Above Grade Unfinished** Roof Asphalt Shingle Area **Basement Above Grade Unfinished Public Records Basement Access Type Interior** Basement Description Concrete, Finished, Full, Interior Stairs, Storage Space, Interior Access Area Source Below Grade Finished Area 1,850 Yes List \$/SqFt Fin Below Grade Below Grade Finished Area Estimated **Garage Capacity** Source List \$/SqFt Fin Total

BOOME	DIME / IVI	POOMS	DIMS. / LVL		<b>PUBLIC RECORDS</b>	
ROOMS Foyer Living Room Dining Room Primary Bedroom Eat-in Kitchen Mudroom Redroom Bedroom Family Room Bonus Room	DIMS. / LVL 6.10 x 6.10 16.8 x 24.4 14 x 15.10 14 x 16.8 17.5 x 21 9.7 x 13.5 14 x 24 11.10 x 12.10 19 x 21 11.8 x 22.5	B B	DIMS. / LVL	Deed Recorded Type Warrar Total Deeds Deed Book 174 Deed Page 331 Deed 2 Book Deed 2 Page Plan Survey Number Property ID Zoning RR		: Year
Exercise Room	12.11 x 19	В				

Development /	Subdivision				
Owned Land					
Common Land	<b>Асгея</b>				

School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School

**LOT & LOCATION** 

**Waterfront Property Water View Water Body Access** 

Road Frontage TBD Road Frontage Type Private Road, Public, Unpaved

Stream, View, Wooded

Water Body Name Lot Features Country Setting, Landscaped, Level, Open, Pond, Sloping,

**ROW Length ROW Width ROW Parcel Access ROW** to other Parcel Surveyed Yes

Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions

4914951 166 Delta Drive

Propane, Baseboard, Hot Water, Multi Zone Heating

Other Cooling

Water Source Drilled Well, Private

Sewer

Concrete, Leach Field, Private, Septic

Circuit Breaker(s), Generator Electric

UTILITIES

Utilities Underground Gas, Satellite, Underground

Utilities

Internet Fiber Optic Internet

**Fuel Company Electric Company**  Dead River **GMPC** 

Page 2 of 3

**Cable Company Phone Company** 

**Internet Service Provider** 

#### **FEATURES**

Exterior Features Garden Space, Gazebo, Natural Shade, Outbuilding,

Patio, In-Ground Pool, Covered Porch

Driveway Gravel

Parking Features Auto Open, Direct Entry, Attached Flooring Slate/Stone, Tile, Wood

Interior Features Ceiling Fan, Gas Fireplace, Wood Fireplace, Kitchen Island, Primary BR w/ BA, Security, Skylight, Walk-in Closet, 1st Floor

Laundry

Appliances Dishwasher, Dryer, Microwave, Gas Range, Refrigerator, Washer, Propane Water Heater, Water Heater off Boiler

Other Equipment Window AC, CO Detector, Dehumidifier, Satellite Dish,

Security System, Smoke Detector, Standby Generator

CONDO -- MOBILE -- AUCTION INFO

**Condo Name Building Number** Units Per Building

Condo Limited Common Area

Condo Fees

Auction No **Auction Date Auction Time Auctioneer Name** 

**Auctioneer License Number Auction Price Determnd By** 

**Mobile Park Name** Mobile Make Mobile Model Name

MobileSer#

**Mobile Anchor** Mobile Co-Op Mobile Park Approval **Mobile Must Move** 

#### DISCLOSURES

Fee Fee 2 Fee 3

Foreclosed/Bank-Owned/REO No

Planned Urban Developmt

Rented

Rental Amount

Flood Zone No Seasonal No Easements Yes Covenants Yes

Resort

Exclusions EXCLUDED ITEMS: Chandeller in the Dining Room Sconces in the Dining Room Chandeller over the Island In the Kitchen

> Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type

#### POWER PRODUCTION

**Power Production Type Power Production Ownership Mount Type Mount Location Power Production Size Power Production Year Install Power Production Annual Power Production Annual Status Power Production Verification Source**  Power Production Type 2 Power Production Ownership 2 Mount Type 2 **Mount Location 2 Power Production Size 2** Power Production Year Install 2 Power Production Annual 2 Power Production Annual Status 2 **Power Production Verification Source 2** 

4914951 166 Delta Drive

#### HOME PERFORMANCE INDICATORS

Green Verificatn Body 2 Green Verificatn Progrm 2 Green Verificatn Year 2 Green Verificatn Rating 2
Green Verificatn Metric 2 Green Verificatn Status 2 Green Verificatn NewCon 2 **Green Verification Source 2** Green Verificatn URL 2

**Green Verification Body Green Verification Progrm Green Verification Year Green Verification Rating Green Verification Metric Green Verification Status Green Verification Source** Green Verification NewCon **Green Verification URL** 

