Town of Norwich, Vermont

CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Cole & Emily Flannery – Parcel ID # 03-050.200

DATE: September 14, 2026

Property Description: The property is located at 165 Stagecoach Road. The dwelling is mostly a 1-story Contemporary-style dwelling built in 2023 with 3,908 finished square feet, two kitchens, one full bath, two ¾ baths and one ½ bath. The dwelling also has an apartment over the attached garage, which accounts for the second kitchen. The dwelling has an overall grade of A- and the kitchen and baths are mostly rated "Good" with the depreciation at 1.0%. The assessed value of the dwelling is $1,875,200 with 1 detached 3-bay garage assessed at $35,400. There are 30.10 acres assessed at $475,000. The total assessed value on the 2026 Grand List is $2,385,600.

2026 Assessment History:

Proposed Reappraisal Assessment: $2,385,600
After Grievance Hearing/Grand List: $2,385,600

Change before BCA Appeal: $ 0

Listers Assessment: For the 2025 reappraisal, KRT Appraisal performed a Norwich sales analysis required by State statute of land and building sales over the previous three years to establish the 2025 Norwich land and building tables. The 2025 post-grievance townwide average increase is 59%. The appellant's 2025 assessment of $2,385,600 is a 51% increase over the 2024 assessment, which is 8% below the townwide average.

Comparables: The Listers have attached the Property Record Cards for two parcels that have dwellings very similar to the appellant's dwelling in age and total square footage.

1046 Beaver Meadow Rd: 2-story Colonial built in 2023. 3,981 s.f. Dwelling Value = $2,242,300

1062 Bragg Hill Rd: Contemporary (79% complete). 3,955 s.f. Dwelling Value = $1,786,200
Estimated dwelling value upon completion = $2,261,100

Appellant's Property: Contemporary built in 2023. 3908 s.f. Dwelling Value = $1,875,200

The appellant has appealed the 2025 BCA assessment of $2,266,300 to the Vermont Superior Court. The BCA decision is in effect for only one year (2025) and Superior Court decisions are in effect for three years (2025-2027).

The Listers consider the 2026 Grand List assessment for the dwelling at 165 Stagecoach Road of $1,875,200 and the total assessment of $2,385,600 to be the correct value for this property.

MAP-LOT	SUB	Parcel ID 3	Parcel ID 4	Parcel ID	Building Location
03-050	200			03-050-200	165 STAGECOACH RD

NORWICH, VT

Card: 1 of 2	Total Card	Total Parcel
APPR	2,134,900 /	2,385,600
USE + IMP	2,134,900 /	2,385,600
USE LAND	0 /	0
ASSESSED	2,134,900 /	2,385,600

PROPERTY LOCATION

165 STAGECOACH RD
NORWICH, VT

OWNERSHIP

FLANNERY COLE
FLANNERY EMILY
165 STAGECOACH ROAD
NORWICH, VT 05055

Occ		Type	TOWN

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 CONTEMPORARY building built about 2023, having primarily WOOD Exterior and 3,908 Square Feet, with 1 Residential Unit, 1 Bath, 2 3/4 Baths, 1 Half Bath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	100.0
Util 2		Dis 2	142	100.0
Util 3		Dis 3	450	100.0
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

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/Prcl	610.44

LEGAL DESCRIPTION

30.1 ACRES DWL & ADDL LOT

Lot Size	
Total Land	30.10
Land Unit Type	AC

Property ID: 1617

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	1,875,200	35,400	30.1	475,000	2,385,600	2,385,600	2026/LDS 07/30/26 1:08:	07/30/2026
2025	GL	11	1,875,200	35,400	30.1	475,000	2,385,600	2,385,600	Year End Roll	08/21/2025
2024	GL	11	1,875,200	35,400	30.1	475,000	2,385,600	2,385,600	Correct Dates	08/20/2025
2023	GL	11	1,233,100	29,300	30.1	315,500	1,577,900	1,577,900	Year End	07/07/2023
2022	GL	11	0	280,000	30.1	289,800	569,800	569,800	Year End Roll	07/08/2022
2021	GL	31	0	0	8.5	120,800	120,800	120,800	Year End Roll	08/18/2021

User Account	450-142-13392
GIS Coord 1	
GIS Coord 2	
Insp Date	06/18/2024
Print Date / Time	9/10/2026 1:10 pm
Last Date / Time	9/8/26 12:00 am
	Pam

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
WHITE RICHARD C	235-623	2	01/15/2021	230,000	No		1	
	183/280		08/23/2007	0	No		19	Inval-easement

USER DEFINED

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

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
08/03/2023	32BAS23	GARAGE	40,000		C	EAS	22x36 3-bay garag	04/07/2025
09/16/2021	43BH21	NEW DWLG	800,000	01/08/2026	C	BH	Spring 2023; Liste	

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 VI	PAUL-KRT
03/04/2025	FLD REV	KL-KRT
03/04/2025	FLD REV	KL-KRT
06/18/2024	PERM INSF	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	VAC'T LAN	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	0	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 U	100.00	1	3		AC	EXCESS	1		7,500	7,500	RA	1								22,500	60		0.00000		1	22,500	
60	CURRENT U	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 LUC	11 - RESD 2	P. NBC Desc	RESD AVG	Tot	224,300	Spl Credit	0.00	Tot	224,300

Parcel ID 03-050-200

Exterior Information

Type	9 - CONTEMPORARY		
Stry Hght	1 - ONE STY		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	26 - WOOD		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

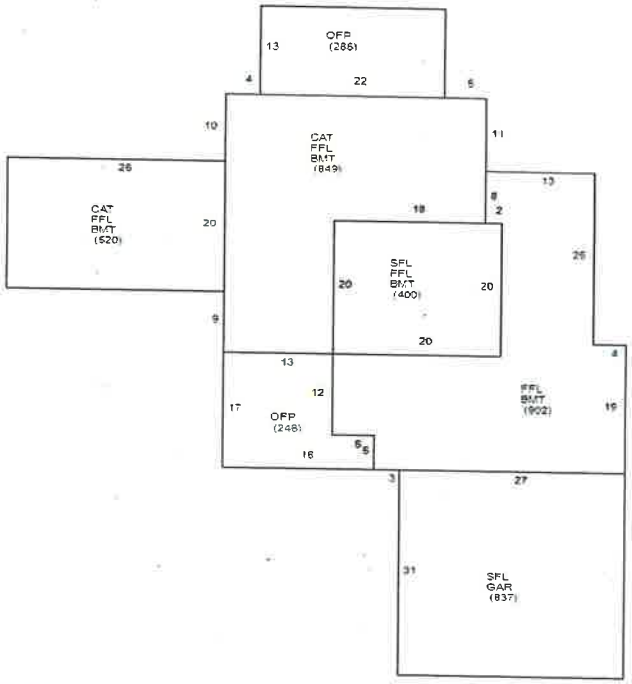
Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Comments

