

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Norah Lake & Christopher Polashenski – Parcel ID #05-095.400

DATE: September 14, 2026

Property Description: The property is located at 97 Kerwin Hill Road. The dwelling is assessed as a 1 and 3/4-story Cape-style dwelling built in 1999 with 2,627 finished square feet, two full baths, and one ½ bath. The dwelling has an overall grade of C and the kitchen and baths are rated “Average” with the depreciation at 13.0%. The assessed value of the dwelling is \$509,100 with an attached garage and greenhouse. There are 11-yard items valued at \$81,200. There are 21.19 acres in Norwich, assessed at \$243,200 with 19.19 acres enrolled in the Current Use Program. The total assessed value on the 2026 Grand List is \$833,500.

2026 Assessment History:

2026 Abstract Assessment: \$ 447,000

After Grievance Hearing/Grand List: \$ 833,500

Increase before BCA Appeal: \$ 386,500

Listers Assessment: The appellant grieved the 2026 Abstract assessment in writing. No site visit was conducted by the Listers. The 2013 reappraisal assessment was appealed to Superior Court based on the property being encumbered by an Option to Purchase at Agricultural Value (OPAV) easement with the Vermont Land Trust (VLT). The Court’s decision was rendered on June 2, 2015, which states: “The values determined shall remain set for Tax Years 2013, 2014 and 2015, unless the owners make changes requiring reassessment or the Town undertakes a general reassessment...” It should be noted that the settlement set the value at \$263,700, or approximately 10% below the purchase price of \$293,000 on July 19, 2012. When new land and building tables were developed by KRT Reappraisal, the assessment was increased to \$447,000 for the 2025 Grand List. During the July 2026 grievance review of the property record card by the Listers, we noted that the June 2, 2015 “settlement” reductions had never been removed, thus reducing the assessment without justification for the past ten years.

It should be noted that the OPAV can only be exercised when a farm is under sales contract to a buyer who is not a commercial farmer or family member. The farm with an OPAV easement can sell to a Grantor’s family member or a Grantor corporation limited liability company, partnership, trust or other entity without restriction on the purchase price.

As noted above, OPAV appraisals can only be triggered by VLT when the farm is under contract to a buyer who is not a commercial farmer or family member and are typically done by an OPAV-qualified appraiser approved by VLT and the seller. The Listers take an oath to affirm that they will "appraise all the personal and real property subject to taxation in the town of [Norwich] so far as required by law, at its fair market value, will list the same without discrimination on a proportionate basis of such value for the grand list..." The Listers are statutorily required to assess a property at its highest and best use and are not aware of a statutory requirement to assess a property with an OPAV easement at an amount lower than any other property.

The increase in value noted above resulted from the Listers removing all 2015 settlement reductions which included a negative 50% on all acres, a "lump sum" reduction of \$49,300 on the first acre and a "lump sum" reduction of \$1,700 on the 19.19 excess acres. In addition, an "economic" reduction of 50% under Depreciation was removed on the dwelling. An enclosed porch was changed to a greenhouse; two yard items were removed; a depreciation override on three yard items were removed; and the overall Grade for the house was lowered from C+ to C. The Listers would further recommend that the BCA change the dwelling to reflect that it is a 1-1/2 story cape and is not a 1-3/4 cape as shown on the sketch and in the "Sub Area". This would reduce the assessment by \$23,100 to \$810,400.

As stated above, 19.19 of the 21.19 acres are enrolled in the Current Use program and thus the land assessment is reduced to \$537 per acre per the 2026 Current Use valuation guidelines (see attached). All outbuildings on this parcel are enrolled in the Current Use program, which assesses all enrolled buildings at zero dollars (\$0). The attached 2026-2027 tax bill shows that the land assessment has been reduced by \$85,400 and the outbuildings assessment has been reduced by \$81,200, for a total reduction of \$166,600. This reduces the taxable value to \$666,900. Our suggested reduction of \$23,100 above would place the taxable value for this property at \$643,800, which we believe places this property on par with all other assessments in the Town of Norwich.

We have also attached the 2026-2027 tax bill for 742 VT Route 132, which is also owned by the appellants. You will note that the total assessment of \$1,506,200 has a "Land Use" reduction of \$1,429,000, for a total taxable value of \$77,200. This is provided only as an example of how the Current Use program affords enrollees with a reduced tax bill in exchange for complying with the requirements of the Current Use program. While 155.94 of the 157.94 acres in this parcel are enrolled in Current Use and subject to the Current Use for taxable value, it should be noted only 88.44 acres in this parcel have OPAV status (56.44 acres on Card 1 and 32 acres on Card 3). The remaining 69.5 acres do not have OPAV status.