Green Verificatn Body 3 Green Verificatn Progrm 3 Green Verificatn Year 3 **Green Verificatn Rating 3** Green Verificatn Metric 3 Green Verificatn Status 3 Green Verification Source 3
Green Verification NewCon 3 Green Verificatn URL 3

#### PREPARED BY

Gretchjen Smlth Cell: 802-356-1873 gretchjen,smith@sothebysrealty.com

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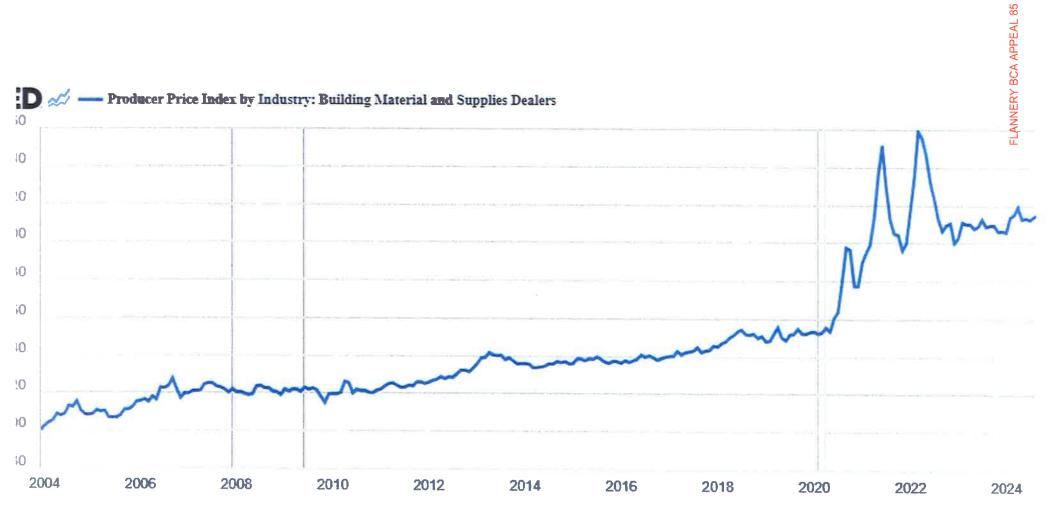


Listed by:

Berna Rexford/ Four Seasons Sotheby's Int'l Realty

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e U.S. Bureau of Labor Statistics via FRED® d areas indicate U.S. recessions.

fred.stlouisfe

## Informal PPV Grievance Pertaining to the Assessment of 165 Stagecoach Road Norwich, Vermont 05055

(Parcel ID: 03-050.200)

#### Introduction

As the owners of 165 Stagecoach Road Norwich, VT 05055 (Parcel ID: 03-050.200) (the "Property"), we are here to present an informal grievance contesting the Preliminary Property Valuation (PPV) of our above named property. Our goal is to fix what are determinative errors and to reach what is a reasonable and fair assessment of our property, not simply to lower our tax bill. The facts will show that in addition overvaluing our property's Fair Market Value (FMV) and assessing our property in excess of similar properties, there is little evidence to suggest that property values have increased in excess of 54% (almost \$900,000) since the completion of our last appraisal in July of 2023 (less than 2 years ago).

#### Facts

- 1. Construction of our home began in 2021 and was completed in 2022. The home was designed by Byron Haynes of Haynes and Garthwaite located in Norwich, VT, and it was built by Johnston Building Company of Strafford, VT.
- 2. Our home is approximately 3,348sqft with middle to high-middle end finishes.
- 3. The exterior of the home is vertical pine board.
- 4. The main body of the house is of an open floor plan with the kitchen, living, and dining all in one open area.
- 5. All bedrooms and bathrooms are of modest size with standard fixtures and finishes.
- 6. The floors are mostly engineered wood, with tile in the mudroom and two of the bathrooms. There is green slate in the master bathroom.
- 7. The kitchen has standard appliances, with stone countertops.
- 8. There is a two car garage.
- 9. The basement is unfinished and concrete.

## **Argument and Analysis**

1. Our property is assessed above its FMV (See Exhibit A). In viewing the attached recent sales of similar properties, it is apparent that the appraised value of the Property is not based on FMV. The preliminary valuation of the Property is \$2,434,600. When compared to the sale price of several recent comparable properties, it is clear that this valuation is absurdly high.

One of the properties, 504 Chapel Hill Road Norwich, VT, is within walking distance of the Property. This property was built in 2012 and is considered new. 504 Chapel Hill Road is also more square footage than the Property and sits on a lot that is comparable in size to the Property's lot.