10/23 NARROW DISTANT MTN VIEW . 4/25 - BP RPTD 100% COMPLETE

Sketch



Bath Features

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

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	1	9	3
Bld Total	1	9	3
Prcl Total	1	9	3

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

General Information

Grade	A- - V GOOD-		
Year Blt	2023	Eff Yr	
Alt LUC	11		100%
Juris			
Con Mod			

Other Features

Kitchens	1	Rtng	G - GOOD
Add Kit.	1	Rtng	G - GOOD
Fireplaces	1	Rtng	V - VERY GO
WS Flues	0	Rtng	

Calc Ladder

Base Rate	155.00	Depr	18,941
Size Adj	0.92794	Depr'd Total	1,875,184
Con Adj	1.08212	Juris Ft.	1.0000
Adj Prc	$ 155.64	Spec. Features	$ 0
Grade Ft.	2.10000	Lump Sum	
Other Feat	$ 222,027	Final Total	$ 1,875,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 1,875,200
Adj Tot (RCN)	1,894,125	Total $/SF	$ 479.84
Depr %	1%	Undepr $/SF	326.84400

Interior Information

Avg Ht / Fl			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	A - ABV AVG		
P. Floor	16 - LAMINATE		
Sec Floor			
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	2 - GOOD		
Insulation	2 - TYPICAL		
Int Vs Ext			
Heat Fuel	3 - ELECTRIC		
Heat	9 - HVAC		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Depreciation

Phys Con	AV - Average	1
Functional		
Economic		
Special		
Override		
	Total	1%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Mobile Home

Make		Model		Serial		Year		Color	

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	2,671	2,671	2,671	2,671	155.64	415,714
SFL	2ND FLOOR	1,237	1,237	1,237	1,237	143.19	177,126
GAR	GARAGE	837	837	0	0	35.41	29,638
OFP	OPEN PORCH	532	532	0	0	31.13	16,561
BMT	BASEMENT	2,671	2,671	0	0	38.91	103,929
CAT	CATH CEILING	1,369	1,369	0	0	38.91	53,268
	Building Totals	9,317	9,317	3,908	3,908		796,236
	Parcel Totals	9,317	9,317	3,908	3,908		796,236

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
3	GARAGE	A	Y	1	22.00x36.00	B	EX	2023	32.00	T	0.2%	11	1	RA	1		1	35,400	35,400
GEN	GENERATOR	D	Y	1	1.00	C	AV	2023	0.00	T	0%	11	1	RA	1		1	0	0
Building Totals					Yard Item Appr				35,400		Special Feature Appr							35,400	35,400
Parcel Totals					Yard Item Appr				35,400		Special Feature Appr							35,400	35,400

Image

MAP-LOT	SUB	Parcel ID 3	Parcel ID 4	Parcel ID	Building Location
03-050	200			03-050-200	165 STAGECOACH RD

NORWICH, VT

Card: 2 of 2	Total Card	Total Parcel
APPR	250,700 /	2,385,600
USE + IMP	250,700 /	2,385,600
USE LAND	0 /	0
ASSESSED	250,700 /	2,385,600

PROPERTY LOCATION

165 STAGECOACH RD
NORWICH, VT

OWNERSHIP

FLANNERY COLE
FLANNERY EMILY
165 STAGECOACH ROAD
NORWICH, VT 05055

Occ		Type	TOWN

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	100.0
Util 2		Dis 2	142	100.0
Util 3		Dis 3	450	100.0
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

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/Prcl	

LEGAL DESCRIPTION

30.1 ACRES DWL & ADDL LOT

Lot Size	
Total Land	30.10
Land Unit Type	AC

Property ID: 1617

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	1,875,200	35,400	30.1	475,000	2,385,600	2,385,600	2026/LDS 07/30/26 1:08:(	07/30/2026
2025	GL	11	1,875,200	35,400	30.1	475,000	2,385,600	2,385,600	Year End Roll	08/21/2025
2024	GL	11	1,875,200	35,400	30.1	475,000	2,385,600	2,385,600	Correct Dates	08/20/2025
2023	GL	11	1,233,100	29,300	30.1	315,500	1,577,900	1,577,900	Year End	07/07/2023
2022	GL	11	0	280,000	30.1	289,800	569,800	569,800	Year End Roll	07/08/2022
2021	GL	31	0	0	8.5	120,800	120,800	120,800	Year End Roll	08/18/2021

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

User Account	450-142-13392
GIS Coord 1	
GIS Coord 2	
Insp Date	06/18/2024
Print Date / Time	9/10/2026 1:10 pm
Last Date / Time	9/8/26 12:00 am
	Pam

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
WHITE RICHARD C	235-623	2	01/15/2021	230,000	No		1	
	183/280		08/23/2007	0	No		19	Inval-easement

USER DEFINED

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

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

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 VI	PAUL-KRT
03/04/2025	FLD REV	KL-KRT
03/04/2025	FLD REV	KL-KRT
06/18/2024	PERM INSF	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	VAC'T LAN	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
60	CURRENT U	100.00	1	1		SA	VACANT	1	0	140,000	140,000	RA	1								140,000	60		0.00000		1	140,000	03-050-400
60	CURRENT U	100.00	1	1		ES	SITE	1		7,500	7,500	RA	1								7,500	60		0.00000		1	7,500	
60	CURRENT U	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 LUC	11 - RESD 2	P. NBC Desc	RESD AVG	Tot	250,700	Spl Credit	0.00	Tot	250,700

Parcel ID 03-050-200

Exterior Information

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

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Comments

Sketch

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	

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prcl Total			

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

General Information

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

Other Features

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

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

Interior Information

Avg Ht / Fl			
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 %	

Depreciation

Phys Con		
Functional		
Economic		
Special		
Override		
	Total	0%

Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

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

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
	Building Totals				Yard Item Appr								Special Feature Appr						
	Parcel Totals				Yard Item Appr								Special Feature Appr						

Image

MAP-LOT	SUB	Parcel ID 3	Parcel ID 4	Parcel ID	Building Location
10-028	000			10-028-000	1046 BEAVER MEADOW RD

NORWICH, VT

Card: 1 of 3	Total Card	Total Parcel
APPR	3,095,100 /	3,491,800
USE + IMP	3,095,100 /	3,491,800
USE LAND	0 /	0
ASSESSED	3,095,100 /	3,491,800

CATALIS
ADVANCING GOVERNMENT, ENGAGING CITIZENS.

