

Sept 11, 2026

Via Email

Town of Norwich – Town Clerk
Dr. Lily Trajman
300 Main Street
P.O. Box 376
Norwich, VT 05055
clerk@norwich.vt.us

Re: 165 Stagecoach Road Tax Grievance

Dear Dr. Trajman,

In representation of Cole & Emily Flannery, this letter serves as their formal written appeal to Board of Civil Authority of the Town of Norwich's 2026 Result of Grievance Day Appeal for 165 Stagecoach Road ("the Property"). The appeal is based on error for failing to adjust the 2026 assessed value in conformance with the BCA's decision in the appeal of the Property's 2025 assessment. Further, the current assessment does not reflect the Property's fair market value.

The Property's 2026 Assessment of \$2,385,600 returns the Property's assessed value to the value set following a grievance of the Property's 2025 assessed value, but before the Board of Civil Authority could weigh in. In its November 10, 2025 Decision, the BCA reduced the house's grade from "A-" to "B+", thereby reducing the house's value from \$1,875,190 to \$1,731,595. This change, in conjunction with other more minor adjustments, led the BCA to set the Property's assessed value to \$2,266,300.

The Town has now returned the Property's assessed value to \$2,385,600 and has mistakenly set the Property's grade to "A-" in opposition the BCA's findings and despite no significant improvements having been made to the Property.

Further, the Flannery's appeal of the Property's 2025 Assessment remains ongoing. Upon an entry from the Civil Division, pursuant to 32 V.S.A. § 4468, the Property's resulting 2025 assessed value will become the Property's fixed value for the following two years, including 2026. In that 2025 matter, the Flannery's engaged a registered appraiser who appraised the Property's market value to be \$2,110,700. The appraisal is attached hereto.

Accordingly, in this appeal of the Property's 2026 assessed value, the Flannerys' primary contention is that the BCA should reserve its judgement until such time that the 2025 matter has resolved. In the alternative, the Flannerys contend that the Property's assessed value should be set to \$2,110,700 to reflect its fair market value as determined by a registered appraiser. Given the procedural circumstances, the Flannerys also reserve all claims and rights to further challenge the 2026 Assessment upon the conclusion of the 2025 appeal.

Sincerely,

/s/ Samuel Doxzon
Samuel Doxzon, Esq.
275 College Street, P.O. Box 4485
Burlington, VT 05406-4485
Phone: 802-217-7440
sdoxzon@mskvt.com



Card: 1 of 2	Total Card	Total Parcel
APPR	2,134,900 /	2,385,600
SE + IMP	2,134,900 /	2,385,600
E LAND	0 /	0
SESSED	2,134,900 /	2,385,600

Building Location165 STAGECOACH RD

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	1,875,200	35,400	2.00	175,500	2,086,100
60	0	0	6.50	48,800	48,800
Building Total	1,875,200	35,400	8.50	224,300	2,134,900
Parcel Total	1,875,200	35,400	30.10	475,000	2,385,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	546.29	Tot Val SF/Prc	610.44

PREVIOUS ASSESSMENTS

[illegible]

PREVIOUS ASSESSMENTS

[illegible]

SALES INFORMATION

[illegible]

Code	Desc	Amt	Comm Int Amt

Item	Code	Item	Code	%
Util 1		Dis 1	00	.00000
Util 2		Dis 2	142	.00000
Util 3		Dis 3	450	.00000
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
07/17/2026	32	LISTERS
01/08/2026		LISTERS
07/23/2025	31	LISTERS
06/18/2025	55	LISTERS
06/12/2025	19	PAUL-KRT
04/07/2025	PERMIT VIS	PAUL-KRT
03/04/2025	FLD REV	KL-KRT
03/04/2025	FLD REV	KL-KRT
06/18/2024	PERM INSP	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	VACT LAND	DOUG-KRT

LAND SECTION (11)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
11	RESD 2	100.00	1	1		SA	SITE	1		140,000	168,000	RA	1	VW1							168,000		0	0.00000		1	168,000	
11	RESD 2	100.00	1	1		ES	SITE	1		7,500	7,500	RA	1								7,500		0	0.00000		1	7,500	
60	CURRENT US	100.00	1	3		AC	EXCESS	1		7,500	7,500	RA	1								22,500	60		0.00000		1	22,500	
60	CURRENT US	100.00	1	3.5		AC	EXCESS	1		7,500	7,514.29	RA	1								26,300	60		0.00000		1	26,300	
Total AC/HA				8.50	Total SF/SM		370,260.00		Parcel LUC11 - RESD 2					P. NBC Desc					RESD AVG	Tot	224,300	Spl Credit		0.00	Tot	224,300		



User Account
450-142-13392
GIS Coord 1
GIS Coord 2
Insp Date
06/18/2024
Print Date / Time
7/30/2026 2:04 pm
Last Date / Time
7/30/26 12:00 am
Pam

USER DEFINED

PriorD1a
PriorD2a
PriorD3a
PriorD1b
PriorD2b
PriorD3b
PriorD1c
03-050
PriorD2c
200
PriorD3c
Assessor Map

PROPERTY LOCATION

165 STAGECOACH RD
NORWICH, VT

OWNERSHIP

FLANNERYCOLE
FLANNERYEMILY
165 STAGECOACH ROAD
NORWICH, VT 05055

Occ	Type	TOWN
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PREVIOUS OWNER

WHITE RICHARD C
WHITE LINDA L
PO BOX 245
NORWICH, VT 05055-0245

NARRATIVE DESCRIPTION

This parcel contains 30.1 AC of land mainly classified as RESD 2 with a building, having primarily Exterior.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	.00000
Util 2		Dis 2	142	.00000
Util 3		Dis 3	450	.00000
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

LAND SECTION (11)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
60	CURRENT US	100.00	1	1		SA	VACANT	1		140,000	140,000	RA	1								140,000	60		0.00000	1	140,000	03-050-400	
60	CURRENT US	100.00	1	1		ES	SITE	1		7,500	7,500	RA	1								7,500	60		0.00000	1	7,500		
60	CURRENT US	100.00	1	19.6		AC	EXCESS	1		7,500	5,265.31	RA	1								103,200	60		0.00000	1	103,200		
Total AC/HA				21.60	Total SF/SM		940,896.00	Parcel LUC11 - RESD 2						P. NBC Desc/RESD AVG						Tot	250,700	Spl Credit		0.00	Tot	250,700		

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	0	0	0.00	0	0
60	0	0	21.60	250,700	250,700
Building Total	0	0	21.60	250,700	250,700
Parcel Total	1,875,200	35,400	30.10	475,000	2,385,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld		Tot Val SF/Prc	

PREVIOUS ASSESSMENTS

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
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04/07/2025	PERMIT VIS	PAUL-KRT
03/04/2025	FLD REV	KL-KRT
03/04/2025	FLD REV	KL-KRT
06/18/2024	PERM INSP	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	VACT LAND	DOUG-KRT

LEGAL DESCRIPTION

30.1 ACRES DWL & ADDL LOT	
Lot Size	
Total Land	30.10
Land Unit Type	AC

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



User Account
450-142-13392
GIS Coord 1
GIS Coord 2
Insp Date
06/18/2024
Print Date / Time
7/30/2026 2:04 pm
Last Date / Time
7/30/26 12:00 am
Pam

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
03-050
PriorID2c
200
PriorID3c
Assessor Map

Exterior Information

Type	
Stry Hght	
(Liv) Units	0 Tot 0
Found	
Frame	
P. Wall	
Sec Wall	0
Roof Str	
Roof Cvr	
Color	
View	
Shape	
Bl'd Name	

Grade			
Year Blt		Eff Yr	
Alt LUC	60		100%
Juris			
Con Mod			

Avg Ht / FI			
P. Int Wall			
Sec Int Wall			
Partition			
P. Floor			
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric			
Insulation			
Int Vs Ext			
Heat Fuel			
Heat			
# Heat Sys	0		
Heated %		AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

