

Town of Norwich Board of Civil Authority

Tax Assessment Appeals

Thursday, October 9, 2025

5:30pm

Sue Kaufman

Appellant Evidence Packet

Contents:

1. Appeal Letter
2. Tax notice, change of assessment notice, grievance result.
3. Land site adjustment
4. Comparables used
5. Analysis of assessment increases for comparable properties
6. Property Cards for 535, 537 and 539 Campbell Flat Rd.

Notice to Board of Civil Authority

I, Sue Kaufman, hereby appeal the decision of the listers at grievance of my properties located at 535, 537 and 539 Campbell Flats Road for the following reasons:

1. The increase in the assessed values is too high going from the 2023 assessment and after my grievance with the listers. See attached list of increases for Comparison properties.
2. The adjustment for the site acreage at 537 CFR of **2.24** is higher than any other property on Campbell Flats Road (CFR). See the attached list of properties on CFR.
3. The information on Property Cards for 537 and 539 CFR is incorrect. The photos for 537 and 539 CFR are reversed. 537 should have .52 acres. 539 should have 2.610 acres. The yard items belong with the property at 539.

Parcel ID: 06-023.000 - KAUFMAN LIFE ESTATE

	Assessed Value	Homestead	Housesite	Non- homestead
2024/2025 Tax Bill	1,032,300	832,500	695,600	199,800
Change Notice from Listers	1,731,600	1,731,600	1,231,800	-
Change from tax bill	699,300	899,100	536,200	(199,800)
Result of Grievance	1,727,200	1,727,200	1,386,000	-
Change from Listers notice	(4,400)	(4,400)	154,200	-
Percentage Change Tax Bill to After Grievance	67.3%	107.5%	99.3%	-100.0%
2024/2025 Tax Bill	1,032,300	832,500	695,600	199,800
Revised Change Notice from Listers	1,727,200	1,334,900	944,500	392,300
Change from revised tax bill	694,900	502,400	248,900	192,500
Percentage Change Tax Bill to After Revision	67.3%	60.3%	35.8%	96.3%

Attachments:

- 2024-2025 Tax Bill for Kaufman properties
- 2025-2026 Tax Bill for Kaufman properties
- Notice of Change in Assessment as of 4/1/2025
- Result of Grievance as of 8/15/2025
- List of properties on Campbell Flats Road with "Adj" for Site Acre noted
- Page from 2025 Property Cards used for selecting comparison properties
- Properties Selected for Comparison of Assessment Increases – average increase
- Property cards for 535, 537 and 539 CFR sent with BCA Appeal packet

MAIL TO:

Please FORWARD to new owner if
property was sold after
4-1-2024.

PARCEL ID	BILL DATE	TAX YEAR
06-023.000	07/26/2024	2024-2025

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

SPAN # 450-142-11776		SCL CODE: 142
TOTAL PARCEL ACRES		14.24
HOUSESITE VALUE		695,600
HOUSESITE EDUCATION TAX		16,185.22
HOUSESITE MUNICIPAL TAX		4,774.60
HOUSESITE TOTAL TAX		20,959.82
FOR INCOME TAX PURPOSES		

ASSESSED VALUE		HOMESTEAD	NONHOMESTEAD
REAL	1,032,300	832,500	199,800
TOTAL TAXABLE VALUE	1,032,300	832,500	199,800
GRAND LIST VALUES	10,323.00	8,325.00	1,998.00

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.6780	x10,323.00=	6,998.99	HOMESTEAD EDUCATION	2.3268	x8,325.00=	19,370.61
VOTED EXEMPT	0.0016	x10,323.00=	16.52	1.5722 (district rate) / 67.57% (CLA) = 2.3268			
COUNTY TAX	0.0068	x10,323.00=	70.20	NON HOMESTEAD EDUCATION	2.0586	x1,998.00=	4,113.08
				1.3910 (state rate) / 67.57% (CLA) = 2.0586			
				Payments	TOTAL EDUCATION TAX		23,483.69
				1 08/30/2024	EDUCATION STATE PAYMENT		0.00
				15,284.70	EDUCATION NET TAX DUE		23,483.69
				2 02/10/2025			
				15,284.70	TAX SUMMARY		
					Municipal + Education		
					TOTAL TAX		30,569.40
TOTAL MUNICIPAL TAX			7,085.71		TOTAL STATE PAYMENT		0.00
MUNICIPAL STATE PAYMENT			0.00		TOTAL NET TAX DUE		30,569.40
MUNICIPAL NET TAX DUE			7,085.71				