PROPERTY LOCATION

1046 BEAVER MEADOW RD
NORWICH, VT

OWNERSHIP

SOMMERS REVOCABLE TRUST KAREN
C/O SOMMERS KAREN
40 BATTERY STREET UNIT106
BOSTON, MA 02109

Occ		Type	NON-STATE

PREVIOUS OWNER

SIGLER ANDREW C TRUSTEE
ANDREW C SIGLER REV TRUST
117 MILLER ROAD
WAVERLY TOWNSHIP, PA 18411

NARRATIVE DESCRIPTION

This parcel contains 88.1 AC of land mainly classified as RESD 2 with a COLONIAL building built about 2023, having primarily CLAPBOARD Exterior and 3,981.20 Square Feet, with 1 Residential Unit, 1 Bath, 2 3/4 Baths, 1 Half Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	100.0
Util 2		Dis 2	142	100.0
Util 3		Dis 3	450	100.0
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	2,242,300	137,100	2.00	206,500	2,585,900
60	0	0	82.10	467,200	467,200
21	0	0	4.00	42,000	42,000
Building Total	2,242,300	137,100	88.10	715,700	3,095,100
Parcel Total	2,639,000	137,100	88.10	715,700	3,491,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	777.43	Tot Val SF/Prcl	549.23

LEGAL DESCRIPTION

88.1 ACRES & DWL

Lot Size	
Total Land	88.10
Land Unit Type	AC

Property ID: 528

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	2,639,000	137,100	88.1	715,700	3,491,800	3,491,800	2026/LDS 07/30/26 1:08:	07/30/2026
2025	GL	11	2,639,000	127,200	88.1	717,400	3,483,600	3,483,600	Year End Roll	08/21/2025
2024	GL	11	2,639,000	127,200	88.1	717,400	3,483,600	3,483,600	Correct Dates	08/20/2025
2023	GL	11	890,300	64,800	88.1	340,600	1,295,700	1,295,700	Year End	07/07/2023
2022	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	07/08/2022
2021	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	08/18/2021
2020	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	07/28/2020
2019	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		06/19/2019
2018	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		06/22/2018
2017	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		6/19/2017

User Account	450-142-11597
GIS Coord 1	
GIS Coord 2	
Insp Date	05/19/2026
Print Date / Time	9/2/2026 2:10 pm
Last Date / Time	6/25/26 12:00 am
	Amanda

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
SIGLER ANDREW C TRUSTEE	238-766	2	10/08/2021	2,225,000	No		1	

USER DEFINED

PriorID1a	10-028.000
PriorID2a	
PriorID3a	
PriorID1b	
PriorID2b	
PriorID3b	
PriorID1c	10-028
PriorID2c	000
PriorID3c	
Assessor Map	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
02/08/2024	5BAS24	OUTBLDG	150,000		O	BAS	Building a new bar	04/07/2025
04/24/2023	11BH23	NEW DWLG	2,000,000		C	BH	remove/demolish e	04/07/2025
04/21/2022	14BAS22	OUTBLDG		04/12/2023	C	BAS	spring 2023	

ACTIVITIES

Date	Result	By
05/19/2026	PERM INSP	LISTERS
04/07/2025	PERMIT VI	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
05/01/2024	16	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	MEAS	DOUG-KRT
04/12/2023	PERMIT VI	ASSR
05/10/2018	2	NEMC

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		1	1		SA	SITE	1		140,000	196,000	RG	1.4								196,000		0	0.00000		1	196,000	
11	RESD 2		1	1		ES	SITE	1		7,500	10,500	RG	1.4								10,500		0	0.00000		1	10,500	
21	RESD 2 EXC	100.00	1	4		AC	EXCESS	1		7,500	10,500	RG	1.4								42,000		0	0.00000		1	42,000	
60	CURRENT U	100.00	1	12.4		AC	EXCESS	1		7,500	7,991.94	RG	1.4								99,100		0	0.00000		1	99,100	
60	CURRENT U	100.00	1	69.7		AC	EXCESS	1		7,500	5,281.21	RG	1.4		T	-20					368,100		0	0.00000		1	368,100	

Total AC/HA	88.10	Total SF/SM	3,837,636.00	Parcel LUC	11 - RESD 2	P. NBC Desc	RURAL GOOD	Tot	715,700	Spl Credit	0.00	Tot	715,700

Parcel ID 10-028-000

Exterior Information

Type	6 - COLONIAL		
Stry Hght	2A - TWO/ATTIC		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	2 - CLAPBOARD		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	1 - ASPHALT SH		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - VERY GOOD		
Year Blt	2023	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	3 - HARDWOOD		
Sec Floor	4 - CARPET		40%
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	2 - GOOD		
Insulation	3 - EXTENSIVE		
Int Vs Ext			
Heat Fuel	3 - ELECTRIC		
Heat	3 - FORCED H/W		
# Heat Sys	1		
Heated %	90	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

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

Other Features

Kitchens	1	Rtng	E - EXCELLE
Add Kit.	0	Rtng	
Fireplaces	2	Rtng	E - EXCELLE
WS Flues	0	Rtng	

Depreciation

Phys Con	EX - Excellent	0.2
Functional		
Economic		
Special		
Override		
	Total	0.2%

Comments

GAR'S HEATED . 10/23 HOME DEMO 100% COMP . AT TIME OF VISIT NEW SFR 20% COMP. 5-24 BP 62% COMP; PHONE CONV W/ CONTACT AT RIVERLIGHT BLDRS WHO REV THE 3 PRCs W/ ME. UPDATED 3 CARDS UNTIL THE DWLG IS COMP BY DEC 2024. CAL . NO TRESPASSING. 4/25 BP 100% SFR. BP 32% BARN

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	1	8	4
Bld Total	1	8	4
Prcl Total	3	16	4