[illegible]

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con		
Functional		
Economic		
Special		
Override		
	Total	0%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

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Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcd Total			

Calc Ladder

Base Rate	0.00	Depr	0
Size Adj	1.00000	Depr'd Total	0
Con Adj	1.00000	Juris Ft.	1.0000
Adj Prc	\$0.00	Spec. Features	\$0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$0	Final Total	\$0
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$0
Adj Tot (RCN)	0	Total \$/SF	
Depr %	0%	Undepr \$/SF	0.00000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj. A.	Rate AV	Undepr Val
Building Totals							
Parcel Totals							

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image

APPRAISAL OF REAL PROPERTY



LOCATED AT

165 Stagecoach Rd
Stowe, VT 05672

FOR

Samuel Doxzon
275 College St
Burlington, VT 05406

OPINION OF VALUE

1,860,000

AS OF

6/7/2026

BY

Brett Schermerhorn
Champlain Valley Appraisal, PLLC
448 Westcott Rd
Waterbury, VT 05676
802-881-0622
vtappraiser1@gmail.com
www.champlainvalleyappraisal.com

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06/29/2026

Samuel Doxzon
MSK Attorneys
275 College St
Burlington, VT 05406

Re: Property: 165 Stagecoach Rd
Stowe, VT 05672

File No.: 060726sfh.3

Opinion of Value: \$ 1,860,000
Effective Date: 6/7/2026

In accordance with your request, I have provided an appraisal of the above referenced property. The report of that appraisal is attached. The intended use of this report is for assessment appeal purposes and the intended users of the report is the client. This report provides an opinion of prospective market value of the property.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely,

A handwritten signature in blue ink, reading "Brett Schermerhorn". The signature is fluid and cursive, with the first name "Brett" and last name "Schermerhorn" clearly distinguishable.

Brett Schermerhorn
Certified General Appraiser #: 080.0053936
State: VT Expires: 05/31/2028
vtappraiser1@gmail.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	165 Stagecoach Rd
	Legal Description	Book 235 Page 623
	City	Norwich
	County	Windsor
	State	VT
	Zip Code	05672
	Census Tract	9536.00
	Map Reference	
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Client	Samuel Doxzon
	Owner	Cole & Emily Flannery
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	3,908
	Price per Square Foot	\$
	Location	Norwich
	Age	3- 4 years aa
	Condition	Gd+ / GD
	Total Rooms	9
	Bedrooms	3
	Baths	3.1
APPRAISER	Appraiser	Brett Schermerhorn
	Date of Appraised Value	6/7/2026
VALUE	Opinion of Value	\$ 1,860,000

Parcel Map

Client	Samuel Doxzon					
Property Address	165 Stagecoach Rd					
City	Stowe	County	Windsor	State	VT	Zip Code 05672
Owner	Cole & Emily Flannery					



Subject Photos

Client	Samuel Doxzon					
Property Address	165 Stagecoach Rd					
City	Stowe	County	Windsor	State	VT	Zip Code 05672
Owner	Cole & Emily Flannery					



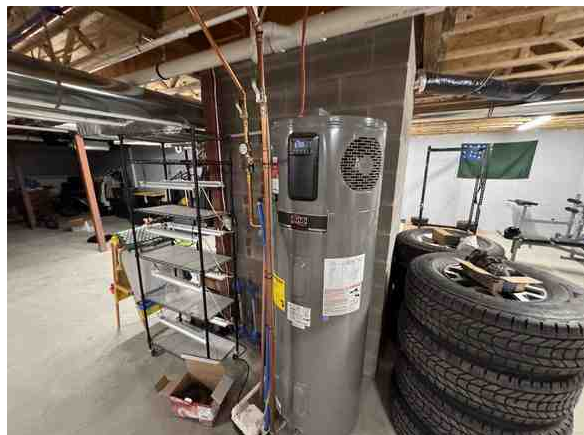
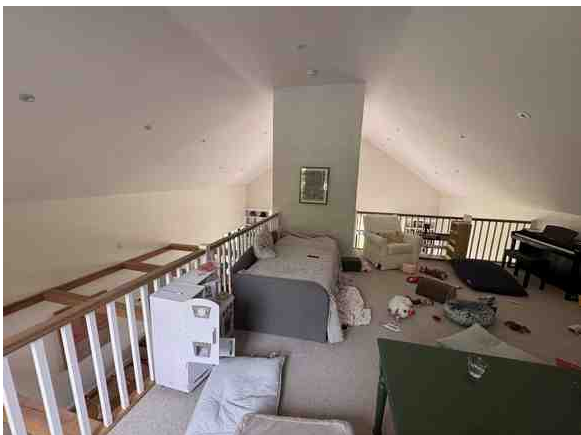
Subject Photos

Client	Samuel Doxzon					
Property Address	165 Stagecoach Rd					
City	Stowe	County	Windsor	State	VT	Zip Code 05672
Owner	Cole & Emily Flannery					



Photograph Addendum

Client	Samuel Doxzon					
Property Address	165 Stagecoach Rd					
City	Stowe	County	Windsor	State	VT	Zip Code 05672
Owner	Cole & Emily Flannery					



Interior Photos

Client	Samuel Doxzon					
Property Address	165 Stagecoach Rd					
City	Stowe	County	Windsor	State	VT	Zip Code 05672
Owner	Cole & Emily Flannery					



PROPERTY DESCRIPTION

165 Stagecoach Road, Norwich, Vermont 05055

SITE

The subject property consists of two parcels comprising a combined 30.1 acres located on Stagecoach Road in Norwich, Vermont, zoned Rural Residential (RR). The parcel supporting the primary improvements contains 8.5 acres. A separate contiguous parcel of 21.6 acres is assessed independently at \$250,700 and has been excluded from the building value analysis consistent with the scope of this assessment appeal. The assessor's land section allocates the 8.5-acre improved parcel as 1.0 site acre (RES2 2, appraised at \$168,000), 1.0 excess site acre (\$7,500), and the balance in Current Use acreage. The non-Current Use land value supporting the improvements is \$224,300. Total assessed value of the improved parcel for the 2025 assessment year is \$2,134,900. The site features a gravel driveway, established landscaping, a rear bluestone patio, a small pond, and wooded surroundings. A narrow distant mountain view was noted in assessor comments dated October 2023. The property is served by private well and is not connected to public sewer or gas.

IMPROVEMENTS

The subject improvements consist of a contemporary-style single-family residence constructed in 2023 per assessor records (building permit for new dwelling issued September 2021; reported 100% complete as of April 2025). The structure contains 3,908 square feet of finished area across the main residence. The assessor grades the structure A- (Very Good) with a basic cost rate of \$155.00 per square foot and an adjusted rate of \$155.64 per square foot prior to depreciation. Physical condition is rated Average (1.0%), yielding a depreciated building value of \$1,875,200. The structure is clad in wood (vertical board-and-batten) siding with an asphalt shingle gable roof, wood frame construction on a concrete foundation.

MAIN RESIDENCE — INTERIOR

The main living area is anchored by an open great room with a cathedral ceiling, full-height arched masonry fireplace with plastered surround and brick hearth, and an extensive black-framed window and French door package opening to the rear patio. Exposed timber ceiling beams are carried throughout the great room and into the kitchen. Wide-plank hardwood flooring (laminated primary floor per assessor) is consistent throughout the main level. Built-in shelving flanks the window wall. The assessor records one fireplace rated Very Good.

The kitchen is open to the great room and dining area and features white shaker cabinetry with black hardware, dark granite countertops, a butcher block peninsula with seating, white grid tile backsplash, a commercial-grade stainless steel range with wall-mounted stainless hood, stainless dishwasher, and stainless refrigerator. Kitchen quality is rated Good by the assessor. The dining area accommodates a large table and connects to the kitchen and living spaces in an open floor plan configuration.

