

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Thursday, October 9, 2025

5:30pm

Sue Kaufman

Lister Packet

Contents:

1. Lister Memo
2. Property Record Card for 535 Campbell Flats Rd.
3. Property Record Card for 539 Campbell Flats Rd.
4. Property Record Card for 537 Campbell Flats Rd.
5. 8/29/25 Tax Bill
6. 9/11/25 Revised Tax Bill

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: R. Sue Kaufman – Parcel ID # 06-023.000

DATE: October 9, 2025

Property Description: The property is located at 535 Campbell Flats Road. There are also two additional rental dwellings at 537 and 539 Campbell Flats Road. The main dwelling is a 2-story Contemporary-style dwelling built in 2006 with 3,361 finished square feet, two full baths, one $\frac{3}{4}$ bath and one $\frac{1}{2}$ bath. The dwelling has an overall grade of B- and the kitchen and baths are mostly rated "Average" and the depreciation is at 9.5%. The assessed value of the main dwelling is \$676,600 with 2 yard items assessed at \$14,500. The additional two rental buildings are a 1 $\frac{3}{4}$ -story Contemporary built in 1981 and a 2-story Colonial built in 1978. The Contemporary has an overall grade of D+ with two full baths and a kitchen rated as "Fair". The Colonial has an overall grade of C with one full and one $\frac{3}{4}$ bath rated as "Average" and a kitchen rated as "Fair/Avg". The combined assessed value of the two rental dwellings is \$392,300 with a yard item at \$1,400. There are 14.15 acres assessed at \$642,400. The total assessed value on the 2025 Grand List is \$1,727,200.

2025 Assessment History:

Proposed Reappraisal Assessment: \$1,570,400

After Informal Hearing/Abstract: 1,731,600

After Grievance Hearing/Grand List: \$1,727,200

Reduction before BCA Appeal: \$ 4,400

Basis of the appeal: The appellant states that the increase is too high from the 2023 assessment after grievance; the non-residential allocation was eliminated for 537 and 539 rental properties; the adjustment for the .52 site acre at 537 of 2.24 is higher than any other property on Campbell Flats Road.

Listers Response: The increase cited by the property owner is from the 2024 assessment, which is based on the 2016 reappraisal land and building tables. The increase of 67% from the 2016 reappraisal to the 2025 reappraisal values is only a few percentage points above the average post-grievance increase 59%.

The Listers have resolved the non-homestead allocation issue. The property owner's most recent tax bill reflects the total assessments for the two rental structures of \$115,300 and \$277,000 for a total of \$392,300 as non-homestead. Land value should not be included in the non-homestead value. Land remains part of the homestead value because it is owned by the property owner, not the renter.

The property owner has questioned the adjustment of 2.24 on the .52 acre associated with 537 Campbell Flats Rd and has provided a list of all properties along her road. We note that none of the other parcels along this road have a site acre of less than one acre. In accordance with State statute, each lot must have a site acre. The site acre has the most value as this is where the dwelling is located. When the lot is less than one acre, KRT has established land tables that determine the assessment for each fraction of an acre. The assessment for the .52 acres is based upon the land curve established by KRT Appraisal.

The Listers consider the 2025 Grand List assessment of \$1,727,200 the correct value for this property.

2

06-023 000
MAP-LOT SUB
PROPERTY LOCATION
No Alt No Direction/Street/City
535 CAMPBELL FLATS RD, NORWICH

OWNERSHIP
Owner 1: KAUFMAN DENNIS M LIFE ESTATE
Owner 2: KAUFMAN ROBERTA S LIFE ESTATE
Owner 3: KAUFMAN DOBEN STEPHANIE
Street 1: PO BOX 28
Street 2:
Twn/City: NORWICH
St/Prov: VT Cntry Own Occ:
Postal: 05055-0028 Type: TOWN

PREVIOUS OWNER
Owner 1: KAUFMAN - DENNIS
Owner 2: KAUFMAN - ROBERTA S
Street 1: PO BOX 28
Twn/City: NORWICH
St/Prov: VT Cntry
Postal: 05055-0028