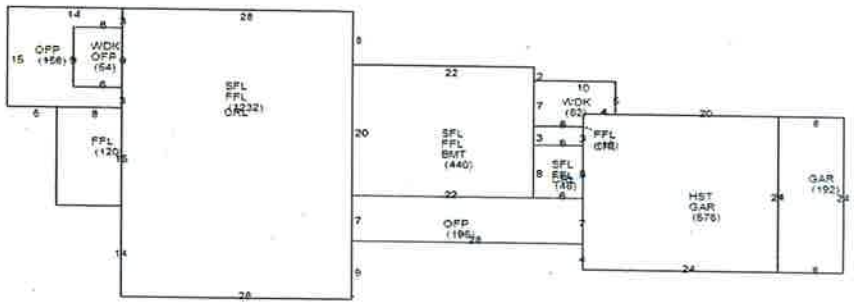
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	185.00	Depr	4,494
Size Adj	0.92559	Depr'd Total	2,242,286
Con Adj	1.05199	Juris Ft.	1.0000
Adj Prc	$ 180.14	Spec. Features	$ 0
Grade Ft.	2.50000	Lump Sum	
Other Feat	$ 368,125	Final Total	$ 2,242,300
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 2,242,300
Adj Tot (RCN)	2,246,780	Total $/SF	$ 563.22
Depr %	0.2%	Undepr $/SF	450.35000

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,858	1,858	1,858	1,858	180.14	334,700
SFL	2ND FLOOR	1,720	1,720	1,720	1,720	165.73	285,056
HST	HALF STORY	403	576	403	403	165.73	66,822
OFP	OPEN PORCH	406	406	0	0	36.03	14,628
BMT	BASEMENT	440	440	0	0	45.03	19,813
GAR	GARAGE	768	768	0	0	36.00	27,648
WDK	WOOD DECK	116	116	0	0	24.09	2,794
	Building Totals	5,711	5,884	3,981	3,981		751,462
	Parcel Totals	10,008	10,526	6,358	6,358		1,168,352

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
3	GARAGE	D	Y	1	24.00x24.00	C	AV	1993	32.00	T	32%	11	1	RG	1		1	12,500	12,500
3	GARAGE	D	Y	1	21.00x50.00	C	AV	1992	32.00	T	33%	11	1	RG	1		1	20,000	20,000
3	GARAGE	A	Y	1	13.00x21.00	C	AV	1992	32.00	T	33%	11	1	RG	1		1	7,500	7,500
6	CARPORT	A	Y	1	24.00x24.00	C	AV	1992	18.00	T	33%	11	1	RG	1		1	6,200	6,200
271	PADDLE CT	D	Y	1	1.00	C	EX	2022	15,000.00	T	12.5%	11	1	RG	1		1	13,100	13,100
32	BARN/LFT	A	Y	1	1.00x1751.00	B	GD	2025	36.00	T	16%	11	1	RG	1		1	73,200	73,200
19	PATIO	D	Y	1	1.00x463.00	C	EX	2024	12.00	T	0.1%	11	1	RG	1		1	4,600	4,600
Building Totals					Yard Item Appr				137,100		Special Feature Appr							137,100	137,100
Parcel Totals					Yard Item Appr				137,100		Special Feature Appr							137,100	137,100

Image

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

MAP-LOT	SUB	Parcel ID 3	Parcel ID 4	Parcel ID	Building Location
10-028	000			10-028-000	

NORWICH, VT

Card: 2 of 3	Total Card	Total Parcel
APPR	366,700 /	3,491,800
USE + IMP	366,700 /	3,491,800
USE LAND	0 /	0
ASSESSED	366,700 /	3,491,800

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS

PROPERTY LOCATION

1046 BEAVER MEADOW RD
NORWICH, VT

OWNERSHIP

SOMMERS REVOCABLE TRUST KAREN
C/O SOMMERS KAREN
40 BATTERY STREET UNIT106
BOSTON, MA 02109

Occ		Type	NON-STATE

PREVIOUS OWNER

SIGLER ANDREW C TRUSTEE
ANDREW C SIGLER REV TRUST
117 MILLER ROAD
WAVERLY TOWNSHIP, PA 18411

NARRATIVE DESCRIPTION

This parcel contains 88.1 AC of land mainly classified as RESD 2 with a CONTEMPORARY building built about 1992, having primarily WOOD Exterior and 1,764.40 Square Feet, with 1 Residential Unit, 1 3/4 Bath, 6 Rooms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	100.0
Util 2		Dis 2	142	100.0
Util 3		Dis 3	450	100.0
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	0	0	0.00	0	0
42	366,700	0	0.00	0	366,700
Building Total	366,700	0	0.00	0	366,700
Parcel Total	2,639,000	137,100	88.10	715,700	3,491,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	207.83	Tot Val SF/Prcl	549.23

LEGAL DESCRIPTION

88.1 ACRES & DWL

Lot Size	
Total Land	88.10
Land Unit Type	AC

Property ID: 528

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	2,639,000	137,100	88.1	715,700	3,491,800	3,491,800	2026/LDS 07/30/26 1:08:	07/30/2026
2025	GL	11	2,639,000	127,200	88.1	717,400	3,483,600	3,483,600	Year End Roll	08/21/2025
2024	GL	11	2,639,000	127,200	88.1	717,400	3,483,600	3,483,600	Correct Dates	08/20/2025
2023	GL	11	890,300	64,800	88.1	340,600	1,295,700	1,295,700	Year End	07/07/2023
2022	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	07/08/2022
2021	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	08/18/2021
2020	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	07/28/2020
2019	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		06/19/2019
2018	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		06/22/2018
2017	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		6/19/2017

User Account
450-142-11597
GIS Coord 1
GIS Coord 2
Insp Date
05/19/2026
Print Date / Time
9/2/2026 2:10 pm
Last Date / Time
6/25/26 12:00 am
Amanda

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
SIGLER ANDREW C TRUSTEE	238-766	2	10/08/2021	2,225,000	No		1	

USER DEFINED

PriorID1a
10-028.000
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
10-028
PriorID2c
000
PriorID3c
Assessor Map

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
05/19/2026	PERM INSF	LISTERS
04/07/2025	PERMIT VIS	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
05/01/2024	16	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	MEAS	DOUG-KRT
04/12/2023	PERMIT VIS	ASSR
05/10/2018	2	NEMC

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
42	NON-RESD	100.00	1	0		SA	SITE	1		140,000	0	RG	1.4								0		0	0.00000		1	0	

Total AC/HA	0.00	Total SF/SM	0.00	Parcel LUC	11 - RESD 2	P. NBC Desc	RURAL GOOD	Tot	0	Spl Credit	0.00	Tot	0

Parcel ID 10-028-000

Exterior Information

Type	9 - CONTEMPORARY		
Stry Hght	2 - TWO STORY		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	26 - WOOD		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	14 - STDG SEAM		
Color	NATURAL		
View			
Shape			
Bld Name			

General Information

Grade	C+ - AVG. (+)		
Year Blt	1992	Eff Yr	
Alt LUC	42		100%
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	1 - DRYWALL		
Sec Int Wall	4 - SOLID WOO		50%
Partition	L - LIGHT		
P. Floor	2 - SOFTWOOD		
Sec Floor			
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	10 - PROPANE		
Heat	4 - RADIANT HW		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	1	Rtng	A - AVERAGE
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	1	Rtng	F - FAIR

Other Features

Kitchens	1	Rtng	G - GOOD
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	16.5
Functional	D - DESIGN	10
Economic		
Special		
Override		
	Total	24.85%

Comments

POOL INSIDE 17X29 BARN; SFL OVER 36% = LOFT; OPEN FLOOR PLAN . 10/23 EA . A/C=MINISPLIT . NO TRESPASSING; 5/26 CLOSED PERMIT, RECALC'D BARN SF.