# Informal PPV Grievance Pertaining to the Assessment of 165 Stagecoach Road Norwich, Vermont 05055

(Parcel ID: 03-050.200)

504 Chapel Hill just sold for \$1,390,00 in May of 2025. This demonstrates an inequity with no obvious explanation.

A second property that is comparable, and located only 1 mile from the Property, is 33 Mitchell Brook Road Norwich, VT. This house was built around the same time as the Property and, while it is slightly smaller than the Property, it used much higher end material and sits on a comparably sized lot. It was, in fact, priced around \$2,000,000 when it was first listed. It sat for an extended period of time at this price. It sold in April of 2025 for \$1,050,000. The reduction in price shows that \$2,000,000 is above what the market allows for with this type of home.

Another comparable property that was recently sold is 220 Upper Turnpike Road Norwich, VT. 220 Upper Turnpike is located a similar distance from downtown Norwich as is the Property (it is also close to the Property, as the crow flies), and is in a similar neighborhood. While this property is older than the Property, it is almost the same square footage and on a similarly sized lot. 220 Turnpike sold for \$1,300,000 in May of 2025.

While these three examples are the most obvious fairly comparable properties, there are multiple others—all sold within the last several years—that demonstrate the excessiveness of the Property's assessment. It is difficult to understand the PPV of the Property in light of these, and other, recent comparable sales and, therefore, questions the underlying methodology used to develop said PPV.

2. There is no evidence that property values have increased over 70% since our last valuation in 2023. The most baffling aspect of the PPV for the Property is the fact that it occurred less than 2 years after the Property's last assessment. Our property was built in 2021/2022. The assessment was finalized in 2023. Yet, two years later, the appraised valuation is determined to have increased by \$900,000 (around 70% more). To those who watch the local real estate market, even casually, there is absolutely no evidence to indicate that the market value in this area has increased by this much. In fact, the supply of houses on the market has increased since that time—which typically cools a market.

#### Conclusion

As the facts and evidence demonstrate, the assessed value of Property is excessive and unfairly high. This is demonstrated by comparisons of both the FMV of similar properties, as well as the inexplicable nature of the valuation compared to the last assessment, performed in 2023. For these reasons, we respectfully request that the assessed valuation of our home be lowered to the following:

Building Value: \$1,000,000 Lot 1 (8.5 acres): \$200,000 Lot 2 (21.6 acres) \$250,000

Cole W. Flannery (Owner)

Signed:

6/11/2025

Date

# **DESMEULES, OLMSTEAD & OSTLER**

GENERAL PRACTICE OF LAW IN VERMONT AND NEW HAMPSHIRE

2 BEAVER MEADOW ROAD POST OFFICE BOX 1090 NORWICH, VERMONT 05055 (802) 649-2001

PETER J. DESMEULES\*
GEORGE H. OSTLER
CHRISTOPHER A. DALL
CABOT R. TEACHOUT
ANDREW D. CLIBURN\*

\* ADMITTED IN VERMONT ONLY

TELECOPIER: (802) 649-2232

#### VIA HAND DELIVERY

July 15, 2025

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

RE: 2025 Real Property Tax Assessment; Town of Norwich; 165 Stagecoach Road; Parcel ID 03-050.200

Dear Board of Listers:

I write on behalf of my clients, Cole and Emily Flannery, to grieve the Listers' 2025 assessed value of their real property at 165 Stagecoach Road (Parcel ID 03-050.200) pursuant to 32 V.S.A. § 4111(g). Under any approach, the assessed value is significantly inflated above the property's fair-market value (FMV) and must be corrected with a downward modification of value. *Just two years ago*, the Town assessed the value of 165 Stagecoach at \$1,577,900. 165 Stagecoach's FMV remains the same, \$1,577,900: \$1,233,100 building value, \$315,500 land value, and \$29,300 extra-features value.

Attached please find descriptions of comparable sales, and a letter from Gretchjen Smith, a highly experienced and respected realtor in the Upper Valley writing in support of my clients.

#### I. DETERMINATION OF FAIR MARKET VALUE

As an initial matter, the Listers' guiding principle is to determine the FMV of each property. The FMV is defined as "the price which the property will bring in the market when offered for sale and purchased by another." 32 V.S.A. § 3481(1). To this end, the Listers have three acceptable methods for arriving at the FMV—the cost approach, the market approach, and the income approach; however, the market approach is "the most persuasive method of appraising residential property in Vermont." Barrett v. Town of Warren, 2005 VT 107, ¶ 6. If done properly, on the other hand, each method should arrive at the same valuation.

The property was constructed between 2021 and 2022. In July 2023, the Town assessed the value of the property at \$1,577,900, which included a building value of \$1,233,100 and a land value of \$315,500. This year, the Listers reassessed the value at \$2,439,100, a 64% increase in value. The building value was increased to \$1,900,700 and the land value increased to \$503,000. These increases are unjustifiable and are unmoored from the FMV.