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

**AMOUNT
PAID**

DUE
AMOUNT
PAID

Want a receipt?
Send a self-addressed,
stamped envelope
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	09/11/2025	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

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	

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			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.5002	x17,272.00=	8,639.45
VOTED EXEMPT	0.0017	x17,272.00=	29.36
COUNTY TAX	0.0047	x17,272.00=	81.18
Revised Bill			
TOTAL MUNICIPAL TAX		8,749.99	
MUNICIPAL STATE PAYMENT		0.00	
MUNICIPAL NET TAX DUE		8,749.99	
EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.4095	x13,349.00=	18,815.42
1.9183 (district rate) / 136.10% (CLA ÷ SA) = 1.4095			
NON HOMESTEAD EDUCATION	1.2513	x3,923.00=	4,908.85
1.7030 (state rate) / 136.10% (CLA ÷ SA) = 1.2513			
TOTAL EDUCATION TAX		23,724.27	
EDUCATION STATE PAYMENT		0.00	
EDUCATION NET TAX DUE		23,724.27	
TAX SUMMARY			
Municipal + Education			
TOTAL TAX		32,474.26	
TOTAL STATE PAYMENT		0.00	
TOTAL NET TAX DUE		32,474.26	

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

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE.

USPS postmark is accepted.

Want a receipt? Send a self-addressed, stamped envelope 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

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE.

USPS postmark is accepted.

Want a receipt? Send a self-addressed, stamped envelope with payment

CHANGE NOTICE

TOWN OF NORWICH
NOTICE TO TAXPAYERS AS OF 04/01/2025

Change in Assessment of Real Estate
Date mailed: July 2, 2025

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

Parcel ID	: 06-023.000	Property Description:	14.15 ACRES & 3 DWLS
SPAN	: 450-142-11776	Tax Map:	06-023.000
Total Acreage	: 14.15	911 Address:	535 CAMPBELL FLATS RD

	Total Real Value	Homestead Value	House Site Value
Previous (last year) total	1,032,300	832,500	695,600
Current (this year) total	1,731,600	1,731,600	1,231,800
Difference:	699,300	899,100	536,200

Real Value Comments: 2025 TOWN-WIDE REAPPRAISAL
Homestead Comments: 2025 TOWN-WIDE REAPPRAISAL
House site Comments: 2025 TOWN-WIDE REAPPRAISAL

Please read enclosed 2025 Grievance Process document

* A homestead is the principal dwelling improvements and land owned and occupied by a Vermont resident individual as the individual's domicile. A homestead does not include buildings or improvements detached from the home and used for business or rental purposes. A housesite is that portion of a homestead that includes the principal dwelling and as much of the land surrounding the dwelling as is reasonable necessary for use of the dwelling as a home, but in no event more than two acres per dwelling unit.

32 V.S.A. § 4111(g) A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievance meeting, file with them his or her objections in writing and may appear at such grievance meeting in person or by his or her agents or attorneys. No grievance shall be allowed for a change solely to reflect a new use value set by the current use advisory board or the adjustment of that value by the common level of appraisal. Upon the hearing of such grievance, the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto.

TOWN OF NORWICH
RESULT OF GRIEVANCE DAY APPEAL

DATE OF NOTICE: AUGUST 15, 2025

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

You are hereby notified of the following disposition of the appeal in regards to the value of your property identified in the grand list book as follows:

Parcel ID: 06-023.000 SPAN: 450-142-11776
Property Description: 06-023.000
14.15 ACRES & 3 DWLS
535 CAMPBELL FLATS RD

[] Appeal denied.
[X] Fair Market Value changed from \$1,731,600 to \$1,727,200
Remarks: GRIEVANCE DECISION

[] Appeal denied.
[X] Homestead Value changed from \$1,731,600 to \$1,727,200
Remarks: GRIEVANCE DECISION

[] Appeal denied.
[X] Housesite Value changed from \$1,231,800 to \$1,386,000
Remarks: GRIEVANCE DECISION

Pursuant to Title 32, Vermont Statutes Annotated, Section 4404, a person aggrieved by the final decision of the board of listers/assessors after grievance day may appeal to the board of civil authority of the town. The APPEAL MUST BE MADE WITHIN FOURTEEN(14) DAYS OF THE TIME THIS NOTICE WAS MAILED by the Listers or Assessor. The APPEAL MUST BE MADE IN WRITING AND DELIVERED TO THE TOWN CLERK and it must briefly set forth the grounds upon which the appeal is based.