Property: 1607 | Bld: 1831 | Seq: 1 | Year: 2026 | Data As Of Date: 05/21/2026 | User: PSmith | DB: Assess50NorwichVT

Exterior Information

General information

Interior Information

Special Features / Yard Items (10 of 13)

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

Condo Information

Bath Features

Other Features

Depreciation

Comparable Sales

Avg Rtngr	Ind Va
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Comments

SETTLEMENT 3 YEARS - 2012 THRU 2015; REPRODUCTION
STYLE CAPE; SOLAR ELECTRIC; 30X40 BARN/LNT ACROSS
ROAD; OPAV RESTRICTIONS ON SALE; NEW WDK FOR HOT
TUB; PONDS DUG . 1/24 EA ROOT CELLAR=NV . 5/24
CALLBACK . XFIX=2 SINKS

Res Breakdown

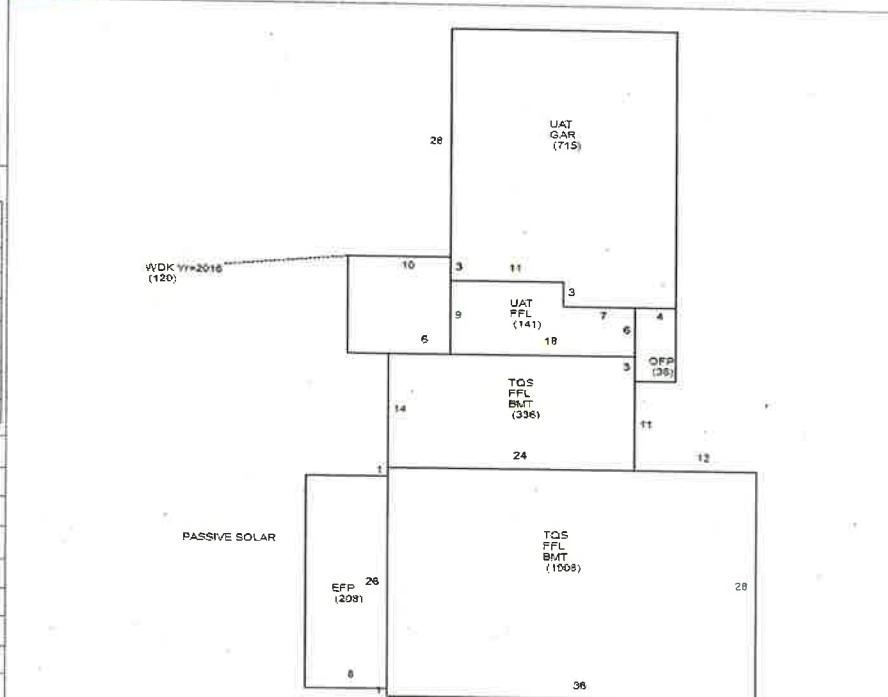
Calc Ladder

Base Rate	185.00	Depr	433,902
Size Adj	0.99030	Depr'd Total	334,067
Con Adj	1.03515	Juris Ft.	1.0000
Adj Prc	\$ 189.65	Spec. Features	\$ 0
Grade Ft.	1.15000	Lump Sum	-56,700
Other Feat	\$ 46,690	Final Total	\$ 277,400
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 277,400
Adj Tot (RCN)	767,969	Total \$/SF	\$ 105.58
Depr %	56.5%	Undepr \$/SF	218.0975

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Sub Areas (7 of 8)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,485	1,485	1,485	1,485	189.65	281,630
TQS	3/4 STORY	1,142	1,344	1,142	1,142	174.47	199,315
UAT	UNF ATTIC	856	856	0	0	37.93	32,468
WDK	WOOD DECK	120	120	0	0	23.83	2,860
GAR	GARAGE	715	715	0	0	36.53	26,119
OPF	OPEN PORCH	36	36	0	0	37.92	1,365
BMT	BASEMENT	1,344	1,344	0	0	47.41	63,719
Building Totals		5,906	6,108	2,627	2,627		627,198
Parcel Totals		5,906	6,108	2,627	2,627		627,198

Alt Areas

[illegible]

Image



PAYABLE TO:

MAIL TO:

Town of Norwich

Finance Office

P. O. Box 376

Norwich, VT 05055

802-649-1419 #3

Please FORWARD to new owner if
property was sold after
4-1-2026.**TAX BILL**

PARCEL ID	BILL DATE	TAX YEAR
05-095.400	08/27/2026	2026-2027

On any unpaid principal - interest will be added at 1% per month
for the first three months & 1 1/2% thereafter. After Feb 18, 2027
all delinquent taxes are also subject to a 4% penalty.