NARRATIVE DESCRIPTION
This parcel contains 14.15 ACRES of land mainly classified as
RES2 with a CONTEMPORARY Building built about 2006,
having primarily WOOD Exterior and 3361 Square Feet, with 1
Unit, 2 Baths, 1 3/4 Bath, 1 Half Bath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descr/No Amount Com. Int

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RES2		1		SITE ACRE SITE		1.0	0	140,000	1.75	RG	1.40	WF							245,000						245,000	
11	RES2		1		EXCESS SI SITE		1.0	0	7,500	1.12	RG	1.40		TOPO	-20					8,400						8,400	
21	RES2 EXC		6.82		ACRES EXCESS		1.0	0	7,500	0.75	RG	1.40		FLOOD F	-25	EASEME	-20			38,380						38,400	
21	RES2 EXC		2.2		ACRES EXCESS		1.0	0	7,500	0.07	RG	1.40		FLOOD F	-95					1,155						1,200 LAND IN RIVER	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	9.020			39,600	39,600
11	2.000	676,600	14,500	253,400	944,500
Total Card	11.020	676,600	14,500	293,000	984,100
Total Parcel	14.150	1,068,900	15,900	642,400	1,727,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 292.80		/Parcel: 260.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	11	GL	1,068,900	15900	14.15	642,400	1,727,200	1,727,200	Correct Dates	8/20/2025
2023	11	GL	731,600	13200	14.24	287,500	1,032,300	1,032,300	Year End	7/7/2023
2022	11	GL	731,600	13200	14.24	287,500	1,032,300	1,032,300	Year End Roll	7/8/2022
2022	11	AB	731,600	13200	14.24	288,300	1,033,100	1,033,100	NEMRC	6/1/2022
2021	11	GL	731,600	13200	14.24	288,300	1,033,100	1,033,100	Year End Roll	8/18/2021
2021	11	AB	731,600	13200	14.24	288,300	1,033,100	1,033,100	NEMRC	5/19/2021
2020	11	GL	731,600	13200	14.24	288,300	1,033,100	1,033,100	Year End Roll	7/28/2020
2020	11	AB	731,600	13200	14.24	288,300	1,033,100	1,033,100		6/3/2020

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAUFMAN, DENNIS	204-862	3	2/3/2012	FAMILY SALE		No	No		

TAX DISTRICT

PAT ACCT.

Legal Description
14.15 ACRES & 3 DWLS
Entered Lot Size
Total Land: 14.15
Land Unit Type: AC

1 of 3 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 984,100/
USE VALUE: 984,100/
ASSESSED: 984,100/
Total Card / Total Parcel
984,100/ 1,727,200
984,100/ 1,727,200
984,100/ 1,727,200

User Acct
450-142-11776
GIS Ref
GIS Ref
Insp Date
04/13/12
1357!



USER DEFINED
Prior Id # 1: 06-023-000
Prior Id # 2: 06-023-100
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 06-023
Prior Id # 2: 000
Prior Id # 3:
ASR Map
Fact Dist:
Reval Dist:
Year:
LandReason
BldReason
CivilDistrict:
Ratio:

PRINT
Date Time
10/06/25 13:17:53
LAST REV
Date Time
08/04/25 15:28:19
krt
357

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
8/19/2021	24 BLA21	BOUNDARY		C				
10/20/2016	34BLA16	BOUNDARY		C				BLA
7/6/2011	25	ADDITION	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2025		L	LISTERS
6/19/2025		L	LISTERS
6/13/2025	HRG - NO CHG	KL	KL-KRT
3/5/2025	FIELD REVIEW	KL	KL-KRT
1/18/2024	M+L	DR	DOUG-KRT
6/21/2018	GRV - CHG	L	LISTERS
8/21/2017	MAP CHG	A	ASSR
6/13/2016	GRV - CHG	L	LISTERS
4/27/2015	UC/NC CHECK	A	ASSR

Sign: / /

Total AC/HA: 11.02000 Total SF/SM: 480031 Parcel LUC: 11 RESD 2 Prime NB Desc: RURAL GOOD Total: 292,935 Spl Credit: Total: 293,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - NorwichVT2025 cheryl 2025

EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 3
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: %
 Roof Struct: 2 - HIP
 Roof Cover: 1 - ASPHALT SH
 Color: NATURAL
 View / Desir:

GENERAL INFORMATION

Grade: B- - GOOD (-)
 Year Bilt: 2006 Eff Yr Bilt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wal: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: 4 - CARPET 50 %
 Bsmnt Fir: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 3 - FORCED H/W
 # Heat Sys: 1
 % Heated: 70 % AC:
 Solar HW: NO Central Vac: NO
 % Corn Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
32	BARN/LFT	D	Y	1	24X36	D	AV	1975	23.70	T	60	11			8,200		8,200
32	BARN/LFT	A	Y	1	36X16	D	AV	1975	27.45	T	60	11			6,300		6,300
GEN	GENERATOR	D	Y	1		C	AV	2023		T	0	11					

BATH FEATURES

Full Bath: 1 Rating: GOOD
 A Bath: 1 Rating: AVERAGE
 3/4 Bath: 1 Rating: AVERAGE
 A 3QBth: Rating:
 1/2 Bath: 1 Rating: AVERAGE
 A HBth: Rating:
 % OthrFix: 5 Rating: AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 9.5 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 9.5 %

CALC SUMMARY

Basic \$ / SQ: 155.00
 Size Adj.: 0.94876528
 Const Adj.: 0.97811997
 Adj \$ / SQ: 143.841
 Other Features: 65029
 Grade Factor: 1.25
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 747582
 Depreciation: 71020
 Depreciated Total: 676561

COMMENTS

OTF = SS, 3 EXTRA SINKS AND SHOWER;
 ELECTRIC HEAT UPPER FLOORS; VG PINE
 GRADE FLOORING IN FFL; GARAGE ADDED
 2009; MASTER SUITE: 1/24 EA IA.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other:
 Upper:
 Lvl 2:
 Lvl 1:
 Lower:
 Totals RMs: 8 BRs: 3 Baths: 1 HB: 1

REMODELING

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

RES BREAKDOWN

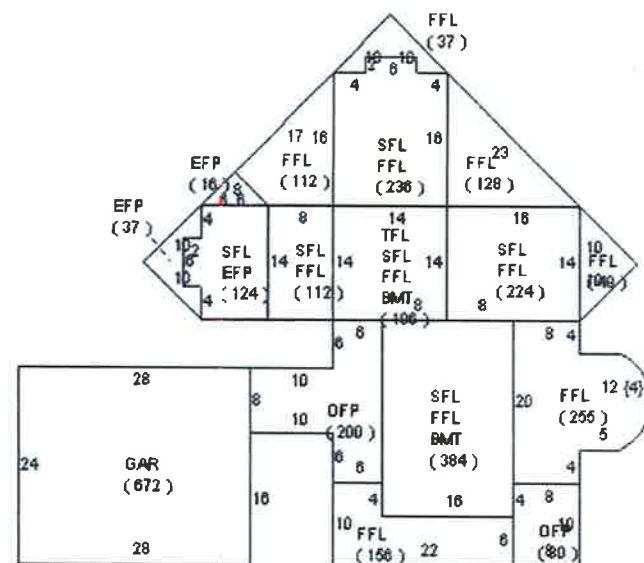
No	Unit	RMS	BRS	FL
1		8	3	M
Totals				
1		8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val:
 Juris. Factor: Before Depr: 179.80
 Special Features: 0 Val/Su Net: 133.45
 Final Total: 676600 Val/Su SzAd: 201.31