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	6	0
Bld Total	1	6	0
Prcl Total	3	16	4

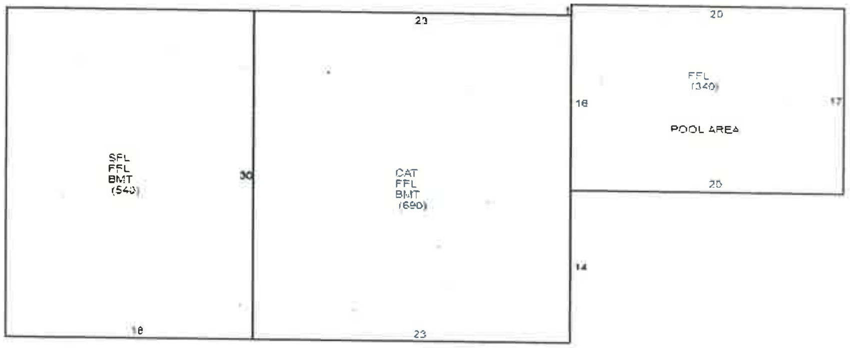
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	155.00	Depr	121,246
Size Adj	1.08338	Depr'd Total	366,665
Con Adj	1.03978	Juris Ft.	1.0000
Adj Prc	$ 174.60	Spec. Features	$ 0
Grade Ft.	1.15000	Lump Sum	
Other Feat	$ 49,670	Final Total	$ 366,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 366,700
Adj Tot (RCN)	487,911	Total $/SF	$ 207.83
Depr %	24.85%	Undepr $/SF	200.79000

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,570	1,570	1,570	1,570	174.60	274,122
SFL	2ND FLOOR	194	540	194	194	112.45	21,860
BMT	BASEMENT	1,230	1,230	0	0	44.70	54,981
CAT	CATH CEILING	690	690	0	0	43.65	30,119
	Building Totals	3,684	4,030	1,764	1,764		381,082
	Parcel Totals	10,008	10,526	6,358	6,358		1,168,352

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
BMT	RRM	30	0	F	100
SFL	LOF	100	0	A	36

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed

Building Totals	Yard Item Appr	Special Feature Appr	
Parcel Totals	Yard Item Appr	Special Feature Appr	

Image

Property: 528 | Bld: 621 | Seq: 2 | Year: 2026 | Data As Of Date: 09/02/2026 | User: PSmith | DB: Assess50NorwichVT

MAP-LOT	SUB	Parcel ID 3	Parcel ID 4	Parcel ID	Building Location
10-028	000			10-028-000	

NORWICH, VT

Card: 3 of 3	Total Card	Total Parcel
APPR	30,000 /	3,491,800
USE + IMP	30,000 /	3,491,800
USE LAND	0 /	0
ASSESSED	30,000 /	3,491,800

PROPERTY LOCATION

1046 BEAVER MEADOW RD
NORWICH, VT

OWNERSHIP

SOMMERS REVOCABLE TRUST KAREN
C/O SOMMERS KAREN
40 BATTERY STREET UNIT106
BOSTON, MA 02109

Occ		Type	NON-STATE

PREVIOUS OWNER

SIGLER ANDREW C TRUSTEE
ANDREW C SIGLER REV TRUST
117 MILLER ROAD
WAVERLY TOWNSHIP, PA 18411

NARRATIVE DESCRIPTION

This parcel contains 88.1 AC of land mainly classified as RESD 2 with a CAMP-RUSTIC building built about 1992, having primarily WOOD Exterior and 612 Square Feet, with 1 Residential Unit, 1 Half Bath, 2 Rooms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	100.0
Util 2		Dis 2	142	100.0
Util 3		Dis 3	450	100.0
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	0	0	0.00	0	0
42	30,000	0	0.00	0	30,000
Building Total	30,000	0	0.00	0	30,000
Parcel Total	2,639,000	137,100	88.10	715,700	3,491,800
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	49.02	Tot Val SF/Prcl	549.23

LEGAL DESCRIPTION

88.1 ACRES & DWL

Lot Size	
Total Land	88.10
Land Unit Type	AC

Property ID: 528

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	2,639,000	137,100	88.1	715,700	3,491,800	3,491,800	2026/LDS 07/30/26 1:08:(	07/30/2026
2025	GL	11	2,639,000	127,200	88.1	717,400	3,483,600	3,483,600	Year End Roll	08/21/2025
2024	GL	11	2,639,000	127,200	88.1	717,400	3,483,600	3,483,600	Correct Dates	08/20/2025
2023	GL	11	890,300	64,800	88.1	340,600	1,295,700	1,295,700	Year End	07/07/2023
2022	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	07/08/2022
2021	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	08/18/2021
2020	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800	Year End Roll	07/28/2020
2019	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		06/19/2019
2018	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		06/22/2018
2017	GL	11	890,300	53,900	88.1	340,600	1,284,800	1,284,800		6/19/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
SIGLER ANDREW C TRUSTEE	238-766	2	10/08/2021	2,225,000	No		1	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
05/19/2026	PERM INSF	LISTERS
04/07/2025	PERMIT VIS	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
03/13/2025	FLD REV	PAUL-KRT
05/01/2024	16	KL-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	MEAS	DOUG-KRT
10/27/2023	MEAS	DOUG-KRT
04/12/2023	PERMIT VIS	ASSR
05/10/2018	2	NEMC

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

User Account	450-142-11597
GIS Coord 1	
GIS Coord 2	
Insp Date	05/19/2026
Print Date / Time	9/2/2026 2:10 pm
Last Date / Time	6/25/26 12:00 am
	Amanda

USER DEFINED

PriorID1a	10-028.000
PriorID2a	
PriorID3a	
PriorID1b	
PriorID2b	
PriorID3b	
PriorID1c	10-028
PriorID2c	000
PriorID3c	
Assessor Map	