The residence contains three bedrooms and 3.1 baths. The assessor records one full bath (rated Good), two three-quarter baths (rated Good), and one half bath (rated Good), with three other fixtures. Interior wall finish is drywall; partitions are rated Above Average. The second floor contains 1,237 square feet of finished area accessible via interior stair. A loft-level overlook with cable rail is visible above the great room and fireplace.

MECHANICAL SYSTEMS

Heat fuel is electric; heat type is HVAC / Heating and cooling is provided by a Mitsubishi multi-zone mini-split heat pump system with two outdoor condensing units and 7 head. Domestic hot water is supplied by a Ruud heat pump water heater located in the unfinished basement. Electrical service includes a Kohler automatic transfer switch flanked by dual sub-panels, indicating a standby generator connection; a detached generator is listed as a yard item (rated Average, 2023). Electrical quality is rated Good; insulation is rated Typical. The basement floor is concrete.

GARAGES AND SPECIAL FEATURES

The assessor records two yard items with a combined appraised value of \$35,400: (1) an attached garage (22' x 36', 792 sq. ft., rated Excellent condition, 2023, \$35,400 appraised value); and (2) a standby generator (rated Average condition, 2023, no separate appraised value assigned). The building permit record reflects a garage permit issued August 2023 valued at \$40,000. The detached three-bay outbuilding visible on the site is not separately itemized in the assessor's current yard items.

ACCESSORY DWELLING UNIT

The second floor of the attached garage wing (837 sq. ft. garage footprint per assessor sketch, with 1,237 sq. ft. of SFL above) contains a finished accessory dwelling unit. The unit features an open-concept kitchen and living area with oak hardwood flooring, white cabinetry with dark countertops, electric range, under-counter refrigerator, and a leather seating area. Adequate natural light is provided by black-framed windows on multiple elevations. The ADU includes a full bath with dark tile flooring and an angled ceiling consistent with the roofline. A separate guest entrance is provided at grade.

Sale Summary

Client	Samuel Doxzon						
Property Address	165 Stagecoach Rd						
City	Stowe	County	Windsor	State	VT	Zip Code	05672
Owner	Cole & Emily Flannery						

Listing Pictures	Address	City	Close Date	Original List Price	Close Price	Above Grade Finishe	Year Built	Lot Size Acre	Days On Market
	15 Happy Hill Road	Norwich	6/2/2026	\$1,595,000	\$1,595,000	4,813	1991	10.00	7
	395 Main Street	Norwich	7/31/2024	\$1,725,000	\$1,650,000	4,299	1825	2.70	25
	253 Main Street	Norwich	3/19/2026	\$1,825,000	\$1,875,000	4,357	1780	0.42	13
	495 Tigertown Road	Norwich	11/17/2025	\$1,900,000	\$2,125,000	4,329	2003	167.50	12
	358 Kenyon Hill Road	Norwich	9/19/2025	\$3,400,000	\$3,000,000	4,135	2006	96.20	0
	95 Elm Street	Norwich	7/1/2025	\$2,950,000	\$2,900,000	4,087	2000	40.30	6
	49 Pine Tree Road	Norwich	5/30/2025	\$1,750,000	\$1,725,000	3,707	2010	2.51	8
	328 Elm Street	Norwich	8/15/2025	\$1,750,000	\$1,750,000	3,196	1948	11.61	6

Updated Sales Summary - Page 1

MLS# 5085702 	Property Type: Single Family Status: Closed List / Sold \$1,595,000 / \$1,595,000 Year Built: 1991 TaxesTBD/Gross/Yr: N/ \$25,079.00 / 2026	Address: 15 Happy Hill Road Norwich VT 05055 # Rooms: 13 # Beds: 5 # Baths: 4 SqFt - Total Finished: 4,813 Set on 10 private acres bordering conserved land, 15 Happy Hill offers direct access to miles of walking and skiing trails. The property is surrounded by woodland, mature landscaping, and established perennial gardens. The interior features a bright, open-plan design centered around a kitchen built for both cooking and gathering. Anchored by a custom walnut island, the space is equipped with a Sub-Zero refrigerator and Wolf range. This area Listed By: Susan K Zak / Four Seasons Sotheby's Int'l Realty
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MLS# 4993351 	Property Type: Single Family Status: Closed List / Sold \$1,725,000 / \$1,650,000 Year Built: 1825 TaxesTBD/Gross/Yr: N/ \$29,252.00 / 2024	Address: 395 Main Street Norwich VT 05055 # Rooms: 10 # Beds: 5 # Baths: 5 SqFt - Total Finished: 4,399 WRIGHT-FOSTER HOUSE- Nestled in the heart of Norwich Village on a generous 2.7-acre lot, the Wright-Foster House effortlessly blends original historic craftsmanship with modern efficiencies to create a home that is rich with both elegance and functionality. It has elements of Federal and Greek Revival architecture with an iconic two-story porch along the front side to take in the grounds. A sizable, well-appointed kitchen/dining area Listed By: David Donegan / Snyder Donegan Real Estate Group
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MLS# 5074425 	Property Type: Single Family Status: Closed List / Sold \$1,825,000 / \$1,875,000 Year Built: 1780 TaxesTBD/Gross/Yr: N/ \$32,918.60 / 2025	Address: 253 Main Street Norwich VT 05055 # Rooms: 11 # Beds: 4 # Baths: 5 SqFt - Total Finished: 4,357 Welcome to 253 Main Street, the historic "Hatch-Bower House" an iconic brick Federal residence in the heart of Norwich, Vermont. A meticulous recent renovation has preserved its historic integrity while introducing modern upgrades, including a new kitchen, updated bathrooms, a luxurious primary en-suite, reconstructed main chimney, new septic system, air conditioning, and integrated smart-home features. The main house offers four Listed By: Evan Pierce / Four Seasons Sotheby's Int'l Realty
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MLS# 5064530 	Property Type: Single Family Status: Closed List / Sold \$1,900,000 / \$2,175,000 Year Built: 2003 TaxesTBD/Gross/Yr: Y / /	Address: 495 Tigertown Road Norwich VT 05055 # Rooms: 12 # Beds: 4 # Baths: 5 SqFt - Total Finished: 6,225 Remarkable getaway/adventure property, this newer, beautifully maintained timberframe residence on 167.5 acres is located just 16 mins to Norwich Village, 20 mins to Hanover and 25 mins to Woodstock. Privately situated on the property, the main residence and attached garage with guest apartment are situated in the middle of a wonderful outdoor playground with miles of trails and an open field/playground behind the house. The Listed By: John Snyder / Snyder Donegan Real Estate Group
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MLS# 5062144 	Property Type: Single Family Status: Closed List / Sold \$3,400,000 / \$3,000,000 Year Built: 2006 TaxesTBD/Gross/Yr: Y / / 2025	Address: 358 Kerwin Hill Road Norwich VT 05055 # Rooms: 14 # Beds: 4 # Baths: 5 SqFt - Total Finished: 5,637 Listed By: Richard M Higginson / Higginson & Company
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MLS# 5049441 	Property Type: Single Family Status: Closed List / Sold \$2,950,000 / \$2,900,000 Year Built: 2000 TaxesTBD/Gross/Yr: U / /	Address: 95 Elm Street Norwich VT 05055 # Rooms: 14 # Beds: 5 # Baths: 6 SqFt - Total Finished: 6,892 Listed By: Leah McLaughry / Four Seasons Sotheby's Int'l Realty
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Subject to errors, omissions, prior sale, change or withdrawal without notice. Users are advised to independently verify all information. The agency referenced may or may not be the listing agency for this property. PrimeMLS is not the source of information presented in this listing. Copyright 2026 PrimeMLS. Prep Ofc Champlain Valley Prep Agt Brett Schermerhorn