SKETCH



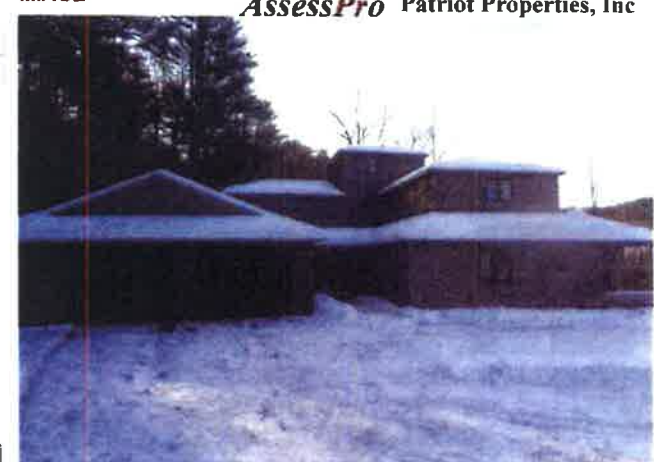
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,889	143.840	271,716
SFL	2ND FLOOR	1,276	132.330	168,858
GAR	GARAGE	672	37.030	24,883
BMT	BASEMENT	580	35.960	20,857
OFF	OPEN PORCH	280	28.770	8,055
TFL	3RD FLOOR	196	132.330	25,937
EFP	ENCL PORCH	177	71.920	12,730
Net Sketched Area: 5,070			Total:	533,036
Size Adj:	3361 Gross Area		5070 FinArea:	3361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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IMAGE



AssessPro Patriot Properties, Inc

PARCELID 06-023-000

More: N

Total Yard Items:

14,500

Total Special Features:

Total:

14,500

3

06-023 000
MAP-LOT SUB

2 of 3 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 301,600/
USE VALUE: 301,600/
ASSESSED: 301,600/
Total Card / Total Parcel
301,600/ 1,727,200
301,600/ 1,727,200
301,600/ 1,727,200

PROPERTY LOCATION

No Alt No Direction/Street/City
539 CAMPBELL FLATS RD, NORWICH

OWNERSHIP

Unit #:
Owner 1: KAUFMAN DENNIS M LIFE ESTATE
Owner 2: KAUFMAN ROBERTA S LIFE ESTATE
Owner 3: KAUFMAN DOBEN STEPHANIE
Street 1: PO BOX 28
Street 2:
Twn/City: NORWICH
St/Prov: VT
Postal: 05055-0028
Cntry: Own Occ: Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 14.15 ACRES of land mainly classified as RESD 2 with a CONTEMPORARY Building built about 1981, having primarily WOOD Exterior and 1560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 Half Bath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Description Amount Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
21	RESD 2 EXC		1		SITE ACRE SITE		1.0	0 140,000.	1.26	RG	1.40		TOPO	-10						176,400						176,400 06-023-100	
21	RESD 2 EXC		1		EXCESS SI SITE		1.0	0 7,500.	1.26	RG	1.40		TOPO	-10						9,450						9,500	
21	RESD 2 EXC		0.01		ACRES EXCESS		1.0	0 7,500.	1.05	RG	1.40		FLOOD F	-25						79						100	
21	RESD 2 EXC		0.6		ACRES EXCESS		1.0	0 7,500.	0.07	RG	1.40		FLOOD F	-95						315						300 RIVER BED LAND	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	2.610	115,300		186,300	301,600
Total Card	2.610	115,300		186,300	301,600
Total Parcel	14.150	1,068,900	15,900	642,400	1,727,200
Source: Market Adj Cost		Total Value per SQ unit /Card:	193.29	/Parcel:	260.43

PREVIOUS ASSESSMENT

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

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

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

Date	Result	By	Name
3/5/2025	FIELD REVIEW	KL	KL-KRT
1/18/2024	M-H	DR	DOUG-KRT
5/22/2019	DATA CORR	A	ASSR
4/13/2012	MEAS+INSPCTD	2	W KRAJESKI

Sign: / /

Total AC/HA: 2.61000

Total SF/SM: 113692

Parcel LUC: 11

RESD 2

Prime NB Desc: RURAL GOOD

Total: 186,244 Spl Credit

Total: 186,300

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

Database: AssessPro - NorwichVT2025

cheryl

2025



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 06-023.000
Prior Id # 2
Prior Id # 3
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1: 06-023
Prior Id # 2: 000
Prior Id # 3:
ASR Map
Fact Dist
Reval Dist
Year
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
 Sty Ht: 1T - ONE/3 QTRS
 (Liv) Units: 1 Total: 3
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: 2 - CLAPBOAR 25%
 Roof Struct: 3 - GAMBREL
 Roof Cover: 1 - ASPHALT SH
 Color: NATURAL
 View / Desir:

GENERAL INFORMATION

Grade: D+ - FAIR (+)
 Year Blt: 1981 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wall: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 12 - CONCRET 50%
 Bsmnt Fir:
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRC BB
 # Heat Sys: 1
 % Heated: 90 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

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

BATH FEATURES

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

OTHER FEATURES

Kits: 1 Rating: FAIR
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 22. %
 Functional: D - DESIGN 5.0 %
 Economic: %
 Special: %
 Override: %
 Total: 25.9 %

CALC SUMMARY

Basic \$ / SQ: 155.00
 Size Adj.: 1.12043476
 Const Adj.: 0.97185594
 Adj \$ / SQ: 168.780
 Other Features: 28010
 Grade Factor: 0.55
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 155599
 Depreciation: 40300
 Depreciated Total: 115299

COMMENTS

BACK ADDITION WIP; FFL NEARLY
 COMPLETE-UTILITY AREA; SFL IS FRAMED
 W/ROUGH ELEC AND NO HEAT; CONC SLAB
 FLOORS IN FFL, MIXED PLYWOOD/LOW
 GRADE ELSEWHERE; 1/24 EA IA.

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 1
 Level FY LR DR D K FR RR BR FB HB L O

Other:
 Upper:
 Lvl 2:
 Lvl 1:
 Lower:

Totals RMs: 4 BRs: 2 Baths: 2 HB

REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	2	M
Totals				
1		4	2	

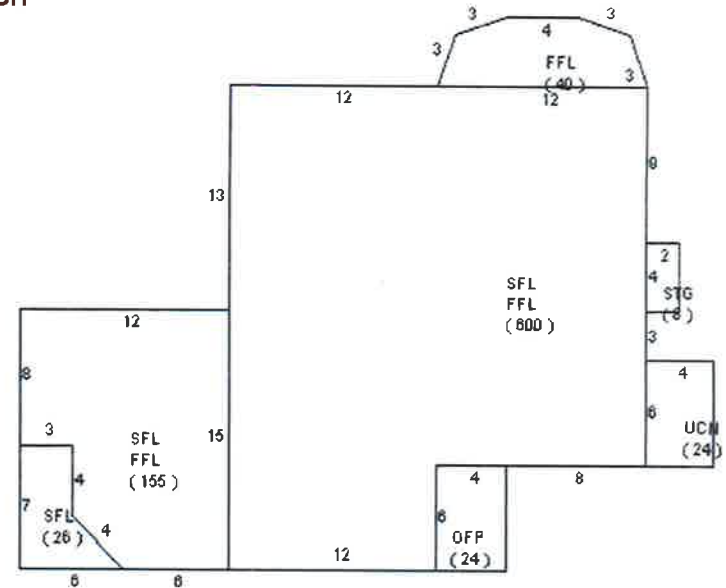
COMPARABLE SALES

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

WtAv\$/SQ: AvRate: Ind.Val:

Juris. Factor: Before Depr: 92.83
 Special Features: 0 Val/Su Net: 71.35
 Final Total: 115300 Val/Su SzAd: 73.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
FFL	1ST FLOOR	795	168.780	134,180						
SFL	2ND FLOOR	765	155.280	118,846	SFL	98				
OFF	OPEN PORCH	24	33.760	810						
UCN	CANOPY OH	24	33.750	810						
STG	STORAGE	8	31.500	252						

Net Sketched Area: 1,616 Total: 254,898
 Size Adj: 1560.3800 Gross Area: 1632 FinArea: 1560

IMAGE



AssessPro Patriot Properties, Inc

PARCELID 06-023-000

More: N

Total Yard Items:

Total Special Features:

Total:

4

06-023 000
MAP-LOT SUB
PROPERTY LOCATION
No Alt No Direction/Street/City
537 CAMPBELL FLATS RD, NORWICH

OWNERSHIP
Owner 1: KAUFMAN DENNIS M LIFE ESTATE
Owner 2: KAUFMAN ROBERTA S LIFE ESTATE
Owner 3: KAUFMAN DOBEN STEPHANIE
Street 1: PO BOX 28
Street 2:
Twn/City: NORWICH
St/Prov: VT
Postal: 05055-0028
Cntry: Own Occ: Type:

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

NARRATIVE DESCRIPTION
This parcel contains 14.15 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 1978, having primarily WOOD Exterior and 1711 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Description/No Amount Com. Int

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		0.52		SITE ACRE SITE		1.0	0 140,000.		2.24	RG	1.40								163,072						163,100	

3 of 3 RESIDENTIAL
CARD NORWICH, VT

APPAISED: 441,500/
USE VALUE: 441,500/
ASSESSED: 441,500/
Total Card / Total Parcel
441,500/ 1,727,200
441,500/ 1,727,200
441,500/ 1,727,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
11	0.520	277,000	1,400	163,100	441,500
Total Card	0.520	277,000	1,400	163,100	441,500
Total Parcel	14.150	1,068,900	15,900	642,400	1,727,200
Source: Market Adj Cost	Total Value per SQ unit /Card: 258.08		/Parcel: 260.43		

Legal Description
14.15 ACRES & 3 DWLS

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

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

ParcelID 06-023-000

PRINT
Date Time
10/06/25 13:18:02

LAST REV
Date Time
08/05/25 07:59:08

krt
357

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
3/5/2025	FIELD REVIEW	KL	KL-KRT
1/18/2024	M+L	DR	DOUG-KRT
4/24/2014	INSPECT	A	ASSR
4/13/2012	MEAS+INSPCTD	2	W KRAJESKI

Sign:

Total AC/HA: 0.52000

Total SF/SM: 22651

Parcel LUC: 11 RESD 2

Prime NB Desc: RURAL GOOD

Total: 163,072 Spl Credit

Total: 163,100

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

Database: AssessPro - NorwichVT2025

cheryl

2025

EXTERIOR INFORMATION

Type: 6 - COLONIAL
 Sty Ht: 2 - TWO STORY
 (Liv) Units: 1 Total: 3
 Foundation: 6 - SLAB
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: %
 Roof Struct: 3 - GAMBREL
 Roof Cover: 1 - ASPHALT SH
 Color: GRAY
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 1976 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdic: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 6 - CERAMIC T 10 %
 Bsmnt Fir:
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 3 - ELECTRIC
 Heat Type: 6 - ELECTRIC BB
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
95	SAUNA	D S	1	1	C	AV	2024	3,125.00	T	1	11			3,100		3,100
25	GRNHSE-G	D Y	1	10X12	C	AV	2024	11.67	T	1	11			1,400		1,400

BATH FEATURES

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

OTHER FEATURES

Kits: 1 Rating: FAIR/AVG
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 23. %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 23.5 %

CALC SUMMARY

Basic \$ / SQ: 185.00
 Size Adj.: 1.09227455
 Const Adj.: 0.97425503
 Adj \$ / SQ: 196.868
 Other Features: 32000
 Grade Factor: 1.00
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 357977
 Depreciation: 84125
 Depreciated Total: 273852

Make: Model:

COMMENTS

SMALL KITCHEN; OTH=SS IN LAUNDRY
 EXPOSED WOOD CEILINGS; ELECTRIC UNIT
 TYPE HEATERS; SINGLE METOR FOR 2
 RENTED HOUSE; 1/24 EA IA.

RESIDENTIAL GRID

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

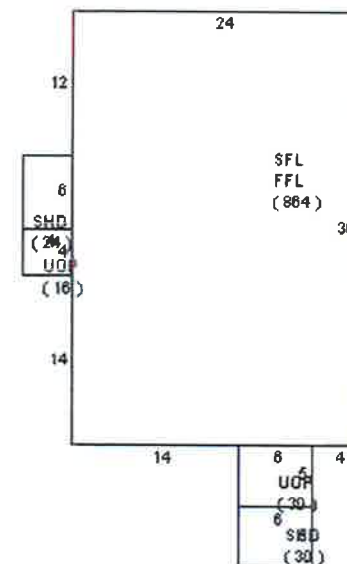
COMPARABLE SALES

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

WtAv\$/SQ: AvRate: Ind. Val:

Juris. Factor: Before Depr: 196.87
 Special Features: 3100 Val/Su Net: 152.95
 Final Total: 277000 Val/Su SzAd: 161.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	864	96.870	170,094
SFL	2ND FLOOR	847	81.120	153,357
SHD	ATT SHED	54	30.000	1,620
UOP	UNF OP PCH	46	19.690	906

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	Type	Qu	# Ten
FFL	1ST FLOOR	864	96.870	170,094	SFL	98				
SFL	2ND FLOOR	847	81.120	153,357						
SHD	ATT SHED	54	30.000	1,620						
UOP	UNF OP PCH	46	19.690	906						

Net Sketched Area: 1,811
 Size Adj: 1710.7200 Gross Area: 1828 FinArea: 1711

IMAGE



More: N

Total Yard Items:

1,400

Total Special Features:

3,100

Total:

4,500

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with payment

PAYABLE TO:
MAIL TO:

**Town of Norwich
Finance Office**
P. O. Box 376
Norwich, VT 05055
802-649-1419 #3

Please FORWARD to new owner if
property was sold after
4-1-2025.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
06-023.000	9/11/25	2025-2026

Description: 14.15 ACRES & 3 DWLS
Location: 535 CAMPBELL FLATS RD

OWNER KAUFMAN DENNIS M LIFE ESTATE
KAUFMAN ROBERTA S LIFE ESTATE
PO BOX 28
NORWICH VT 05055-0028

On any unpaid principal - interest will be added at 1% per month
for the first three months & 1 1/2% thereafter. After Feb 13, 2026
all delinquent taxes are also subject to a 4% penalty.

HOUSESITE TAX INFORMATION

SPAN # 450-142-11776 SCL CODE: 142
TOTAL PARCEL ACRES 14.15
HOUSESITE VALUE 944,500
HOUSESITE EDUCATION TAX 13,312.73
HOUSESITE MUNICIPAL TAX 4,784.84
HOUSESITE TOTAL TAX 18,097.57
FOR INCOME TAX PURPOSES

FOR INCOME TAX PURPOSES

ASSESSED VALUE			HOMESTEAD		NONHOMESTEAD	
REAL	1,727,200		1,334,900		392,300	
TOTAL TAXABLE VALUE			1,334,900		392,300	
GRAND LIST VALUES			13,349.00		3,923.00	
MUNICIPAL TAXES			EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST = TAXES
MUNICIPAL	0.5002	x17,272.00=	8,639.45	HOMESTEAD EDUCATION	1.4095	x13,349.00= 18,815.42
VOTED EXEMPT	0.0017	x17,272.00=	29.36	1.9183 (district rate) / 136.10% (CLA ÷ SA) = 1.4095		
COUNTY TAX	0.0047	x17,272.00=	81.18	NON HOMESTEAD EDUCATION	1.2513	x3,923.00= 4,908.85
Revised Bill					1.7030 (state rate) / 136.10% (CLA ÷ SA) = 1.2513	
			Payments		TOTAL EDUCATION TAX	
			1	10/01/2025	EDUCATION STATE PAYMENT	
			16,237.13		EDUCATION NET TAX DUE	
			2	02/13/2026	TAX SUMMARY	
			16,237.13		Municipal + Education	
TOTAL MUNICIPAL TAX			8,749.99	TOTAL TAX		
MUNICIPAL STATE PAYMENT			0.00	TOTAL STATE PAYMENT		
MUNICIPAL NET TAX DUE			8,749.99	TOTAL NET TAX DUE		

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Norwich
TAX YEAR 2025-2026

1ST PAYMENT DUE	
10/01/2025	
OWNER NAME	
KAUFMAN DENNIS M LIFE ESTATE	
PARCEL ID	
06-023.000	
AMOUNT DUE	16237.13
AMOUNT PAID	Revised Bill

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receipt?
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addressed,
stamped
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with payment

Town of Norwich
TAX YEAR 2025-2026

2ND PAYMENT DUE	
02/13/2026	
OWNER NAME	
KAUFMAN DENNIS M LIFE ESTATE	
PARCEL ID	
06-023.000	
AMOUNT DUE	16237.13
AMOUNT PAID	Revised Bill

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accepted.

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with payment