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
42	NON-RESD	100.00	1	0		SA	SITE	1		140,000	0	RG	1.4								0		0	0.00000		1	0	

Total AC/HA	0.00	Total SF/SM	0.00	Parcel LUC	11 - RESD 2	P. NBC Desc	RURAL GOOD	Tot	0	Spl Credit	0.00	Tot	0

Parcel ID 10-028-000

Exterior Information

Type	3 - CAMP-RUSTIC		
Stry Hght	1 - ONE STY		
(Liv) Units	1	Tot	1
Found	4 - LOOSE MSRY		
Frame	1 - WOOD		
P. Wall	26 - WOOD		
Sec Wall			0
Roof Str	7 - SHED		
Roof Cvr	14 - STDG SEAM		
Color	NATURAL		
View			
Shape			
Bld Name			

General Information

Grade	C - AVERAGE		
Year Blt	1992	Eff Yr	
Alt LUC	42		100%
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	4 - SOLID WOOD		
Sec Int Wall	1 - DRYWALL		30%
Partition	L - LIGHT		
P. Floor	5 - LINO/VINYL		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	10 - PROPANE		
Heat	11 - RES WALL UNT		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

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	1	Rtng	F - FAIR
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	AV - Average	23.1
Functional		
Economic		
Special		
Override		
	Total	23.1%

Comments

FINISHED BLDG . 10/23 EA . A/C=MINISPLIT . NO TRESPASSING

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	1	2	0
Bld Total	1	2	0
Prcl Total	3	16	4

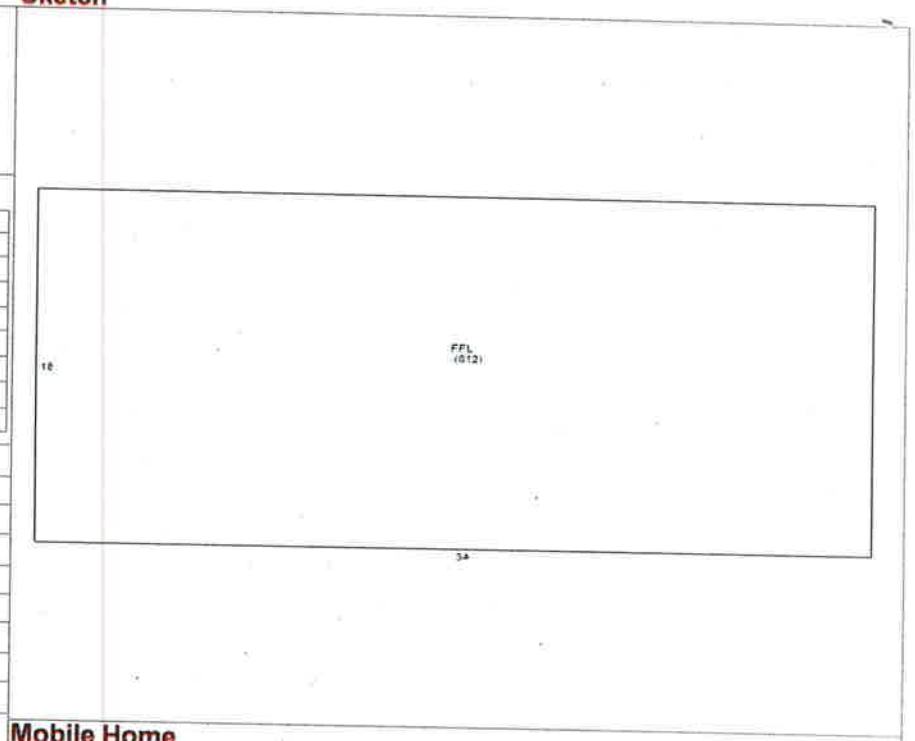
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	59.00	Depr	9,023
Size Adj	1.06144	Depr'd Total	30,038
Con Adj	0.93434	Juris Ft.	1.0000
Adj Prc	$ 58.51	Spec. Features	$ 0
Grade Ft.	1.00000	Lump Sum	
Other Feat	$ 3,253	Final Total	$ 30,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 30,000
Adj Tot (RCN)	39,061	Total $/SF	$ 49.02
Depr %	23.1%	Undepr $/SF	58.51000

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	612	612	612	612	58.51	35,808
	Building Totals	612	612	612	612		35,808
	Parcel Totals	10,008	10,526	6,358	6,358		1,168,352

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
	Building Totals				Yard Item Appr						Special Feature Appr								
	Parcel Totals				Yard Item Appr						Special Feature Appr								

Image

MAP-LOT	SUB	Parcel ID 3	Parcel ID 4	Parcel ID	Building Location
09-044	000			09-044-000	1062 BRAGG HILL RD

NORWICH, VT

Card: 1 of 2	Total Card	Total Parcel
APPR	1,847,600 /	3,032,700
USE + IMP	1,847,600 /	3,032,700
USE LAND	0 /	0
ASSESSED	1,847,600 /	3,032,700

PROPERTY LOCATION

1062 BRAGG HILL RD
NORWICH, VT

OWNERSHIP

COLE NANCY ANN
COLE DOUGLAS G
20 BERKELEY ST
CAMBRIDGE, MA 02138

Occ		Type	NON-STATE

PREVIOUS OWNER

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	1,786,200	61,400	0.00	0	1,847,600
Building Total	1,786,200	61,400	0.00	0	1,847,600
Parcel Total	2,617,900	64,200	21.55	350,600	3,032,700
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	467.16	Tot Val SF/Prcl	497.31

LEGAL DESCRIPTION

21.55 ACRES - DWL & ADDL DWL

Lot Size	
Total Land	21.55
Land Unit Type	AC

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS

PREVIOUS ASSESSMENTS

Property ID: 476

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	2,617,900	64,200	21.55	350,600	3,032,700	3,032,700	2026/LDS 07/30/26 1:08:(	07/30/2026
2025	GL	11	1,560,300	22,800	21.55	350,600	1,933,700	1,933,700	Year End Roll	08/21/2025
2024	GL	11	1,560,300	22,800	21.55	350,600	1,933,700	1,933,700	Correct Dates	08/20/2025
2023	GL	11	535,900	1,600	21.55	230,300	767,800	767,800	Year End	07/07/2023
2022	GL	11	535,900	1,600	21.55	230,300	767,800	767,800	Year End Roll	07/08/2022
2021	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		04/07/2022
2020	GL	11	535,900	1,600	21.55	230,300	767,800	767,800	Year End Roll	07/28/2020
2019	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		06/19/2019
2018	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		06/22/2018
2017	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		6/19/2017

