24BLA21

TOWN OF NORWICH, VERMONT

APPLICATION FOR ZONING PERMIT

Owner(s): Kaufman Dennis M life estate, Kaufman Roberta S life Estate

Mail Address: PO Box 28 Town Norwich ST VT Zip 05055

Day Phone: 802-649-1874 Eve Phone: 802-649-1874 Email: dmmkaufman@gmail.com
r.sue.kaufman@gmail.com

Applicant (If Different): _____

Mail Address: _____ Town _____ ST ____ Zip _____

Day Phone: _____ Eve Phone: _____ Email: _____

Description of Proposed Development: Boundary line adjustment to move approximately 0.52 acres from 06-023.100 to 06-023.000. The reason for this is to permit the tenants at 539 Campbell Flar Road to purchase the house and lands that they have been renting for 15 years. Zoning District: RR VR I VR II VB C/I AQ

Street Address: 539 Campbell Flat Road Tax Map Lot # 06 - 023.100 Lot Size: 2.61 A

Building Setbacks- Road Right-of-way: 85+/- Right Boundary: 40+/- Left 10+/- Rear 900+/-

Size of Building(s)/Additions: Structure A: Width _____ Length _____ Height _____

Structure B: Width _____ Length _____ Height _____ Area: Footprint of Structure A 864 existing

Additional Footprint of Structure B (if any) 192 existing Total _____ # of Parking Spaces _____

Estimated Date of Completion: immediate Estimated Value $ No new construction # of Bedrooms 3

****

Please Attach: Site Plan with building locations, well & septic locations, roads, driveways, and streams. Drawing of footprint of new construction and outlines of additional floors. Elevation Drawing of multi-story buildings.

The undersigned hereby agrees that the proposed development shall be built in accordance with the foregoing statements, attached plans, and in accordance with the zoning and subdivision regulations of the Town of Norwich, and certifies that the above is true, correct, and complete. The owner consents to inspections of the real estate that is the subject of the application by the Zoning Administrator at reasonable times.

Signature of Landowner (or Authorized Agent) [signature] Date 5 June 2021

****

Zoning Office Checklist:
- __ Flood Hazard Area
- __ Wetlands
- __ Septic Location
- __ Water Supply
- __ Parking
- __ Shoreline
- __ Aquifer Protection
- __ Permit Conditions
- __ Agricultural Exemption

Comments: _____

Additional Permits Required:
- __ Subdivision
- __ Conditional Use
- __ Site Plan Review
- __ Variance
- __ PRD
- __ Driveway Access
- __ Wastewater

Fees:

Base Fee	$ 100.00
Sq. Ft. x ___	$
# of Lots	$
Recording	$ 15.00
Other _____	$
Total	$ 115.00
Date Paid	
To Finance	

Action	Dates
Received	6-7-21
Complete	
Granted	8-19-21 DRB ADM Approval
Refused	
Posted at Site	
Appeal By	
Effective	
Expires	

Signature of Zoning Administrator _____ Date 8-19-21

8/11 **Application/Permit #** 24BLA21

2.

TO: Development Review Board
FROM: Rod Francis, Planning Director
RE: #21BLA21 Kaufman/Kaufman
DATE: 8-4-21

Lots: 06-023.100 Dennis and Roberta Kaufman, Life Estate, (developed; +/- 3.04acres, 539 Campbell Flats RD)
06-023.000, Dennis and Roberta Kaufman, Life Estate, (developed, +/-11.11 acres, Campbell Flats RD)

The Boundary Line Adjustment proposes to:

1. Transfer — .57+/- acres from 06-023.100 to 06-023.000. Both properties are developed.

	06-023.100	06-023.000	Total Acres
Existing	+/-3.04	+/11.11- acres	+/- 14.15acres
Transfer	-.+/0.43-acres	+.0.43+/-acres	
Proposed	+/-2.61-acres	+/-11.54acres	+/- 14.15acres

Criteria for Boundary Line Adjustment NSR §2.1 (D)

1. Boundary line adjustments shall be reviewed under the same criteria and process as a subdivision unless, after review of the boundary line adjustment plan, the Development Review Board determines that the proposed boundary line adjustment:

#	**Criterion**	×/✓
a.	is a minor realignment in that	
	1) area of the land to be transferred is less than the half of the area of the original parcel to be reduced in size, or	✓
	2) both parcels are already developed	✓
b.	does not change substantially the nature of any previously approved subdivision	✓
c.	does not result in the creation of any new lots	✓
d.	will not impair access to any parcel	✓
e.	will not impact adversely any valuable natural resource or result in fragmentation of agricultural or conservation lands	✓
f.	will not create a nonconforming lot or nonconforming structure, or increase the degree of nonconformity of a preexisting nonconforming lot or structure	✓

06-023 000
MAP-LOT SUB

CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	986,000/	1,570,400
USE VALUE:	986,000/	1,570,400
ASSESSED:	986,000/	1,570,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
535		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 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 RESD 2 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 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	9.540			41,500	41,500
11	2.000	676,600	14,500	253,400	944,500
Total Card	11.540	676,600	14,500	294,900	986,000
Total Parcel	14.150	1,073,300	15,900	481,200	1,570,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.37 | /Parcel: 236.79

Legal Description: 14.15 ACRES & 3 DWLS

Entered Lot Size
Total Land: 14.15
Land Unit Type: AC

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

Patriot Properties Inc.

PREVIOUS ASSESSMENT

ParcelID 06-023-000

!357!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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		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
2019	11	GL	731,600	13200	14.24	288,300	1,033,100	1,033,100		6/19/2019

PRINT

Date	Time
06/13/25	12:53:45

LAST REV

Date	Time
05/14/25	14:56:21

krt

PAT ACCT. 357

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:	

SALES INFORMATION

TAX DISTRICT

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		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
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
2/19/2015	FIELD REV	A	ASSR
6/28/2013	GRV - CHG	A	ASSR
4/13/2012	MEAS+INSPCTD	2	W KRAJESKI

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		1		SITE ACRE	SITE	1.0	0	140,000.	1.75	RG	1.40	WF							245,000						245,000	
11	RESD 2		1		EXCESS SI	SITE	1.0	0	7,500.	1.12	RG	1.40		TOPO	-20					8,400						8,400	
21	RESD 2 EXC		7.34		ACRES	EXCESS	1.0	0	7,500.	0.73	RG	1.40		FLOOD F	-25	EASEME	-20			40,345						40,300	
21	RESD 2 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

-.52

Total AC/HA:	11.54000	Total SF/SM:	502682	Parcel LUC: 11	RESD 2	Prime NB Desc	RURAL GOOD	Total:	294,900
Spl Credit		Total:	294,900						

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - Analysis cheryl 2024

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 Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	2 - SOFTWOOD		
Sec Floors:	4 - CARPET	50	%
Bsmnt Flr:	12 - CONCRETE		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	70	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

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

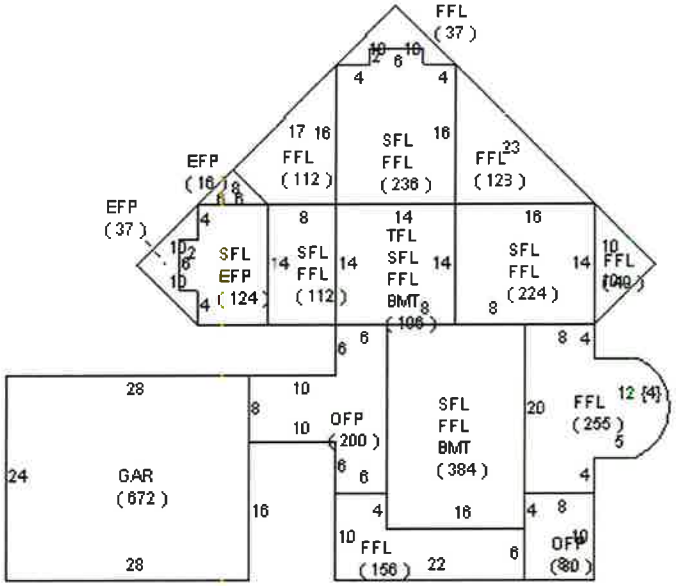
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

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
OFP	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 Ad	3361	Gross Area	5070	FinArea	3361