Updated Sales Summary - Page 2

MLS# 5044074 	Property Type: Single Family Status: Closed List / Sold \$1,750,000 / \$1,725,000 Year Built: 2010 TaxesTBD/Gross/Yr: N/ \$26,199.78 / 2024	Address: 49 Pine Tree Road Norwich VT 05055 # Rooms: 12 # Beds: 4 # Baths: 4 SqFt - Total Finished: 4,700
Listed By: Leah McLaughry / Four Seasons Sotheby's Int'l Realty		

MLS# 5056824 	Property Type: Single Family Status: Closed List / Sold \$1,750,000 / \$1,750,000 Year Built: 1948 TaxesTBD/Gross/Yr: N/ \$20,429.00 / 2025	Address: 328 Elm Street Norwich VT 05055 # Rooms: 8 # Beds: 4 # Baths: 4 SqFt - Total Finished: 3,196
TARN HOUSE- This stunning mid-century modern home sits on the crest of a hill with expansive southerly views of the Connecticut River Valley. It is only 1 mile to Norwich Village and is perfectly positioned at the top end of Elm Street. Abutting the property are substantial homes, direct access to the Appalachian Trail network, and the lovely Heyl Trail. The original home was built by well-known architects Margaret & Ted Hunter and was listed		
Listed By: David Donegan / Snyder Donegan Real Estate Group		

MLS# 5012606 	Property Type: Single Family Status: Closed List / Sold \$1,570,000 / \$1,575,000 Year Built: 2015 TaxesTBD/Gross/Yr: N/ \$23,997.12 / 2025	Address: 82 Hopson Road Norwich VT 05055 # Rooms: 7 # Beds: 3 # Baths: 3 SqFt - Total Finished: 3,086
Welcome to 82 Hopson Road! This stunning custom-built home features 3 bedrooms and 2.5 baths, seamlessly blending modern comfort with the natural beauty of its surroundings. Situated in an ideal location, it offers the perfect balance of privacy and community. The spacious floor plan boasts a chef's kitchen with a walk-in pantry and high-end appliances. The open living area flows effortlessly onto a large deck, providing		
Listed By: Heather Ashline / BHS Verani Upper Valley		

MLS# 5013215 	Property Type: Single Family Status: Closed List / Sold \$1,700,000 / \$1,600,000 Year Built: 1993 TaxesTBD/Gross/Yr: N/ \$27,438.00 / 2025	Address: 643 Pattrell Road Norwich VT 05055 # Rooms: 12 # Beds: 3 # Baths: 3 SqFt - Total Finished: 2,638
This extraordinary Vermont country property offers total privacy, stunning long-range views, and an elegant home just minutes from Norwich Village and Dartmouth College. A hidden gem in a serene, nature refuge, it is home to bluebirds, deer, barred owls and tree frogs. This classic center chimney Cape by distinguished builder Doug Gest combines the charm of a true antique with all the modern amenities. Redained brick hearths, hand		
Listed By: Richard M Higginson / Higginson & Company		

MLS# 5014556 	Property Type: Single Family Status: Closed List / Sold \$1,390,000 / \$1,390,000 Year Built: 2012 TaxesTBD/Gross/Yr: N/ \$17,112.38 / 2024	Address: 504 Chapel Hill Road Norwich VT 05055 # Rooms: 14 # Beds: 4 # Baths: 4 SqFt - Total Finished: 4,000
StoneRidge: A custom designed energy efficient house built in 2012. Sited on a ridge (1400' elevation) surrounded by (23) forested acres accessed by a 1/4 mile driveway off a well-maintained town road. The design offers a flexible floor plan with three separate private residences. The main floor boasts single-level living, including an ensuite bedroom with a 1/4 bath, half bath off the hall, well-appointed kitchen, and open living and dining area.		
Listed By: Dave White / OwnerEntry.com		

MLS# 5074175 	Property Type: Single Family Status: Closed List / Sold \$1,375,000 / \$1,250,000 Year Built: 1983 TaxesTBD/Gross/Yr: N/ \$25,399.82 / 2025	Address: 195 Willey Hill Road Norwich VT 05055 # Rooms: 9 # Beds: 3 # Baths: 4 SqFt - Total Finished: 4,716
195 Willey Hill Setting the scene!!! A short distance to town, you will find this lovely home, privately sited with beautiful views. The craftsmanship is outstanding from the wainscoting to the beams. Thoughtfully designed and built with the utmost attention to detail, this home offers so many features, to name a few: mudroom with laundry room and a half bathroom; large kitchen with island and many cupboards; sunroom and dining area		
Listed By: Berna Rexford / Four Seasons Sotheby's Int'l Realty		

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Uniform Residential Appraisal Report

File # 060726sfh.3

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.												
SUBJECT	Property Address 165 Stagecoach Rd				City Stowe		State VT		Zip Code 05672			
	Borrower				Owner of Public Record Cole & Emily Flannery		County Windsor					
	Legal Description											
	Assessor's Parcel # 414-129-12833				Tax Year 2026		R.E. Taxes \$					
	Neighborhood Name Norwich				Map Reference		Census Tract 9536.00					
	Occupant ☒ Owner ☐ Tenant ☐ Vacant				Special Assessments \$		☐ PUD		HOA \$ ☐ per year ☐ per month			
	Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)											
	Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Assessment appeal											
	Lender/Client Samuel Doxzon				Address 275 College St, Burlington, VT 05406							
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?				☐ Yes ☒ No							
Report data source(s) used, offering price(s), and date(s).												
CONTRACT	I ☐ did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.											
	Contract Price \$ Date of Contract Is the property seller the owner of public record? ☒ Yes ☐ No Data Source(s)											
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No											
	If Yes, report the total dollar amount and describe the items to be paid.											
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.											
	Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
	Location ☐ Urban ☐ Suburban ☒ Rural				Property Values ☒ Increasing ☐ Stable ☐ Declining				PRICE AGE		One-Unit 100 %	
	Built-Up ☐ Over 75% ☒ 25-75% ☐ Under 25%				Demand/Supply ☒ Shortage ☐ In Balance ☐ Over Supply				\$ (000) (yrs)		2-4 Unit 0 %	
	Growth ☐ Rapid ☒ Stable ☐ Slow				Marketing Time ☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths				600 Low 1		Multi-Family %	
	Neighborhood Boundaries See previous page								5m+ High 100		Commercial %	
									750 Pred. 60		Other 0 %	
	Neighborhood Description see previous page											
	Market Conditions (including support for the above conclusions)				see previous page.							
SITE	Dimensions				Area 8.5		Shape Rectangular		View None			
	Specific Zoning Classification Residential				Zoning Description Residential							
	Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)											
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?				☒ Yes ☐ No If No, describe							
	Utilities Public Other (describe)				Public Other (describe)		Off-site Improvements - Type		Public Private			
	Electricity ☒ ☐				Water ☐ ☒ on site		Street gravel		☐ ☒			
	Gas ☐ ☒ on site				Sanitary Sewer ☐ ☒ on site		Alley		☐ ☐			
	FEMA Special Flood Hazard Area ☐ Yes ☒ No				FEMA Flood Zone X		FEMA Map # 5000660081E		FEMA Map Date 08/04/2005			
	Are the utilities and off-site improvements typical for the market area?				☒ Yes ☐ No If No, describe							
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?				☐ Yes ☒ No If Yes, describe							
IMPROVEMENTS	General Description				Foundation		Exterior Description		materials/condition		Interior materials/condition	
	Units ☒ One ☐ One with Accessory Unit				☐ Concrete Slab ☐ Crawl Space		Foundation Walls Concrete				Floors HW/Gd	
	# of Stories 1 to 2				☒ Full Basement ☐ Partial Basement		Exterior Walls Wd/avg+				Walls DW /Gd	
	Type ☒ Det. ☐ Att. ☐ S-Det./End Unit				Basement Area 2,671 sq.ft.		Roof Surface asph/ Gd				Trim/Finish Gd+	
	☒ Existing ☐ Proposed ☐ Under Const.				Basement Finish 0 %		Gutters & Downspouts Yes / avg				Bath Floor CT / Gd	
	Design (Style) contemp				☐ Outside Entry/Exit ☐ Sump Pump		Window Type WF-RO& Csm				Bath Wainscot avg	
	Year Built 2022				Evidence of ☐ Infestation		Storm Sash/Insulated Yes				Car Storage ☐ None	
	Effective Age (Yrs) 4 years				☐ Dampness ☐ Settlement		Screens Yes				☒ Driveway # of Cars adq	
	Attic ☐ None				Heating ☐ FWA ☐ HWBB ☒ Radiant		Amenities ☐ Woodstove(s) #				Driveway Surface Gravel	
	☐ Drop Stair ☐ Stairs				☒ Other mini/7 Fuel LP		☒ Fireplace(s) # 1 ☐ Fence				☒ Garage # of Cars 5	
☐ Floor ☒ Scuttle				Cooling ☒ Central Air Conditioning		☒ Patio/Deck wdk ☐ Porch				☐ Carport # of Cars		
☐ Finished ☐ Heated				☐ Individual ☐ Other		☐ Pool None ☐ Other				☒ Att. ☒ Det. ☐ Built-in		
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)												
Finished area above grade contains: 9 Rooms 3 Bedrooms 3.1 Bath(s) 3,908 Square Feet of Gross Living Area Above Grade												
Additional features (special energy efficient items, etc.).												
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).				See previous page								
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?				☐ Yes ☒ No If Yes, describe								
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?				☒ Yes ☐ No If No, describe								