Board of Listers/Assessor
Cheryl A Lindberg, Ernie Ciccotelli
Pamela T Smith

Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page	Site Parcel Adj
06-016-000	CAMPBELL FLATS RD	SARGENT THOMAS A		\$347,200		729,630	31 MISC LAND	RG	3/20/2007 \$105,000	181/35	1.68
06-025-000	CAMPBELL FLATS RD	IJAMS ALLISON D SHAPIRO-SMITH TRUST OF 2021		\$234,900		204,732	60 CURRENT USE	RG	5/2/2023 \$650,000	242-734	1.40
06-031-000	CAMPBELL FLATS RD	SARGENT THOMAS A SARGENT DWIGHT O		\$606,000		2,559,150	60 CURRENT USE	RG	6/26/2015	219-13	1.40
06-033-100	CAMPBELL FLATS RD	SARGENT FARMS TRUST		\$920,300		5,501,628	60 CURRENT USE	RG	6/29/2007	182/203	1.40
06-048-000	12 CAMPBELL FLATS RD	MILLER STEPHEN D LEAKE REBECCA	1887 OLD STYLE	\$425,300	3 2	97,574 2,136	10 RESD 1	RG	1/29/2025	246-233-234	1.40
06-032-000	122 CAMPBELL FLATS RD	GRANTHAM (LIFE ESTATE) SHELBY	1974 CONVENT'NL	\$528,700	5 4	104,544 2,504	10 RESD 1	RG	9/22/2022	241-628	1.40
06-031-100	257 CAMPBELL FLATS RD	SIRKIN JOEL H SIRKIN KAREN S SIRKIN ALEX S	1750 OLD STYLE	\$925,400	3 2	91,912 2,193	10 RESD 1	RG	7/6/2021	237-463	1.75
06-031-200	259 CAMPBELL FLATS RD	IJAMS ALLISON D TRUSTEE SARGENT THOMAS A TRUSTEE ALLISON IJAMS REV TRUST	1971 CONVENT'NL	\$712,500	3 2	171,626 2,600	11 RESD 2	RG	WF 6/26/2015	219-5	1.75
06-029-000	282 CAMPBELL FLATS RD	KLEINHANS ANN F LIFE ESTATE KLEINHANS DANIEL B KLEINHANS LEWIS C	1880 CAPE	\$582,600	4 2	270,072 2,102	11 RESD 2	RG	5/16/2016	221-720	1.40
06-017-000	345 CAMPBELL FLATS RD	CARROLL JOHN CARROLL NANCY	1984 CAPE	\$1,926,000	3 3	496,584 3,786	11 RESD 2	RG	WF		1.75
06-019-000	355 CAMPBELL FLATS RD	WELCH WILLIAM WELCH SHIRLEY	1982 COLONIAL	\$242,300	6 1	174,240 1,792	10 RESD 1	RG			1.40
06-033-300	360 CAMPBELL FLATS RD	CHUCKLEBERRY COURT LLC C/O SARGENT DWIGHT O	1960 CONVENT'NL	\$870,000	4 3	331,056 2,704	11 RESD 2	RG	3/12/2024	244-299-302	1.96
06-014-000	37 CAMPBELL FLATS RD	GORLIN KENNETH A BAER LISA E	1983 CONTEMPORARY	\$640,500	3 3	174,240 2,112	10 RESD 1	RG	6/2/2011 \$395,000	201-587	1.58
06-021-000	397 CAMPBELL FLATS RD	SARGENT DAVID R SARGENT ANN S.	1989 CAPE COMM/RESD	\$1,070,500	3 2	235,660 3,201	10 RESD 1	RG	WF 6/2/2023	242-899	1.40
06-028-000	420 CAMPBELL FLATS RD	SARGENT CARL R	1950 RANCH	\$356,800	2 2	96,268 1,201	10 RESD 1	RG	3/12/2020 \$100,000	232-447	1.40
06-022-000	467 CAMPBELL FLATS RD	WALKER ANNE S.	1971 SPLIT ENT	\$606,500	3 2	1,263,240 1,321	11 RESD 2	RG	6/1/2023 \$5,000	242-799	1.40
06-027-000	498 CAMPBELL FLATS RD	SARGENT FAMILY REALTY TRUST SARGENT, DWIGHT O	1795 CAPE RANCH	\$2,196,600	3 2	6,006,924 3,905	11 RESD 2	RG			1.40
06-023-000	535 CAMPBELL FLATS RD	KAUFMAN DENNIS M LIFE ESTATE KAUFMAN ROBERTA S LIFE ESTATE KAUFMAN DOBEN STEPHANIE CAMPBELL FLATS, LLC	2006 CONTEMPORARY CONTEMPORARY COLONIAL	\$1,727,200	3 3	616,374 6,632	11 RESD 2	RG	2/3/2012	204-862	1.75
06-026-000	636 CAMPBELL FLATS RD		1947 RANCH	\$274,300	2 1	78,408 1,400	10 RESD 1	RG	10/23/2020 \$240,000	234-677	1.26

Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page	Site Adj.
06-024-000	641 CAMPBELL FLATS RD	MASON KENNETH M FAMILY TRUST MASON KENNETH M TTEE ROBERTS MARILYN M TTEE	1974 RANCH	\$745,900	3 3	100,188 1,960	10 RESD 1	RG	2/3/2016	221-158	WF 1.66
06-048-000	70 CAMPBELL FLATS RD	G PARTNERSHIP III	1934 CAMP STYLE	\$203,100	2 1	38,768 1,080	10 RESD 1	RG	11/22/2013 \$45,000	213-755	1.36
06-033-200	98 CAMPBELL FLATS RD	SARGENT DWIGHT O	1956 CAMP STYLE	\$315,800	2 1	527,076 1,474	11 RESD 2	RG			1.40

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Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Parcel ID	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	NHood	Sale date Sale price	Book Page
05-063-000	24 ACADEMY RD	PIFFATH CRYSTAL YEHLE JASON	1881 OLD STYLE CRAFTSMAN	\$1,323,600	4 3	596,772 3,788	11 RESD 2	N2	2/16/2024 \$711,900	244-21416
03-058-000	1464 BEAVER MEADOW RD	WALSH DANIEL AND TERI TRUST	1987 CONTEMPORARY	\$1,527,400	4 4	566,280 5,017	11 RESD 2	RG	12/20/2021	239-476
03-012-000	1705 BEAVER MEADOW RD	WOODS LIVING TRUST SUSAN J WOODS SUSAN	2003 CAPE	\$1,038,100	4 3	534,046 3,308	11 RESD 2	RG	4/9/2018	227-612-613
04-020-100	151 BIRCH HILL LN	ROSENKRANZ KARI M	1998 CONTEMPORARY	\$1,619,600	2 3	570,636 4,436	11 RESD 2	RA	6/18/2013 \$1,000,000	211-863
11-132-000	60 BLOOD HILL RD	ZINN ELIZABETH S ZINN DANIEL J	2002 RANCH	\$1,165,400	3 2	528,383 2,414	11 RESD 2	RG	2/28/2024 \$1,000,000	244-281-85
10-082-000	75 BDB WHITE LN	HIGGINS JOHN H MCDOWELL SUZANNE M	1997 COLONIAL APT/GAR	\$1,079,500	4 2	540,144 4,404	11 RESD 2	N2	10/16/2008 \$485,000	188/494
11-030-100	109 BRADLEY HILL RD	STETTENHEIM JOEL TAYLOR SIGNE	1980 RANCH	\$1,165,200	4 4	540,144 2,982	11 RESD 2	RA	8/25/2020 \$801,000	234-120
10-004-120	1005 BRAGG HILL RD	HALL MICHAEL W HALL BARBARA B	1993 COLONIAL	\$1,094,100	3 2	650,786 2,949	11 RESD 2	N3		