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

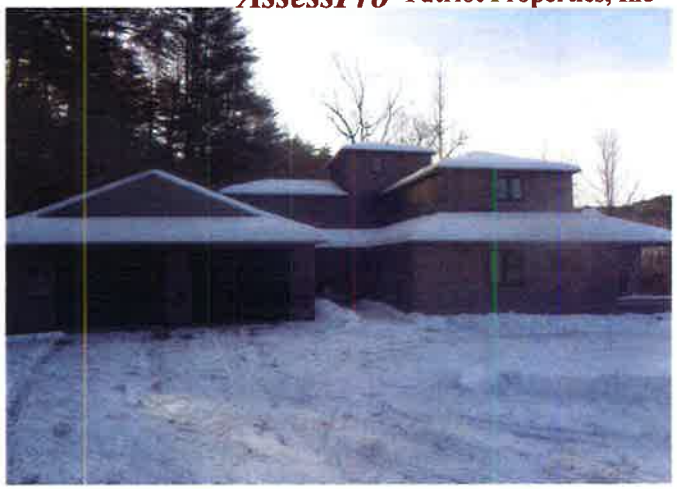
PARCELID 06-023-000

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	1	C	AV	2023		T	0	11					

More: N	Total Yard Items:	14,500	Total Special Featues:	Total:	14,500

IMAGE

AssessPro Patriot Properties, Inc



06-023 000
MAP-LOT SUB

3 of 3 CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	124,200/	1,570,400
USE VALUE:	124,200/	1,570,400
ASSESSED:	124,200/	1,570,400

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 Cntry: Own Occ:
Postal:	05055-0028 Type:

PREVIOUS OWNER

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

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 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
11	0.000	122,800	1,400		124,200
Total Card	0.000	122,800	1,400		124,200
Total Parcel	14.150	1,073,300	15,900	481,200	1,570,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 79.60 | /Parcel: 236.79

Legal Description: 14.15 ACRES & 3 DWLS

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 450-142-11776
GIS Ref:
GIS Ref:
Insp Date: 04/24/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

ParcelID 06-023-000

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

!357!

PRINT

Date	Time
06/13/25	12:53:54

LAST REV

Date	Time
03/12/25	10:14:46

krt

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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 357

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

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:		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
11	RESD 2		0		SITE ACRE	SITE	1.0	0	0.	0.00	RG	1.40															

2.61 ac.

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 11	RESD 2	Prime NB Desc	RURAL GOOD	Total:		Spl Credit	Total:

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

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:	1987
Alt LUC:		Alt %:	
Jurisdict:		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:	12 - CONCRET	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	90	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

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	19.	%
Functional:	D - DESIGN	5.0	%
Economic:			%
Special:			%
Override:			%
Total:		23.05	%

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:	35866
Depreciated Total:	119734

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	

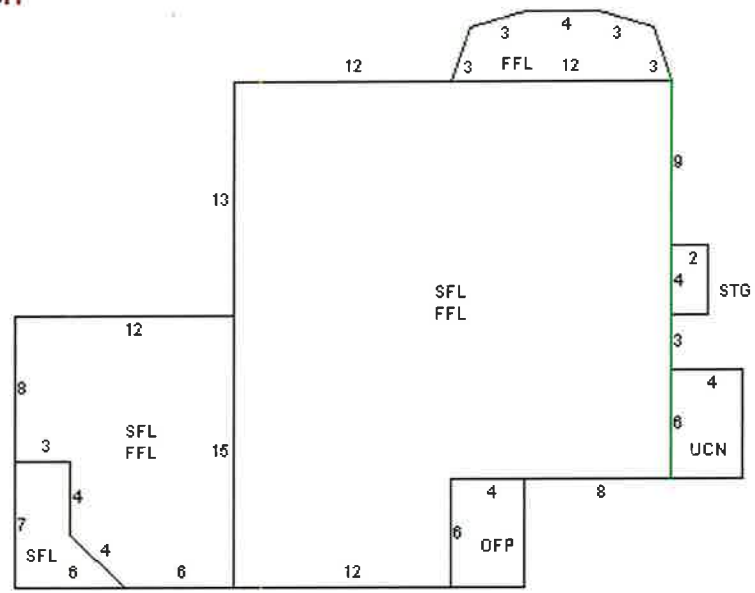
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	795	168.780	134,180
SFL	2ND FLOOR	765	155.280	118,846
OFP	OPEN PORCH	24	33.760	810
UCN	CANOPY OH	24	33.750	810
STG	STORAGE	8	31.500	252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	98				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	92.83		
Special Features:	3100	Val/Su Net:	75.99		
Final Total:	122800	Val/Su SzAd	78.70		

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

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCELID 06-023-000

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

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	1,400	Total Special Featues:	3,100	Total: 4,500