User Account
450-142-11695
GIS Coord 1
GIS Coord 2
Insp Date
05/12/2026
Print Date / Time
9/2/2026 2:07 pm
Last Date / Time
6/25/26 12:00 am
KRT

NARRATIVE DESCRIPTION

This parcel contains 21.55 AC of land mainly classified as RESD 2 with a CONTEMPORARY building built about 2024, having primarily CLAPBOARD Exterior and 3,954.95 Square Feet, with 1 Residential Unit, 2 Baths, 2 3/4 Baths, 1 Half Bath, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	194/72		10/02/2009	899,000	No			

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
03/16/2023	4BH23	NEW DWLG	3,800,000		O		79% COMPLETE	04/07/2025

ACTIVITIES

Date	Result	By
05/12/2026	PERM INSF	LISTERS
04/07/2025	PERMIT VI	PAUL-KRT
04/07/2025	PERMIT VI	PAUL-KRT
03/10/2025	FLD REV	KL-KRT
05/01/2024	16	KL-KRT
10/31/2023	MEAS	DOUG-KRT
03/19/2015	50	M KRAJESKI
07/23/2012	2	R FAVOR

USER DEFINED

PriorID1a
09-044.000
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
09-044
PriorID2c
000
PriorID3c
Assessor Map

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	100.0(
Util 2		Dis 2	142	100.0(
Util 3		Dis 3	450	100.0(
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

Total AC/HA	0.00	Total SF/SM	0.00	Parcel LUC		P. NBC Desc		Tot		Spl Credit	0.00	Tot	

Parcel ID 09-044-000

Exterior Information

Type	9 - CONTEMPORARY		
Stry Hght	1T - ONE/3 QTRS		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	2 - CLAPBOARD		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	14 - STDG SEAM		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - VERY GOOD		
Year Blt	2024	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	3 - HARDWOOD		
Sec Floor			
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	2 - GAS		
Heat	1 - FORCED H/A		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

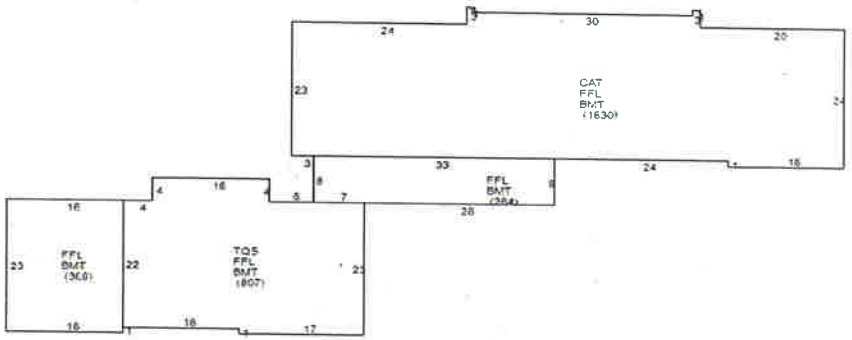
Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Comments

4/25 BP=42% COMPLETE (MAIN HOUSE) RE-CK 2026; 5/26 LISTER PERMIT INSP, 79% COMPLETE HOUSE & GARAGE (YI), RE-CK 2027 GL.

Sketch



Bath Features

Full Bath	2	Rtng	V - VERY GO
Add Full	0	Rtng	
3/4 Bath	2	Rtng	V - VERY GO
Add. 3/4	0	Rtng	
1/2 Bath	1	Rtng	V - VERY GO
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	8	4
Bld Total	1	8	4
Prcl Total	2	14	8

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Other Features

Kitchens	1	Rtng	V - VERY GO
Add Kit.	0	Rtng	
Fireplaces	1	Rtng	E - EXCELLE
WS Flues	0	Rtng	

Depreciation

Phys Con	EX - Excellent	0.1
Functional		
Economic		
Special	UC - UNDER CON	21
Override		
	Total	21.08%

Calc Ladder

Base Rate	155.00	Depr	477,117
Size Adj	0.92642	Depr'd Total	1,786,247
Con Adj	1.06090	Juris Ft.	1.0000
Adj Prc	$ 152.34	Spec. Features	$ 0
Grade Ft.	2.50000	Lump Sum	
Other Feat	$ 292,472	Final Total	$ 1,786,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 1,786,200
Adj Tot (RCN)	2,263,364	Total $/SF	$ 451.64
Depr %	21.08%	Undepr $/SF	380.85000

Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	3,269	3,269	3,269	3,269	152.34	497,999
TQS	3/4 STORY	686	807	686	686	140.15	96,136
BMT	BASEMENT	3,269	3,269	0	0	38.09	124,516
CAT	CATH CEILING	1,830	1,830	0	0	38.09	69,705
	Building Totals	9,054	9,175	3,955	3,955		788,356
	Parcel Totals	12,397	12,727	6,098	6,098		1,190,677

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
4	GARAGE/L	A	Y	1	26.00x48.00	A	EX	2026	36.00	T	0.1%	11	1	RG	1		1	61,400	61,400

Building Totals	Yard Item Appr	61,400	Special Feature Appr	61,400	61,400
Parcel Totals	Yard Item Appr	64,200	Special Feature Appr	64,200	64,200

Image

09-044 000
MAP-LOT _ SUB | Parcel ID 3 | Parcel ID 4 | 09-044-000 Parcel ID | Building Location 1062 BRAGG HILL RD

NORWICH, VT

Card: 2 of 2	Total Card	Total Parcel
APPR	1,185,100 /	3,032,700
USE + IMP	1,185,100 /	3,032,700
USE LAND	0 /	0
ASSESSED	1,185,100 /	3,032,700

PROPERTY LOCATION

1062 BRAGG HILL RD
NORWICH, VT

OWNERSHIP

COLE NANCY ANN
COLE DOUGLAS G
20 BERKELEY ST
CAMBRIDGE, MA 02138

Occ | Type: NON-STATE

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 21.55 AC of land mainly classified as RESD 2 with a CONTEMPORARY building built about 2024, having primarily CLAPBOARD Exterior and 2,143.20 Square Feet, with 1 Residential Unit, 2 Baths, 2 3/4 Baths, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	00	100.0
Util 2		Dis 2	142	100.0
Util 3		Dis 3	450	100.0
Census		Zone 1	RR	100
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	831,700	2,800	2.00	206,400	1,040,900
21	0	0	19.55	144,200	144,200
Building Total	831,700	2,800	21.55	350,600	1,185,100
Parcel Total	2,617,900	64,200	21.55	350,600	3,032,700
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	552.96	Tot Val SF/Prcl	497.31