Uniform Residential Appraisal Report

File # 060726sfh.3

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ to \$.											
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ to \$.											
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2		COMPARABLE SALE # 3		
Address		165 Stagecoach Rd Stowe, VT 05672		15 Happy Hill Road Norwich VT			49 Pine Tree Road Norwich VT		82 Hopson Road Norwich VT		
Proximity to Subject											
Sale Price		\$		\$ 1,595,000			\$ 1,725,000		\$ 1,575,000		
Sale Price/Gross Liv. Area		\$ sq.ft. 331.39 sq.ft.		\$ 465.34 sq.ft.			\$ 510.37 sq.ft.				
Data Source(s)		5085702		5044074			5012606				
Verification Source(s)											
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sales or Financing Concessions		Cash						Conventional			
Date of Sale/Time		6/2/2026 Closed						5/30/2025 Closed			
Location		Norwich		Norwich				Norwich			
Leasehold/Fee Simple		Fee simple		Fee simple				Fee simple			
Site		8.5		10.00		-7,500		2.51		+30,000	
View		local mtn view		Country Setting,				Country Setting,			
Design (Style)		contemp		Contemporary W				Contemporary W			
Quality of Construction		GD+ / Gd		gd+ / Gd				Gd / Gd+			
Actual Age		3- 4 years		35 aa / 15 ea		+200,000		2010		+150,000	
Condition		Gd+ / Gd		Gd+ / Gd				Gd / Gd+			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths			
Room Count		9 3 3.1		13 5 3.1				12 4 3.1			
Gross Living Area		3,908 sq.ft.		4,813 sq.ft.		-90,500		3,707 sq.ft.		+20,000	
Basement & Finished		2,671 Sq.Ft.		Concrete Floor, f				993 Finished		-40,000	
Rooms Below Grade		AU Fitup		none		+30,000		none		+30,000	
Functional Utility		typical		typical							
Heating/Cooling		Mini-split/ Gd		GASLP, WOOD,				BSBRD, RADNT			
Energy Efficient Items		typical		fha/ central air				hwbb / rad		hwbb / Rad	
Garage/Carport		5 det / Att		2 car		+35,000		2 car		+35,000	
Porch/Patio/Deck		OFF / GD		ofp / wd / gd				ofp / Gd			
Fireplace / Woos Stove		1FP / Gd		1 fp / gd				none		+8,000	
Days On Market / listing price				7 \$1,595,000				0 \$1,750,000		35 \$1,570,000	
Net Adjustment (Total)				+ \$ 167,000				+ \$ 233,000		+ \$ 290,500	
Adjusted Sale Price of Comparables				Net Adj. 10.5 %				Net Adj. 13.5 %			
				Gross Adj. 22.8 %		\$ 1,762,000		Gross Adj. 18.1 %		\$ 1,958,000	
								Gross Adj. 18.4 %		\$ 1,865,500	
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain											
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.											
Data Source(s) Public Records											
My research ☐ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.											
Data Source(s)											
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).											
ITEM		SUBJECT		COMPARABLE SALE #1			COMPARABLE SALE #2		COMPARABLE SALE #3		
Date of Prior Sale/Transfer											
Price of Prior Sale/Transfer											
Data Source(s)		Public Records									
Effective Date of Data Source(s)		09/20/2021									
Analysis of prior sale or transfer history of the subject property and comparable sales											
Summary of Sales Comparison Approach											
Adjustments for contributory value of components: Above grade finished area \$100p/SF, Below Grade Area \$40 per SF. Adjustments for bathrooms, \$12,000 per full Bathroom, \$8000 per half bathroom. All three sales are similar in condition to the subject while Sale 1 is most comparable. Positive adjustments applied for building age / depreciation. The subject and Sale 1 have relatively similar land size, adjustments for land size to the sales based on \$5,000 per acre contributory land value. The total finished area of the subject property was accounted for. Additionally, positive adjustments were applied for the fitup of the subjects accessory unit (kitchen).											
Indicated Value by Sales Comparison Approach \$ 1,860,000											
Indicated Value by: Sales Comparison Approach \$ 1,860,000 Cost Approach (if developed) \$ Income Approach (if developed) \$											
Equal weight was applied to the sales. The final reconciled value for the subject property with 8.5 acres is \$1,865,000											
This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:											
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,860,000 , as of 6/7/2026 , which is the date of inspection and the effective date of this appraisal.											

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	-----	= \$
Source of cost data	DWELLING	Sq.Ft. @ \$	----- = \$
Quality rating from cost service	Effective date of cost data	Sq.Ft. @ \$	----- = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			----- = \$
	Garage/Carport	Sq.Ft. @ \$	----- = \$
	Total Estimate of Cost-New		----- = \$
	Less Physical	Functional	External
	Depreciation		= \$()
	Depreciated Cost of Improvements		----- = \$
	"As-is" Value of Site Improvements		----- = \$
Estimated Remaining Economic Life (HUD and VA only)	Years	INDICATED VALUE BY COST APPROACH	----- = \$

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?	☐ Yes ☐ No	Unit type(s)	☒ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.			
Legal Name of Project			
Total number of phases	Total number of units	Total number of units sold	
Total number of units rented	Total number of units for sale	Data source(s)	
Was the project created by the conversion of existing building(s) into a PUD?	☐ Yes ☐ No	If Yes, date of conversion.	
Does the project contain any multi-dwelling units?	☐ Yes ☐ No	Data Source	
Are the units, common elements, and recreation facilities complete?	☐ Yes ☐ No	If No, describe the status of completion.	
Are the common elements leased to or by the Homeowners' Association?			
☐ Yes ☐ No If Yes, describe the rental terms and options.			
Describe common elements and recreational facilities.			

Uniform Residential Appraisal Report

File # 060726sfh.3

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

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

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

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

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

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

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

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

Uniform Residential Appraisal Report

File # 060726sfh.3

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

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

Uniform Residential Appraisal Report

File # 060726sfh.3

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Brett Schermerhorn
 Company Name Champlain Valley Appraisal, PLLC
 Company Address 448 Westcott Rd, Waterbury, VT 05676
 Telephone Number 802-881-0622
 Email Address vtappraiser1@gmail.com
 Date of Signature and Report 06/29/2026
 Effective Date of Appraisal 6/7/2026
 State Certification # 080.0053936
 or State License # _____
 or Other (describe) _____ State # _____
 State VT
 Expiration Date of Certification or License 05/31/2028

ADDRESS OF PROPERTY APPRAISED

165 Stagecoach Rd
Stowe, VT 05672
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,860,000

LENDER/CLIENT

Name _____
 Company Name Samuel Doxzon
 Company Address 275 College St, Burlington, VT 05406
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Updated Sales Summary - Page 1

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Note: Report includes internal fields.