06-023 000
MAP-LOT SUB

2 of 3
CARD

RESIDENTIAL
NORWICH, VT

	Total Card /	Total Parcel
APPRAISED:	460,200/	1,570,400
USE VALUE:	460,200/	1,570,400
ASSESSED:	460,200/	1,570,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
537		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 Cntry Own Occ:
Postal:	05055-0028 Type:

PREVIOUS OWNER

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

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	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
21	2.610	273,900		186,300	460,200
Total Card	2.610	273,900		186,300	460,200
Total Parcel	14.150	1,073,300	15,900	481,200	1,570,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 269.01 | /Parcel: 236.79

Legal Description: 14.15 ACRES & 3 DWLS

User Acct: 450-142-11776

GIS Ref:

GIS Ref:

Insp Date: 04/13/12

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

ParcelID 06-023-000

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

!357!

PRINT

Date	Time
06/13/25	12:53:50

LAST REV

Date	Time
03/27/25	14:58:37

cheryl
357

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:	

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
5/22/2019	DATA CORR	A	ASSR
4/13/2012	MEAS+INSPCTD	2	W KRAJESKI

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:		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	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

.52.

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 warranteed. Database: AssessPro - Analysis cheryl 2024

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:	1978 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	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 Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

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

COMMENTS

SMALL KITCHEN; OTF = SS IN LAUNDRY; EXPOSED WOOD CEILINGS; ELECTRIC UNIT TYPE HEATERS; SINGLE METER FOR 2 RENTED HOUSE; 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: 5	BRs: 3	Baths: 1	HB								

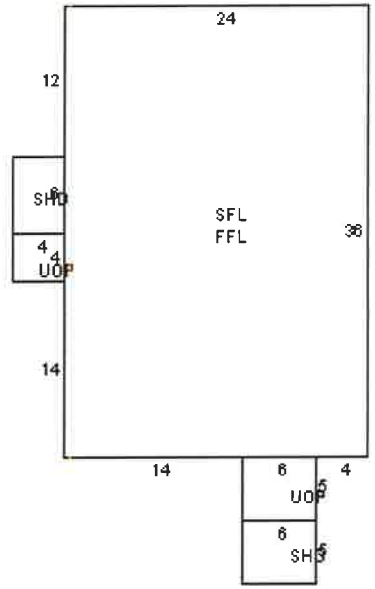
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	864	196.870	170,094
SFL	2ND FLOOR	847	181.120	153,357
SHD	ATT SHED	54	30.000	1,620
UOP	UNF OP PCH	46	19.690	906

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	98				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	96.87
Special Features:	0	Val/Su Net:	51.24
Final Total:	273900	Val/Su SzAd	60.11

Net Sketched Area:	1,811			Total:	325,977
Size Ad	1710.7200	Gross Area	1828	FinArea	1711

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCELID 06-023-000

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

More: N	Total Yard Items:	Total Special Featues:	Total:

Parc 23
metes & bounds

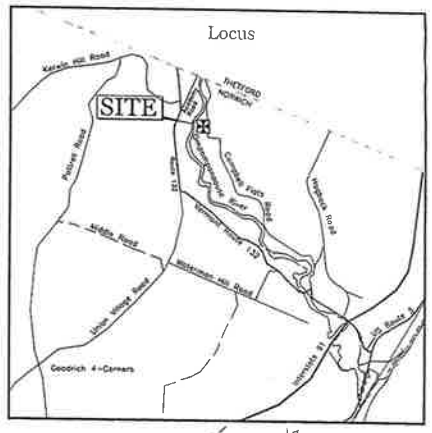
LINE	BEARING	DISTANCE
L25	S62°43'00"W	52.48'
L1	S28°48'30"W	38.69'
L2	S68°12'00"W	121.64'
L3	N11°32'00"W	289.28'
L4	N11°33'00"W	22.63'
L5	N33°17'00"E	83.83'
L6	N25°13'30"E	120.88'
L7	N05°05'00"E	26.72'
L8	N18°39'00"E	149.82'
L9	N06°22'00"E	165.45'
L10	N00°30'00"W	108.35'
L11	S54°56'00"E	39.09'
L12	N03°28'00"W	68.62'
L13	S05°30'00"E	64.61'
L14	S00°13'00"E	44.41'
L15	S10°12'30"W	110.90'
L16	S07°03'30"W	58.09'
L17	S00°22'00"W	89.53'
L18	S11°27'00"E	65.15'
L19	S19°18'30"E	107.92'
L20	S17°18'00"E	55.79'
L21	S12°00'30"E	40.06'
L22	S06°49'00"E	39.48'
L23	S00°47'00"W	59.95'
L24	S14°18'30"W	216.60'