10-009-000	752 BRAGG HILL RD	KRAWITT BRIAN J KRAWITT JENNIFER	1980 COLONIAL	\$1,357,800	3 3	653,400 4,099	11 RESD 2	N3	5/19/2014 \$950,000	214-911
06-023-000	535 CAMPBELL FLATS RD	KAUFMAN DENNIS M LIFE ESTATE KAUFMAN ROBERTA S LIFE ESTATE KAUFMAN DOBEN STEPHANIE	2006 CONTEMPORARY CONTEMPORARY COLONIAL	\$1,727,200	3 3	616,374 6,632	11 RESD 2	RG	2/3/2012	204-862
20-064-300	166 DUTTON HILL	WRIGHT PENELOPE FRIZZELL	2008 CONVENT'NL RANCH	\$1,297,400	3 3	522,720 3,442	11 RESD 2	N2	11/28/2005 \$160,000	175/423
20-013-000	328 ELM ST	REEVES DAVID AND SARAH TRUST	1948 CONTEMPORARY	\$1,042,000	4 2	522,720 3,066	11 RESD 2	N3	1/25/2023	242-264
11-093-100	134 GOODRICH FOUR CORNERS RD	MELCON JORDAN LANGON ALYSON	2006 COLONIAL	\$1,653,300	4 3	554,954 4,766	11 RESD 2	RG	8/12/2021 \$962,000	238-70
15-015-000	92 HAPPY HILL RD	PERRY ELIZABETH SHAW REED JEFFREY B.	1974 CONTEMPORARY	\$1,075,800	3 3	683,892 3,784	11 RESD 2	N3	8/28/2018 \$675,000	228-891-893
20-243-000	237 MAIN ST	ROSE JOAN S TRUST ROSE MICHAEL J TRUST	1988 CAPE	\$1,666,100	4 4	646,866 5,106	11 RESD 2	V1	3/23/2022 \$1,540,000	240-239
05-134-000	90 MEETINGHOUSE RD	LOCKWOOD HEIDI LOCKWOOD WILLIAM G.	2004 COLONIAL	\$1,287,600	4 3	531,432 4,026	11 RESD 2	N3	6/30/2020 \$739,000	233-437
04-037-000	73 NEEDHAM RD	CASHDAN LISA GAY TRUSTEE STEIN PETER RICHARD TRUSTEE	1983 CAPE	\$1,065,900	4 3	624,215 3,101	11 RESD 2	RA	12/21/2005	175/628
05-095-100	641 PATTRELL RD	CHRISTAKIS REVOCABLE TRUST NICHOLAS A CHRISTAKIS REVOCABLE TRUST ERIKA L	1993 CONTEMPORARY APT/GAR	\$1,704,400	3 3	631,184 3,623	11 RESD 2	RA	3/9/2022	240-165
05-074-100	11 SHILOH LN	WOOD NICHOLAS ROSENFELD JAMIE	2010 CAPE	\$1,099,500	3 2	644,688 2,999	11 RESD 2	N2	3/6/2020 \$803,000	232-414
10-045-000	140 TILDEN HILL RD	ALEXANDER WATT D ALEXANDER ROBERTA M	1993 COLONIAL	\$1,100,400	4 3	500,940 3,525	11 RESD 2	N2	2/5/2025 \$150,000	246-303-306