Residential 5085702 Closed	Single Family 15 Happy Hill Road Norwich Unit/Lot #	VT 05055 Listed: 4/27/2026 Closed: 6/2/2026 DOM: 7	\$1,595,000 \$1,595,000
---	--	---	--



County VT-Windsor VIIIDstLoc Year Built 1991 Architectural Style Contemporary Color Black Total Stories 2 Taxes TBD No Tax Annual Amount \$25,079.00 Tax Year 2026 Tax Year Notes	Rooms Total 13 Bedrooms Total 5 Bathrooms Total 4 Bathrooms Full 2 Bathrooms Three Quarter 1 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 4,813 Below Grade Finished Area 0 Total Finished Area 4,813 List \$/SqFt Fin Total \$331.39 Total Area 6,757 Lot Size Acres 10.00 Lot Size Square Feet 435,600 Footprint
--	---

Activation Date

Directions Bragg Hill to Happy Hill. Property is on the left.

Public Remarks Set on 10 private acres bordering conserved land, 15 Happy Hill offers direct access to miles of walking and skiing trails. The property is surrounded by woodland, mature landscaping, and established perennial gardens. The interior features a bright, open-plan design centered around a kitchen built for both cooking and gathering. Anchored by a custom walnut island, the space is equipped with a Sub-Zero refrigerator and Wolf range. This area flows seamlessly into a spacious living room highlighted by a wood-burning fireplace. The main level also provides formal dining and living rooms alongside a relaxed family area, while a full-length back deck overlooks the expansive lawn and gardens. The second floor hosts four well-proportioned bedrooms and two baths, including a primary suite with a large walk-in closet and a spa-like bath featuring a steam shower and soaking tub. Adding to the home's versatility is a two-bedroom apartment with a private entrance and deck; an ideal setup for quests, an au pair, or a quiet home office. This expertly cared-for residence has been extensively updated and renovated with a focus on both interior design and high-end infrastructure. Recent upgrades include a rooftop solar array, Tesla backup batteries, and a new high-efficiency heating and cooling system in addition to kitchen, bathroom, mudroom and basement renovations. If you are seeking a spacious, thoughtfully designed home that offers a private sanctuary within easy reach of Norwich and Hanover, this is it.

STRUCTURE			
Construction Status Existing Construction Materials Wood Frame, Wood Siding Roof Standing Seam Foundation Details Concrete, Poured Concrete	Estimated Completion Date Rehab Needed No	List \$/SqFt Fin ABV Grade \$331.39 Above Grade Finished Area Source Public Records Above Grade Unfinished Area 0 Above Grade Unfinished Area Source Public Records Below Grade Finished Area Source Public Records Below Grade Unfinished Area 1,944 Below Grade Unfinished Area Source Public Records Total Below Grade Area Total Below Grade Area Source	

Basement Yes Basement Access Type Interior Basement Description Concrete Floor, Frost Wall, Storage Space, Walkout, Interior Access Garage Yes Garage Capacity 2 Parking Features Auto Open, Direct Entry, Attached	
--	--

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
Family Room	1	Bedroom	2		
Bathroom Half	1	Bedroom	2		
Kitchen/Dining	1	Bedroom	2		
Living Room	1	Bedroom	2		
Mudroom	1	Kitchen/Living	2		
Bedroom with Bath	2	Bonus Room	2		
Bathroom Full	2				
Bathroom Three Quarter	2				

LOT & LOCATION	
Development / Subdivision Owned Land Common Land Acres ROW Length ROW Width ROW Parcel Access ROW to other Parcel Road Frontage TBD Road Frontage Length Road Frontage Type Public	School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School Lot Features Country Setting, Landscaped, Trail/Near Trail, Walking Trails Waterfront Property Water View Water Body Access Water Body Name Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions

Updated Sales Summary - Page 2

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UTILITIES	
Heating Propane, Wood, Forced Air Cooling Central AC Water Source Drilled Well Sewer Private Electric Circuit Breaker(s), Generator, Net Meter Utilities Propane	Internet Fiber Optic Internet Fuel Company Electric Company Water Company Cable Company Phone Company Internet Service Provider

FEATURES	
Interior Features Blinds, Dining Area, 1 Fireplace, In-Law Suite, Kitchen Island, Kitchen/Dining, Primary BR w/ BA, Natural Light, Indoor Storage, Walk-In Closet, Wood Stove Hook-up, 2nd Floor Laundry, Smart Thermostat Flooring Ceramic Tile, Wood Exterior Features Deck, Garden Space, Natural Shade, Covered Porch, Window Screens Driveway Gravel, Right-Of-Way (ROW) Parking Features Auto Open, Direct Entry, Attached	Appliances Dishwasher, ENERGY STAR Qual Dryer, Range Hood, Microwave, Gas Range, Refrigerator, ENERGY STAR Qual Washer, Water Heater off Boiler, Wine Cooler, Exhaust Fan Other Equipment HW/Batt Smoke Detector, Wood Stove, Standby Generator Accessibility Features 1st Floor 1/2 Bathroom, 1st Floor Hrd Surface Flr

CONDO -- MOBILE -- AUCTION INFO			
Condo Name Condo Limited Common Area Condo Fees	Bldg# UntPerBldg	Auction No Auction Date Auction Time Auctioneer Name Auctioneer License Number Auction Price Determnd By	
Mobile Park Name Mobile Make Mobile Model Name MobileSer#		Mobile Park Approval Mobile Must Move	Mobile Anchor Mobile Co-Op

DISCLOSURES	
Fee Fee 2 Fee 3 Foreclosed/Bank-Owned/REO No Planned Urban Developmt Rented Rental Amount Exclusions	Flood Zone No Seasonal No Easements Yes Covenants Unknown Resort Right of First Refusal Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Surveyed Unknown Surveyed By

PUBLIC RECORDS		POWER PRODUCTION	
DeedRecTy Warranty Total Deeds Deed Book 227 Deed Page 563 Deed 2 Book Deed 2 Page PlanSurv# Property ID Zoning RR	Map Block Lot SPAN# 450-142-12017 Tax Class Homestead Tax Rate Current Use Land Gains AssmntYr AssmntAmt SpecAssmt	PrdType Photovoltaics PrdOwner Seller Owned MountType Fixed Rack Mount Loc Roof PrdSize InstalYr PrdAnnual AnnStatus PrdVerSrc	PrdType2 PrdOwner2 MountType2 Mount Loc2 PrdSize2 InstalYr2 PrdAnnual2 AnnStatus2 PrdVerSrc2

GREEN PERFORMANCE INDICATORS		
VerBody VerPrgm Green Verification Year VerRating Green Verification Metric Green Verification Status Green Verification Source Green Verification NewCon Green Verification URL	VerBody2 VerPrgm2 Green Verificatn Year 2 VerRating2 Green Verificatn Metric 2 Green Verificatn Status 2 Green Verification Source 2 Green Verificatn NewCon 2 Green Verificatn URL 2	VerBody3 VerPrgm3 Green Verificatn Year 3 VerRating3 Green Verificatn Metric 3 Green Verificatn Status 3 Green Verification Source 3 Green Verificatn NewCon 3 Green Verificatn URL 3

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5085702 15 Happy Hill Road

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REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks The wall mounted television in the family room will convey with house.