To the extent the Listers have relied on a cost approach, there is simply no colorable argument that (1) the land has increased 62% in value in eighteen months, and (2) that a mere eighteen months has resulted in an almost \$700,000 increase in RCNLD.<sup>1</sup> Moreover, as the Listers well understand, exclusive reliance on a cost approach is disfavored and, indeed, inappropriate.

FLANNERY BCA APPEAL 88

To the extent the Listers have relied on a market approach, which is the preferred approach according to the Vermont Supreme Court, multiple comparable sales in Norwich<sup>2</sup> demonstrate that \$2,439,100 for 165 Stagecoach Road bears no resemblance to its FMV.

165 Stagecoach consists of a 3,348-square-foot home, and a two-car garage. The home is based on an open floor plan and was constructed with standard fixtures and middle to high-middle end finishes. The kitchen has standard appliances with stone countertops. The exterior of the home is vertical pine board. The floors are primarily engineered wood with tile in the mudroom and two bathrooms. There is green slate flooring in the master bedroom. The basement is concrete and unfinished. The property's total acreage is 30.10.

#### II. COMPARABLE SALES

The following list of comparable sales in Norwich is by no means exhaustive. We have attached additional comparables hereto.

#### 529 Kerwin Hill Road

This property has 55% more square feet than 165 Stagecoach Road at 6,061 square feet, twenty more acres (as measured at the time of the February 2022 sale, which is attached hereto), and an equestrian center with a rink. The house was built in 2007 with extraordinary finishes by Doug Gest, including hand-built mantels, custom cabinetry, period moldings, and cherry floors. This property sold for \$2,500,000 million in February 2022, and is now valued by the Listers at \$2,252,400.

## 504 Chapel Hill Road

This property was built in 2012. It is 700 square feet larger than 165 Stagecoach at 4,099 square feet. The house sits on a 23-acre lot within walking distance of 165 Stagecoach. This property sold for \$1,390,000 on May 30, 2025.

#### 643 Pattrell Road

This 4,484 square-foot home sits on 32 acres, was built by Doug Gest in 1993, and has twelve rooms total. The property has a spring-fed pond. This property sold for \$1,600,000 in November 2024.

#### 354 Dutton Hill Road

This 6,770 square-foot home is sited on a 34.9-acre lot. It was built in 1996 and renovated in 2010. The house has granite, marble, onyx, red birch and mahogany finishes. The 2010 remodel included a salt water pool with a pool house, outdoor kitchen and entertainment area, and a state-of-the-art home theater and gym. This property sold for \$1,820,000 in 2017, and is appraised in 2025 at \$2,252,000.

#### 33 Mitchell Brook Road

This 3,002 square-foot home was constructed in 2023 on ten acres, and has high-end finishes, such as Brazilian slate floors and Italian tiled showers. It sold in April 2025 for \$1,050,000. Interestingly, the Town has valued the building at \$952,300, which is nearly *one million dollars less* than 165 Stagecoach for 300 fewer square feet.

## 220 Upper Turnpike Road

This open concept, 3,635 square-foot home was built in 1987 on 12.9 acres of land. It has a covered in-ground, heated, lap pool, hot tub, and tennis court. The property has a three-level barn with a woodshop and a screened porch. It is considered to be "very well kept" and a "good design." It sold in May 2025 for \$1,300,000.

A review of these and other comparable sales in Norwich leads to the obvious conclusion that the near a part of the sales in Norwich leads to the obvious conclusion that the near the normal sales in Norwich leads to the obvious conclusion that the near th

sale of 165 Stagecoach Road for \$2,439,100 at present. This is even more striking when one considers that eighteen months ago (if one uses the "as of April 1, 2025" date), the Listers valued this same property (nothing has changed on site) for \$861,200 less. The Listers can point to no evidence that the market would bear this increase in such a short time; indeed, a review of sales and inventory in Norwich plainly reveals that properties valued at over one million dollars are not selling with near the speed or price that they were in the years immediately following the housing bonanza during the COVID-19 pandemic. Nor can the Listers justify that under the cost approach, an increase of this size is appropriate on this timeframe. Presumably, the Listers employed a cost approach—at least to some extent—when they assessed this property in 2023. The increase in land value and the \$700,000 increase in building value are not justifiable under this approach.

For the above reasons, I respectfully request the Board of Listers to make a downward modification of the 2025 assessed value of 165 Stagecoach Road to \$1,577,900, a number the Board determined was the FMV a mere eighteen months ago.

Please communicate with me with respect to this matter, including scheduling a hearing. Thank you, very much.

Yours Sincerely,

DesMeules, Olmstead & Ostler

By:

Andrew D. Cliburn, Esq. Email: acliburn@doolaw.com

ADC/jag Enclosures

Cc: Cole Flannery & Emily Flannery