<u>Parcel ID</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds Baths</u>	<u>Lot size Fin area</u>	<u>LUC Description</u>	<u>NHood</u>	<u>Sale date Sale price</u>	<u>Book Page</u>
09-027-000	222 TUCKER HILL RD	COLES JAMES COLES KRISTEN	1978 CONVENT'NL CRAFTSMAN	\$1,030,600	4 3	614,196 4,252	11 RESD 2	RG	8/30/2024 \$925,000	245-212-215
05-083-100	1445 UNION VILLAGE RD	ODELL NEIL P MEDORA CHRISTINE R	2014 CONTEMPORARY	\$1,194,600	3 2	609,840 2,994	11 RESD 2	N2	12/15/2008 \$125,000	188/717
11-050-150	833 UNION VILLAGE RD	SANDIN CARRIE ANDERSON JAMES J	2006 COLONIAL	\$1,788,000	4 3	520,542 4,016	11 RESD 2	RG	6/1/2018 \$1,200,000	228-66-69
11-052-200	913 UNION VILLAGE RD	FISH NINA FISH EDWARD	1988 CAPE	\$1,229,700	3 2	653,400 2,712	11 RESD 2	RG	5/16/2022 \$1,350,000	240-608
11-154-000	128 UPPER PASTURE RD	KASPER LLOYD KASPER JUDITH	1985 CONTEMPORARY	\$1,061,400	3 3	657,756 4,462	11 RESD 2	N3		
11-153-000	176 UPPER PASTURE RD	HINCK TRACY L HINCK KENNETH R	1981 CONTEMPORARY	\$1,018,900	4 3	535,788 2,806	11 RESD 2	N3	12/14/2015 \$642,000	220-730
11-151-000	211 UPPER PASTURE RD	SAMWICK ANDREW SAMWICK MARIA-TERESA	1997 COLONIAL	\$1,541,100	6 4	681,714 5,327	11 RESD 2	N3	12/15/2009 \$950,000	195/1
04-052-000	218 UPPER TURNPIKE RD	HLUCHYJ JEFFREY P HLUCHYJ KATIE R	1987 CONTEMPORARY	\$1,003,100	4 3	566,280 2,970	11 RESD 2	RG	5/20/2013 \$650,000	211-438
04-051-000	220 UPPER TURNPIKE RD	EDWARDS TRUST OF 2020 SUSAN T.	1987 CAPE	\$1,375,800	3 4	561,924 3,870	11 RESD 2	RG	9/6/2019	231-849
06-049-000	202 VT ROUTE 132	MEFFERD JONATHAN MEFFERD TYSH	1820 MULTI-CONV	\$1,022,900	8 4	566,280 5,259	11 RESD 2	RG	8/7/2024	245-172-3
06-054-000	261 VT ROUTE 132	CADOW KENNETH M CADOW LISA L.	1998 COLONIAL	\$1,147,100	6 4	559,310 4,513	11 RESD 2	RG		
06-010-400	534 VT ROUTE 132	DAGROSA LAWRENCE M DAGROSA ALICIA T	1997 COLONIAL	\$1,180,100	3 2	561,924 2,922	11 RESD 2	RG	5/4/2017 \$850,000	225-230
05-073-000	44 WATERMAN HILL RD	GROVES FAMILY TRUST	1988 COLONIAL	\$1,029,000	4 2	662,112 2,623	11 RESD 2	N3	1/10/2023	242-235
11-194-100	192 WILLEY HILL RD	PIERCE WILLIAM PIERCE ELIZABETH	2000 CONTEMPORARY	\$1,717,600	4 4	568,022 3,758	11 RESD 2	N3		
11-200-000	195 WILLEY HILL RD	SMITH BARRY D. TRUSTEE	1983 RANCH	\$1,325,600	3 3	570,656 2,267	11 RESD 2	N3	3/17/2010	195/740

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Properties Selected for Comparison of Assessment Increases

Selected properties using the following criteria:

LUC 11

Lot size of 500,000 to 700,000

Total value between \$1,000,000 and \$1,900,000

Properties selected	Acres	Total Value	Value before		% Increase
			Reappraisal	Increase	
192 Willey Hill	13.04	1,717,600	1,200,400	517,200	43.1%
1005 Bragg Hill	14.94	1,094,100	700,400	393,700	56.2%
73 Needham Road	14.33	1,065,900	709,300	356,600	50.3%
752 Bragg Hill	15.00	1,357,800	932,800	425,000	45.6%
60 Blood Hill	12.13	1,163,400	664,800	498,600	75.0%
24 Academy Road	13.70	1,323,600	854,100	469,500	55.0%
90 Meeting House	12.20	1,287,600	774,400	513,200	66.3%
220 Upper Turnpike	12.90	1,375,800	810,000	565,800	69.9%
641 Pattrell Road	14.49	1,704,400	1,491,100	213,300	14.3%
128 Upper Pasture Road	15.10	1,061,400	686,100	375,300	54.7%
222 Tucker Hill Road	14.10	1,030,600	758,200	272,400	35.9%
166 Dutton Hill	12.00	1,297,400	830,300	467,100	56.3%
Average increase					51.9%

06-023

000

MAP-LOT

SUB

1 of 3

RESIDENTIAL

CARD

NORWICH, VT

APPRAISED:

Total Card / Total Parcel

USE VALUE:

ASSESSED:

984,100 / 1,727,200

984,100 / 1,727,200

984,100 / 1,727,200

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
Postal:	05055-0028

PREVIOUS OWNER

Owner 1:	KAUFMAN - DENNIS
Owner 2:	KAUFMAN - ROBERTA S
Street 1:	PO BOX 28
Twn/City:	NORWICH
St/Prov:	VT
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 Half Bath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
				Sewer		
				Electri		
				Exmpt		
				Topo		
				Street		
				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	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		6.82		ACRES	EXCESS	1.0	0	7,500.	0.75	RG	1.40		FLOOD P	-25	EASEMEI	-20			38,380						38,400	
21	RESD 2 EXC		2.2		ACRES	EXCESS	1.0	0	7,500.	0.07	RG	1.40		FLOOD P	-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	964,100
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	8/1/2022
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	Tsl	Verl	Notes
KAUFMAN, DENNIS	204-862	3	2/3/2012	FAMILY SALE		No	No		

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tsl	Verl	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	248LA21	BOUNDARY		C				
10/20/2016	348LA16	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
8/21/2018	GRV - CHG	L	LISTERS
8/21/2017	MAP CHG	A	ASSR
8/13/2016	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	Sp/ Credit:	Total:	293,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - WebProNorwich

apro

2025



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:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

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 %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg H/VL:	STD	
Prim Int Wall:	1	- DRYWALL
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:	4	- CARPET
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 HW
# Heat Sys:	1	
% Heated:	70	% AC:
Solar HW:	NO	Central Vac: NO
% Corn 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:	
Other Fix:	5	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

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
Model:	

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 1A.

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	Type	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

Year:

Color:

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
EPF	ENCL PORCH	177	71.920	12,730
Net Sketched Area:		5,070		533,036
Size Ad	3361	Gross Area	5070	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
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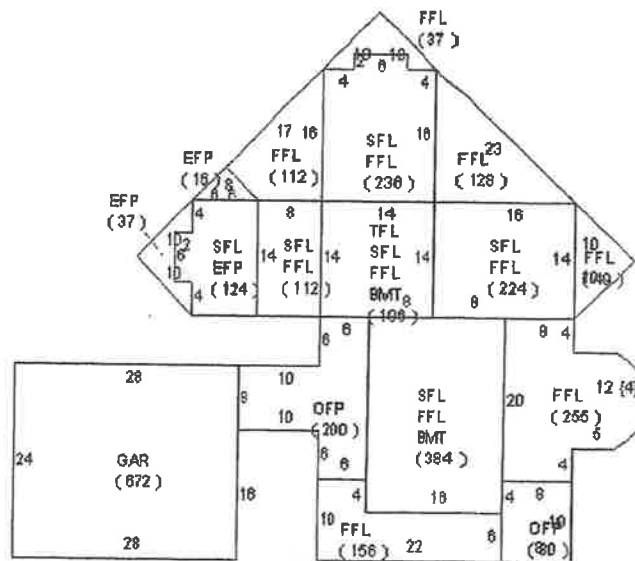
PARCEL ID

06-023-000	
Appr Value	JCod JFact
8,200	
6,300	
Juris. Value	
8,200	
6,300	

Total:

14,500

SKETCH



IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

14,500

Total Special Features:

Total:

14,500

06-023 000
MAP-LOT SUB

2 of 3 RESIDENTIAL
CARD

NORWICH, VT

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

Total Card / Total Parcel

PROPERTY LOCATION

No	Alt No	Direction/Street/City
539		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

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
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 Half Bath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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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	Big 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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TAX DISTRICT

PAT ACCT.

Notes

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+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:		

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 Inflr	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	All 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 P	-25					79						100	
21	RESD 2 EXC		0.6		ACRES	EXCESS	1.0	0	7,500.	0.07	RG	1.40		FLOOD P	-95					315						300 RIVER BED LAND	

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

Database: AssessPro - WebProNorwich

apro

2025



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:

PRINT
Date Time
08/22/25 14:09:06

LAST REV
Date Time
08/05/25 07:58:23

krt
357

Type:	9 - CONTEMPORARY	
Sty Ht:	1T - ONE/3QTRS	
(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:		

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:	

Kits: 1	Raing: FAIR
A Kits:	Raing:
Frpl:	Raing:
WSFlue:	Raing:

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

Phys Cond:	AV - Average
Functional:	D - DESIGN
Economic:	
Special:	
Override:	

CALC SUMMARY	
Basic \$ / SQ:	55.00
Size Adj.:	112043476
Const Adj.:	(97185594
Adj \$ / SQ:	168.780
Other Features:	2010
Grade Factor:	055
NBHD Inf:	100000000
NBHD Mod:	
LUC Factor:	100
Adj Total:	115599
Depreciation:	41300
Depreciated Total:	15299

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 1A.