Private Office Remarks

Showing Instructions Email Listing Agent

Showing Service None

Input of Owner Name I have written permission to submit name

Owner Name Amell

Owner Phone

Occupant Type

Occupant Name

Occupant Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Four Seasons Sotheby's Int'l Realty	MLS List Date	4/27/2026
Listing Office - Phone Number	Off: 603-643-6070	Expiration Date	
Listing Office - Phone Number 2	Fax: 603-676-7648	Active Under Contract Date	
List Agent - Agent Name and Phone	Susan K Zak - Cell: 802-359-3641	Pending Date	5/4/2026
List Agent - Phone Number	Cell: 802-359-3641	Withdrawn Date	
List Agent - E-mail	susan.zak@fourseasonssr.com	Terminated Date	
List Team - Team Name		Close Date	6/2/2026
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name	Coldwell Banker LIFESTYLES - Hanover	Designated/ Apptd. Agency	Yes
Buyer Office - Phone Number	Off: 603-643-6406	Short Sale	No
Buyer Office - E-mail	charlene@thecblife.com	Original List Price	\$1,595,000
Buyer Agent - Agent Name	Amy Redpath		
Buyer Agent - Phone Number	Phone: 603-643-9405		
Buyer Agent - E-mail	amy@TheCBLife.com		
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions No

Concessions Amount

Concessions Comments

Appraisal Complete No

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

Buyer Financing Cash

Right of First Refusal

Contingencies

My Info: Brett Schermerhorn - Phone: 802-881-0622

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Note: Report includes internal fields.

Residential 5044074 Closed	Single Family	49 Pine Tree Road Norwich Unit/Lot #	VT 05055	Listed: 5/30/2025 Closed: 5/30/2025 DOM: 0	\$1,750,000 \$1,725,000
---	----------------------	---	-----------------	---	--



County VT-Windsor VIIIDstLoc Year Built 2010 Architectural Style Contemporary Color Grey Total Stories 3 Taxes TBD No Tax Annual Amount \$26,199.78 Tax Year 2024 Tax Year Notes	Rooms Total 12 Bedrooms Total 4 Bathrooms Total 4 Bathrooms Full 2 Bathrooms Three Quarter 1 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 3,707 Below Grade Finished Area 993 Total Finished Area 4,700 List \$/SqFt Fin Total \$372.34 Total Area 4,976 Lot Size Acres 2.51 Lot Size Square Feet 109,336 Footprint
---	--

Activation Date

Directions

Public Remarks

STRUCTURE

Construction Status	Existing	Estimated Completion Date		List \$/SqFt Fin ABV Grade	\$472.08
Construction Materials	Wood Frame	Rehab Needed		Above Grade Finished Area Source	Measured
Roof	Standing Seam			Above Grade Unfinished Area	0
Foundation Details	Concrete			Above Grade Unfinished Area Source	
				Below Grade Finished Area Source	Measured
				Below Grade Unfinished Area	276
				Below Grade Unfinished Area Source	Measured
				Total Below Grade Area	
				Total Below Grade Area Source	
Basement	Yes				
Basement Access Type	Interior				
Basement Description	Concrete, Finished, Full, Interior Stairs, Storage Space				
Garage	Yes				
Garage Capacity	2				

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
-------	------------------	-------	------------------	-------	------------------

LOT & LOCATION

Development / Subdivision	School District Dresden	Waterfront Property
Owned Land	Elementary School Marion Cross Elementary School	Water View
Common Land Acres	Middle/Jr School Francis C Richmond Middle Sch	Water Body Access
ROW Length	High School Hanover High School	Water Body Name
ROW Width	Lot Features Country Setting, Landscaped, Neighborhood	Water Body Type
ROW Parcel Access		Water Frontage Length
ROW to other Parcel		Waterfront Property Rights
Road Frontage TBD		Water Body Restrictions
Road Frontage Length		
Road Frontage Type Dirt, Public		

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UTILITIES			
Heating	Baseboard, Radiant	Internet	Cable Internet
Cooling	None	Fuel Company	
Water Source	Public	Electric Company	
Sewer	Private	Water Company	
Electric	Circuit Breaker(s)	Cable Company	
Utilities	Cable, Propane	Phone Company	
		Internet Service Provider	

FEATURES	
Driveway	Gravel

CONDO -- MOBILE -- AUCTION INFO			
Condo Name	Bldg#	Auction	No
Condo Limited Common Area	UntPerBldg	Auction Date	
Condo Fees		Auction Time	
		Auctioneer Name	
		Auctioneer License Number	
		Auction Price Determd By	
Mobile Park Name		Mobile Park Approval	
Mobile Make		Mobile Must Move	
Mobile Model Name		Mobile Anchor	
MobileSer#		Mobile Co-Op	

DISCLOSURES	
Fee	
Fee 2	
Fee 3	
Foreclosed/Bank-Owned/REO	No
Planned Urban Developmt	No
Rented	
Rental Amount	No
Exclusions	Resort
	Right of First Refusal

Timeshare/Fract. Ownrshp	No
T/F Ownership Amount	
T/F Ownership Type	
Surveyed	Yes
Surveyed By	

PUBLIC RECORDS		POWER PRODUCTION	
DeedRecTy	Warranty	Map	
Total Deeds		Block	
Deed Book	188	Lot	
Deed Page	594	SPAN#	450-142-12587
Deed 2 Book		Tax Class	Homestead
Deed 2 Page		Tax Rate	
PlanSurv#		Current Use	
Property ID		Land Gains	
Zoning	RR	AssmntYr	
		AssmntAmt	
		SpecAssmt	
		PrdType	
		PrdOwner	
		MountType	
		Mount Loc	
		PrdSize	
		InstalYr	
		PrdAnnual	
		AnnStatus	
		PrdVerSrc	
		PrdType2	
		PrdOwner2	
		MountType2	
		Mount Loc2	
		PrdSize2	
		InstalYr2	
		PrdAnnual2	
		AnnStatus2	
		PrdVerSrc2	

GREEN PERFORMANCE INDICATORS		
VerBody	VerBody2	VerBody3
VerPrgm	VerPrgm2	VerPrgm3
Green Verification Year	Green Verificatn Year 2	Green Verificatn Year 3
VerRating	VerRating2	VerRating3
Green Verification Metric	Green Verificatn Metric 2	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 2	Green Verificatn Status 3
Green Verification Source	Green Verification Source 2	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 2	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 2	Green Verificatn URL 3

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5044074 49 Pine Tree Road

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REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions Appointment
Showing Service Showing Time

Input of Owner Name I have written permission to withhold name

Owner Name
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Four Seasons Sotheby's Int'l Realty	MLS List Date	5/30/2025
Listing Office - Phone Number	Off: 603-643-6070	Expiration Date	
Listing Office - Phone Number 2	Fax: 603-676-7648	Active Under Contract Date	
List Agent - Agent Name and Phone	Leah McLaughry - Cell: 603-359-8622	Pending Date	
List Agent - Phone Number	Cell: 603-359-8622	Withdrawn Date	
List Agent - E-mail	leah.mclaughry@fourseasonssir.com	Terminated Date	
List Team - Team Name		Close Date	5/30/2025
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone	Evan Pierce - Cell: 201-401-4934	Marketed in other Property No	
Co List Agent - Phone Number	Cell: 201-401-4934	Type	
Co List Agent - E-mail	evan.pierce@fourseasonssir.com	Other MLS#	
Alternate Contact - Agent Name		Comp Only	Yes
Alternate Contact - Phone Number		Comp Type	I listed outside the
Alternate Contact - E-mail			MLS
Buyer Office - Office Name	Four Seasons Sotheby's Int'l Realty	Listing Type	Exclusive Right
Buyer Office - Phone Number	Off: 603-643-6070	Listing Service	Full Service
Buyer Office - E-mail	Eric.Johnston@FourSeasonsSIR.com	Designated/Apptd. Agency	Yes
Buyer Agent - Agent Name	Evan Pierce	Short Sale	No
Buyer Agent - Phone Number	Cell: 201-401-4934	Original List Price	\$1,750,000
Buyer Agent - E-mail	evan.pierce@fourseasonssir.com		
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone	Four Seasons Sotheby's Int'l Realty - Off: 603-643-6070		
Co Buyer Agent - Agent Name and Phone	Leah McLaughry - Cell: 603-359-8622		

Concessions No
Concessions Amount
Concessions Comments
Appraisal Complete Yes
Appraisal Type
Appraiser Adria Hamm
Appraiser Phone 208-401-6342
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing Conventional
Right of First Refusal

Contingencies

My Info: Brett Schermerhorn - Phone: 802-881-0622

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Updated Sales Summary - Page 7

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Note: Report includes internal fields.