LEGAL DESCRIPTION

21.55 ACRES - DWL & ADDL DWL

Lot Size	
Total Land	21.55
Land Unit Type	AC

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

PREVIOUS ASSESSMENTS

Property ID: 476

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2026	GL	11	2,617,900	64,200	21.55	350,600	3,032,700	3,032,700	2026/LDS 07/30/26 1:08:	07/30/2026
2025	GL	11	1,560,300	22,800	21.55	350,600	1,933,700	1,933,700	Year End Roll	08/21/2025
2024	GL	11	1,560,300	22,800	21.55	350,600	1,933,700	1,933,700	Correct Dates	08/20/2025
2023	GL	11	535,900	1,600	21.55	230,300	767,800	767,800	Year End	07/07/2023
2022	GL	11	535,900	1,600	21.55	230,300	767,800	767,800	Year End Roll	07/08/2022
2021	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		04/07/2022
2020	GL	11	535,900	1,600	21.55	230,300	767,800	767,800	Year End Roll	07/28/2020
2019	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		06/19/2019
2018	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		06/22/2018
2017	GL	11	535,900	1,600	21.55	230,300	767,800	767,800		6/19/2017

User Account
450-142-11695
GIS Coord 1
GIS Coord 2
Insp Date
05/12/2026
Print Date / Time
9/2/2026 2:07 pm
Last Date / Time
6/25/26 12:00 am
KRT

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	194/72		10/02/2009	899,000	No			

USER DEFINED

PriorID1a
09-044.000
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
09-044
PriorID2c
000
PriorID3c
Assessor Map

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
03/16/2023	4BH23	NEW DWLG	3,800,000		O	BH	New home, guest	04/07/2025

ACTIVITIES

Date	Result	By
05/12/2026	PERM INSF	LISTERS
04/07/2025	PERMIT VI	PAUL-KRT
04/07/2025	PERMIT VI	PAUL-KRT
03/10/2025	FLD REV	KL-KRT
05/01/2024	16	KL-KRT
10/31/2023	MEAS	DOUG-KRT
03/19/2015	50	M KRAJESKI
07/23/2012	2	R FAVOR

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		1	1		SA	SITE	1		140,000	195,900	RG	1.4								195,900		0	0.00000		1	195,900	
11	RESD 2		1	1		ES	SITE	1		7,500	10,500	RG	1.4								10,500		0	0.00000		1	10,500	
21	RESD 2 EXC	100.00	1	19.55		AC	EXCESS	1		7,500	7,375.96	RG	1.4								144,200		0	0.00000		1	144,200	

Total AC/HA 21.55 | Total SF/SM 938,718.00 | Parcel LUC 11 - RESD 2 | P. NBC Desc RURAL GOOD | Tot 350,600 | Spl Credit 0.00 | Tot 350,600

Parcel ID 09-044-000

Exterior Information

Type	9 - CONTEMPORARY		
Stry Hght	1T - ONE/3 QTRS		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	2 - CLAPBOARD		
Sec Wall			0
Roof Str	1 - GABLE		
Roof Cvr	14 - STDG SEAM		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A- - V GOOD-		
Year Blt	2024	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	3 - HARDWOOD		
Sec Floor			
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	2 - GAS		
Heat	1 - FORCED H/A		
# Heat Sys	1		
Heated %	100	AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	2	Rtng	V - VERY GO
Add Full	0	Rtng	
3/4 Bath	2	Rtng	V - VERY GO
Add. 3/4	0	Rtng	
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	1	Rtng	V - VERY GO
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	EX - Excellent	0.1
Functional		
Economic		
Special	UC - UNDER CON	21
Override		
	Total	21.08%

Comments

10/23 EF . UC=INT OF HOME DEMO UNDERWAY . ALSO 2 FOUNDATIONS IN REAR . OBS VIEW OF MTN. 5-24 SALES FIELD REVIEW. GUEST HOUSE 35% UC. MAIN HSE FND ONLY AS OF 4/1/24. PU 4/26 COMP. 4/25 BP=58% COMP RE-CK 2026; 5/26 LISTER PERMIT INSP: 79% COMP PER BLDR. RE-CK 2027 GL.

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	6	4
Bld Total	1	6	4
Prcl Total	2	14	8

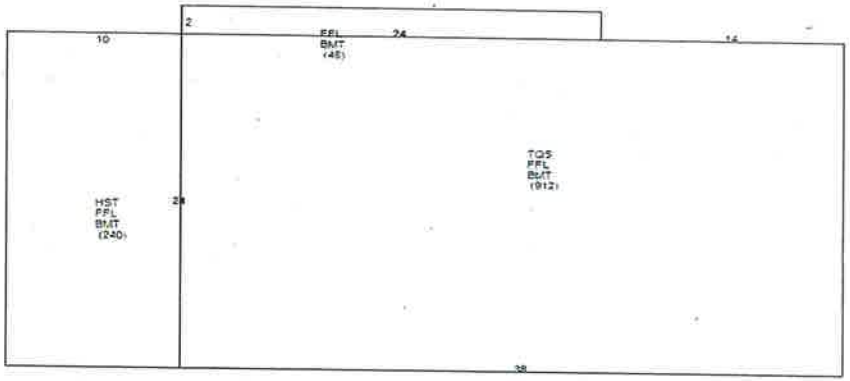
Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	155.00	Depr	222,162
Size Adj	1.03330	Depr'd Total	831,738
Con Adj	1.06090	Juris Ft.	1.0000
Adj Prc	$ 169.92	Spec. Features	$ 0
Grade Ft.	2.10000	Lump Sum	
Other Feat	$ 209,025	Final Total	$ 831,700
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 831,700
Adj Tot (RCN)	1,053,900	Total $/SF	$ 388.06
Depr %	21.08%	Undepr $/SF	356.83200

Sketch



Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,200	1,200	1,200	1,200	169.92	203,904
TQS	3/4 STORY	775	912	775	775	156.32	121,179
HST	HALF STORY	168	240	168	168	156.32	26,262
BMT	BASEMENT	1,200	1,200	0	0	42.48	50,976
	Building Totals	3,343	3,552	2,143	2,143		402,321
	Parcel Totals	12,397	12,727	6,098	6,098		1,190,677

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
2	SHED/FR	D	Y	1	280.00	C	AV	1970	20.00	T	40%	11	1	RG	1		1	2,800	2,800
Building Totals					Yard Item Appr				2,800		Special Feature Appr							2,800	2,800
Parcel Totals					Yard Item Appr				64,200		Special Feature Appr							64,200	64,200

Image