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LA	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					

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

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

Rate	Parcel ID	Type	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	
Serial #		Year		

Figure 1 is a schematic diagram of a building layout. The layout consists of several interconnected rooms and corridors. The dimensions of the rooms and corridors are indicated by numbers along the walls and within the rooms. The rooms are labeled as follows:

- SFL FFL (600)**: A large central hall with a width of 12 and a height of 13. It has a smaller section on the right with a width of 9 and a height of 2.
- SFL FFL (155)**: A smaller hall with a width of 12 and a height of 8. It has a smaller section on the right with a width of 4 and a height of 3.
- SFL (26)**: A small room with a width of 3 and a height of 4.
- OFF (24)**: A room with a width of 4 and a height of 8.
- STG (6)**: A room with a width of 4 and a height of 3.
- UCH (24)**: A room with a width of 4 and a height of 8.

The diagram also shows various corridors and doorways with dimensions. For example, the main corridor has a width of 12 and a height of 13. The corridor connecting the main hall to the smaller hall has a width of 12 and a height of 13. The corridor connecting the main hall to the OFF room has a width of 4 and a height of 8. The corridor connecting the main hall to the STG room has a width of 4 and a height of 3. The corridor connecting the main hall to the UCH room has a width of 4 and a height of 8.

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

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

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
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06-023

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3 of 3

RESIDENTIAL

MAP-LOT

SUB

CARD

NORWICH, VT

APPRAISED:

Total Card / Total Parcel

441,500 / 1,727,200

USE VALUE:

441,500 / 1,727,200

ASSESSED:

441,500 / 1,727,200

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

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
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 Half Bath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	RR	RURAL RE	100	water		
o				Sewer		
n				Electri		
Census:				Exmpl		
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	RESD 2		0.52		SITE ACRE	SITE	1.0	0	140,000.	2.24	RG	1.40								163,072					163,100	

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

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
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TAX DISTRICT

PAT ACCT.

Notes

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+L	DR	DOUG-KRT
4/24/2014	INSPECT	A	ASSR
4/13/2012	MEAS+INSPECT	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 - WebProNorwich

apro

2025

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:		

Grade:	C - AVERAGE	
Year Blt:	1978	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

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 - ELECTRIC BB
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Corn Wal	
	% AC:
	Central Vac:
	NO
	% Sprinkled:

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:	

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

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

Phys Cond:	AV - Average
Functional:	
Economic:	
Special:	
Override:	

Basic \$ / SQ:	185.00
Size Adj.:	109227455
Const Adj.:	0.97425503
Adj \$ / SQ:	186.868
Other Features:	32000
Grade Factor:	1.00
NBHD Int:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357977
Depreciation:	84125
Depreciated Total:	273852
Model:	

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

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			

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

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

Figure 1: A schematic diagram of a rectangular structure with dimensions and labels. The top horizontal edge is labeled "24". The left vertical edge is labeled "12" at the top and "14" at the bottom. The bottom horizontal edge is labeled "14". The right vertical edge is labeled "4" at the bottom. On the left side, there is a small rectangular extension with a height of "6". Inside this extension, the text "SHD" is written above "(24)", which is above "UO", which is above "(18)". On the right side, the text "SFL" is written above "FFL", which is above "(864)". At the bottom right corner, the text "UO" is written above "(30)", which is above "SHD", which is above "(30)". The number "38" is written to the right of the main structure.

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	% Usbl	Descrip	% Type	Qu # Ten
SFL	98			

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
95	SAUNA	D	S	11		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

PARCELID 06-023-000

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

IMAGE

AssessPro Patriot Properties, Inc.



More: N

Total Yard Items:

1,400

Total Special Features:

3,100

Total:	100	100	100
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4,500