Monument Descrip

No. 1 FOUND a 7/8" Rebar with 5" of reveal straight and firm in good condition, 30" from the edge of the River
No. 2 FOUND a 1-3/4" inch Iron Pipe with 14" of reveal, straight, firm, and in good condition, at the top of the River Bank
No. 3 FOUND a 1-3/4" inch yellow iron Pipe with 12" of reveal, straight, firm, and in good condition, at the base of a 15" Hemlock at the top of a ledge face and in the barbed wire fence line
No. 4 FOUND a 1-3/4" inch yellow Iron Pipe with 14" of reveal, straight, firm, and in good condition, at the base of a ledge face
No. 5 FOUND a 1-3/4" inch yellow Iron Pipe with 18" of reveal, straight, firm, and in good condition, at the intersection of barbed wire fence lines
No. 6 FOUND a 2-1/4" inch yellow 36" long iron Pipe long laying horizontal and buried 12" on the River Bank, reset at the base location of the found Pipe straight, firm, and in good condition with 12" of reveal and 5' from the edge of River at the foliage line and bottom of River Bank
No. 7 FOUND a 3/8" inch bolt with a ring drilled into a ledge with 1" of reveal firm, straight and in good condition in the center of the River
No. 8 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 8" of reveal
No. 9 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 6" of reveal
No. 10 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 6" of reveal
No. 12 FOUND a 5/8x36" Blue Rebar with an orange plastic cap firm and straight with 7" of reveal
No. 13 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight and Flush
No. 14 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight with 10" of reveal
No. 15 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight with 10" of reveal
No. 16 SET a 5/8x42" Blue Rebar with an orange plastic cap firm and straight with 10" of reveal

Parcel 6:23.1
metes & bounds

LINE	BEARING	DISTANCE
L25	S62°43'00"W	52.48'
L1	S28°48'30"W	38.69'
L2	S68°12'00"W	121.64'
L3	N11°32'00"W	289.28'
L4	N11°33'00"W	22.63'
L5	N33°17'00"E	83.83'
L6	N25°13'30"E	120.88'
L7	N05°05'00"E	26.72'
L8	N18°39'00"E	149.82'
L9	N06°22'00"E	165.45'
L10	N00°30'00"W	108.35'
L11	S54°56'00"E	39.09'
L12	N03°28'00"W	68.62'
L13	S05°30'00"E	64.61'
L14	S00°13'00"E	44.41'
L15	S10°12'30"W	110.90'
L16	S07°03'30"W	58.09'
L17	S00°22'00"W	89.53'
L18	S11°27'00"E	65.15'
L19	S19°18'30"E	107.92'
L20	S17°18'00"E	55.79'
L21	S12°00'30"E	40.06'
L22	S06°49'00"E	39.48'
L23	S00°47'00"W	59.95'
L24	S14°18'30"W	216.60'



Vermont State Plane Grid North
Derived with GPS Static Observations
processed by NGS OPUS

Parcel 5:95
Norah Lake & Christopher Polashenski
Book 207, Page 274
Plan Slide 388A

Parcel 5:63
Toni & Gregory Prince
24 Academy Road

Parcel 5:62
Blake Dunkel & Ashley Woo
70 Academy Road

Parcel 6:24
Kenneth Mason, Jr.
Marilyn Roberts
Book 99, page 337

Parcel 6:23.1
Development Envelope A
metes & bounds

L70	S14°27'00"W	76.17'
L71	N72°57'00"W	47.52'
L72	N25°40'00"E	69.39'
L73	S82°29'00"E	134.49'

Parcel 6:23.1
Development Envelope B
metes & bounds

LINE	BEARING	DISTANCE
L80	S78°27'00"W	94.65'
L81	S11°33'00"E	190.45'
L82	N78°27'00"E	146.20'
L83	N69°58'30"E	148.98'
L84	N11°33'00"W	83.23'

Parcel 6:22
Chantal Gordon, Maryke Schlehofer, Andrew Cleland and Francis Cleland
Book 179, page 505