Residential 5012606 Closed	Single Family	82 Hopson Road Norwich Unit/Lot #	VT 05055	Listed: 9/4/2024 Closed: 12/16/2024 DOM: 35	\$1,570,000 \$1,575,000
---	----------------------	--	-----------------	--	--



County VT-Windsor VIIIDstLoc Year Built 2015 Architectural Style Modern Architecture, Ranch Color Total Stories 2 Taxes TBD No Tax Annual Amount \$23,997.12 Tax Year 2025 Tax Year Notes	Rooms Total 7 Bedrooms Total 3 Bathrooms Total 3 Bathrooms Full 2 Bathrooms Three Quarter 0 Bathrooms Half 1 Bathrooms One Quarter 0 Above Grade Finished Area 3,086 Below Grade Finished Area 0 Total Finished Area 3,086 List \$/SqFt Fin Total \$508.75 Total Area 3,086 Lot Size Acres 1.37 Lot Size Square Feet 59,677 Footprint
---	--



Activation Date

Directions

Property Panorama

Public Remarks Welcome to 82 Hopson Road! This stunning custom-built home features 3 bedrooms and 2.5 baths, seamlessly blending modern comfort with the natural beauty of its surroundings. Situated in an ideal location, it offers the perfect balance of privacy and community. The spacious floor plan boasts a chef's kitchen with a walk-in pantry and high-end appliances. The open living area flows effortlessly onto a large deck, providing breathtaking views of the Warner Meadow Conservation area. Experience Vermont's beauty year-round from every room. Inside, custom built-ins and unique lighting from Conant Metal & Light add character and warmth. The home is designed with energy efficiency and optimal air quality in mind. Outdoor enthusiasts will appreciate direct access to the conservation area, complete with trails for hiking and wildlife observation. The property also includes a two-car garage with an EV charger, a home gym, ample storage, and meticulously maintained landscaping. This home is more than just a place to live – it's a lifestyle. Enjoy the convenience of the Upper Valley, whether walking into town to Dan & Whit's or taking a short drive to Hanover, Lebanon, DHMC, and Dartmouth College.

STRUCTURE

Construction Status Existing Construction Materials Cedar Exterior Roof Metal Foundation Details Concrete	Estimated Completion Date Rehab Needed No	List \$/SqFt Fin ABV Grade \$508.75 Above Grade Finished Area Source Builder Above Grade Unfinished Area 0 Above Grade Unfinished Area Source Below Grade Finished Area Source Below Grade Unfinished Area 0 Below Grade Unfinished Area Source Total Below Grade Area Total Below Grade Area Source
--	--	---

Basement No Basement Access Type Garage Yes Garage Capacity 2 Parking Features Garage, Paved	
---	--

ROOMS	DIMENSIONS / LVL
Primary BR Suite	2
Bathroom Half	2
Kitchen/Dining	2
Laundry Room	2
Living/Dining	2
Bedroom	1
Exercise Room	1
Other	1

ROOMS	DIMENSIONS / LVL
Bathroom Full	1
Office/Study	2
Foyer	1

ROOMS	DIMENSIONS / LVL
-------	------------------

LOT & LOCATION

Development / Subdivision Owned Land Common Land Acres ROW Length ROW Width ROW Parcel Access ROW to other Parcel Road Frontage TBD Road Frontage Length Road Frontage Type Public	School District Dresden Elementary School Marion Cross Elementary School Middle/Jr School Francis C Richmond Middle Sch High School Hanover High School Lot Features Conserved Land, View, Abuts Conservation, Near Shopping, Near Hospital	Waterfront Property Water View Water Body Access Water Body Name Water Body Type Water Frontage Length Waterfront Property Rights Water Body Restrictions
---	--	--

Updated Sales Summary - Page 8

06/07/2026 04:43 PM 5012606 82 Hopson Road Page 2 of 3

UTILITIES

Heating Propane, Baseboard, Radiant Floor
Cooling Central AC
Water Source Public
Sewer Private, Septic
Electric Circuit Breaker(s)
Utilities Cable at Site, Propane

Internet High Speed Intrnt at Site
Fuel Company Suburban
Electric Company GMP
Water Company
Cable Company Xfinity
Phone Company
Internet Service Provider

FEATURES

Interior Features Blinds, Living/Dining, Primary BR w/ BA, Natural Light, Energy Rated Skylight(s), Soaking Tub, Walk-in Closet, Walk-in Pantry, 2nd Floor Laundry
Flooring Tile, Wood
Exterior Features Invisible Pet Fence
Driveway Paved
Parking Features Garage, Paved
Appliances ENERGY STAR Qual Dishwshr, Range Hood, Microwave, Wall Oven, ENERGY STAR Qual Fridge
Other Equipment Other, Gas Stove
Negotiable Dryer, Other, Washer
Accessibility Features 1st Floor Bedroom, 1st Floor Full Bathroom

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees
Bldg#
UntPerBldg
Auction No
Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determind By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#
Mobile Park Approval
Mobile Must Move
Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3
Foreclosed/Bank-Owned/REO No
Planned Urban Developmt
Rented
Rental Amount
Exclusions
Documents Available Deed
Flood Zone No
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal

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

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 215
Deed Page 130-133
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning VR1
Map
Block
Lot
SPAN# 450-142-13342
Tax Class Homestead
Tax Rate
Current Use
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstalYr
PrdAnnual
AnnStatus
PrdVerSrc
PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstalYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
VerPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL
VerBody2
VerPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2
VerBody3
VerPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

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5012606 82 Hopson Road

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REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks Sellers prefer Mid December closing. Sale is contingent upon finding suitable housing.

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Agent, Pets, See Private Remarks, Email

Showing Service Listing Agent, Text List Agent, Remove Shoes
None

Input of Owner Name I have written permission to withhold name

Owner Name
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	BHHS Verani Upper Valley	MLS List Date	9/4/2024
Listing Office - Phone Number	Off: 603-643-8822	Expiration Date	
Listing Office - Phone Number 2		Active Under Contract Date	10/9/2024
List Agent - Agent Name and Phone	Heather Ashline - Cell: 802-233-5088	Pending Date	
List Agent - Phone Number	Cell: 802-233-5088	Withdrawn Date	
List Agent - E-mail	heather.ashline@verani.com	Terminated Date	
List Team - Team Name		Close Date	12/16/2024
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name	Williamson Group Sothebys Intl. Realty	Designated / Apptd. Agency	Yes
Buyer Office - Phone Number	Off: 802-457-2000	Short Sale	No
Buyer Office - E-mail	office@williamson-group.com	Original List Price	\$1,570,000
Buyer Agent - Agent Name	Carol Wood		
Buyer Agent - Phone Number	Phone: 802-922-2014		
Buyer Agent - E-mail	carol.wood@williamson-group.com		
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions No Comment

Concessions Amount

Concessions Comments

Appraisal Complete Yes

Appraisal Type

Appraiser Torrey Appraisal Team

Appraiser Phone 802-249-6890

Appraiser Email

Buyer Name

Residence

Title Company

Buyer Financing Conventional

Right of First Refusal

Contingencies

My Info: Brett Schermerhorn - Phone: 802-881-0622

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