Parcel 6:27
Sargent Family Realty Trust
Book 116, page 210

Vermont State Plane
Coordinates for No. 10
Northing 466891.02
Easting 1705383.35

PARCELS 6:23 and 6:23.1
OWNERS OF RECORD
Stephanie Kaufman Doben
and
George Brandon Kaufman
c/o Dennis Kaufman
PO Box 28
Norwich, VT 05055

Deed Reference: Book 204, Pages 862-864
Parcel 6:23 Book 42, Pages 255-256
Parcel 6:23.1 Book 64, Pages 112-113
Plan Reference: Map slide 62A

Survey Notes and Report

1. The purpose of this Boundary Line Adjustment Plat is to replace the previous Boundary Line Adjustment, Town Permit No. 348LA16, as recorded on Plat 569-A with this Plat. No deeds where exchanged based on Plat 569-A. The realignment involves the same boundary lines between Norwich Parcels 6-23 and 6-23.1 Norwich Parcel 6-23 currently consists of two separate deeds descriptions along with a boundary line decision. State Permit WW-3-2725 was issued based on the previous layout and will require submission of this amended lot layout.

2. The right-of-way limits along Campbell Flats Road are computed 3 Rods or 49.5 feet wide in Book 32 commencing at page 295 of the Petition for Laying Out of the Campbell Meadow Road dated October 19, 1954.

3. The lands shown are located in the Norwich Rural Residential Zoning District. The setback limits shown are 20 feet along the highway and 10 feet along the side line and 75 feet from the River.

4. Corner Monuments noted as SET are not yet placed. All monument sizes are outside dimensions.

5. SURVEYOR'S REPORT: The boundary lines which are common with Parcel 6:22 are consistent with deeds. The Corner Monument labeled as No. 6 was found buried in the River Bank and replaced where the base of the iron Pipe laid. The deed for Parcel 6:22 was described by a Survey not found on record. The Common Boundary for subject parcels 6:23 and 6:23.1 was in dispute and resolved by Windsor Superior County Case S217-78-Wrc and the deed recorded in Book 64 of Pages 112-113. This deed released all lands North of the line due west from a Butternut Tree. The approximate location of this southern boundary line is shown. The northern boundary line being the extension of the centerline of the old Town Highway. The intent of the Survey is to include any title the owners have in the Ompompanoosuc River to the centerline of the River's main channel. Reference is made to the Supreme Court of Vermont case S.R. Miller v. Hiram Mann 55VT 475 (VT 1882). This assumes the Ompompanoosuc River is not a Navigable River. The lands are subject to the 1962 Right-of-Way which was retained by John Clogston as recorded in Book 33, Page 133 over the Old Road on the subject parcel and continuing undefined as it crossed the field to lands now of Cleland.

LEGEND:

Found Iron Pipe or Rebar	○ as described
Found Capped Rebar	⊗ as described
Set Capped Rebar	◎ as described
Computed Point	●
Boundary Line	
Easement Line	
Stone Wall	
Barbed Wire Fence	
Setback limits	
Development Envelope Limits	
Edge of River	
Utility Pole	p
Deed Reference	Book, Page
Plan Reference	Plan No.
Plastic Rebar Cap Label	TIM ROCKWOOD VT 537 NH 618
Overhead Wires	
Tree Line	

The boundary line adjustment depicted on this plat was duly approved by the Norwich Development Review Board in accordance with the Norwich Subdivision Regulations and all other applicable laws and regulations on the ____ day of _____, 2021.

(Boundary Line Adjustment Permit No._____)

Signed _____, Chairman.

I hereby certify to the best of my belief and knowledge a Vermont Rural Class Survey was completed on the Norwich Parcels 6:23 and 6:23.1 in accordance with the requirements of 27 VSA 1403(b)-(8) and, except as noted, is consistent with the deeds, plans, and notes on this plat that are the basis for this surveyor's opinion of the boundary line locations.

STATE OF VERMONT
TIMOTHY W. ROCKWOOD
No. 537
LAND SURVEYOR

Timothy W. Rockwood
Vermont Land Surveyor 537

Boundary Line Adjustment Plat for
Stephanie Kaufman Doben and
George Brandon Kaufman
and
Dennis M. Kaufman and
R. Sue Kaufman, Life Tenancy
535 Campbell Flats Road, Norwich, Vermont

0 100 200 300 400 500
Scale: 1" = 100'

Project No. 1202-01
Date: June 3, 2021

ROCKWOOD LAND SERVICES, LLC
PO BOX 347
HARTLAND, VT 05048
(802)436-1039
rockls@vermontel.net