Description: 21.19 ACRES AND DWLG; FARM LOTS 1 & 2

Location: 97 KERWIN HILL

OWNER LAKE NORAH S
POLASHENSKI CHRISTOPHER M
97 KERWIN HILL RD
NORWICH VT 05055-9475

HOUSESITE TAX INFORMATION

SPAN # 450-142-13213 SCL CODE: 142
TOTAL PARCEL ACRES 21.19
HOUSESITE VALUE 656,600
HOUSESITE EDUCATION TAX 8,607.37
HOUSESITE MUNICIPAL TAX 3,284.31
HOUSESITE TOTAL TAX 11,891.68
FOR INCOME TAX PURPOSES

ASSESSED VALUE				HOMESTEAD		NONHOMESTEAD	
REAL		833,500		752,300		81,200	
EXEMPTION							
LAND USE	-	166,600	-	85,400	-	81,200	
TOTAL TAXABLE VALUE		666,900		666,900		0	
GRAND LIST VALUES		6,669.00		6,669.00		0.00	
MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.4947	x6,669.00=	3,299.15	HOMESTEAD EDUCATION	1.3109	x6,669.00=	8,742.39
VOTED EXEMPT	0.0010	x6,669.00=	6.67				
COUNTY TAX	0.0045	x6,669.00=	30.01	1.8682 (district rate) / 142.51% (CLA ÷ SA) = 1.3109			

MAIL TO:

Finance Office

Norwich, VT 05055

Please FORWARD to new owner if
property was sold after
4-1-2026.

TAX BILL

On any unpaid principal - interest will be added at 1% per month for the first three months & 1 1/2% thereafter. After Feb 18, 2027 all delinquent taxes are also subject to a 4% penalty.

SPAN # 450-142-13240	SCL CODE: 142
TOTAL PARCEL ACRES	157.94

FOR INCOME TAX PURPOSES

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

THIS IS THE
ONLY TAX
BILL YOU
WILL
RECEIVE.

THIS IS THE
ONLY TAX
BILL YOU
WILL
RECEIVE.

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

Town of Norwich
TAX YEAR 2026-2027

USPS
postmark is
accepted.

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

Google

55 Norwich Meadows Dr #1, N

N:\sites\VTNWCH\nemrc 2961

Current Use | Department of T

Ask Gemini

tax.vermont.gov/property/current-use

An Official Vermont Government Website

Contact

Careers

File

Pay

Refunds

Forms

myVTax

Search...

Home

Individuals

Businesses

Property

Forms & Instructions

How to File

Assessment

Property Tax Bill Overview

Property Tax Exemptions

Homestead Declaration

Property Tax Credit

Landlord Certificates

Property Transfer Tax

Land Gains Tax

Commissioner's Certificate

Real Estate Withholding

Utility Valuation

Communications Property Valuation

Uniform Capacity Tax and Solar Plants

Act 250 Disclosure Statement

Current Use Application Transition - eCuse has Ended

Submissions for Current Use applications, Forest Management Plans, and Agricultural Certifications have transitioned from eCuse to [myVTax](#). Maintenance of eCuse ended on July 1, 2026.

Current Use

In 1978, the Vermont legislature passed a law establishing the Use Value Appraisal of Agricultural, Forest, Conservation, and Farm Buildings Property. Today, this program is known as "Current Use" and is administered by the Division of Property Valuation and Review (PVR) within the Vermont Department of Taxes.

The Current Use program allows the valuation and taxation of farm and forest land based on its continued agricultural or forest use instead of its value in the marketplace. The primary objectives of the program are to keep Vermont's agricultural and forest land in production, help slow the development of these lands, and achieve greater equity in property taxation on undeveloped land. Benefits for land enrolled in the program were first distributed in tax year 1980.

Currently, there are more than 19,000 parcels of land enrolled, totaling more than 2.5 million acres, about one-third of Vermont's total land.

2026 Use Values

The Current Use Advisory Board established the Use Values for the 2026 tax year on February 12, 2026.

Type	Value
Agricultural Land	\$537 per acre
Forest Land	\$208 per acre
Forest Land Greater Than a Mile from a Class I, II or III Road	\$156 per acre

Assessor Map

Exterior Information

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

General Information

Grade	C - AVERAGE		
Year Blt	2014	Eff Yr	
Alt LUC	60		100
Juris			
Con Mod			

Interior Information

Avg Ht / Ft			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	16 - LAMINATE		
Sec Floor			
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext			
Heat Fuel	2 - GAS		
Heat	3 - FORCED H/W		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Con Wall %		Sprink %	

Special Features / Yard Items

[illegible]

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	2	Rtng	A - AVERAGE
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	2	Rtnq	A - AVERAGE
Add Kit.	0	Rtnq	
Fireplaces	0	Rtnq	
WS Flues	0	Rtnq	

Depreciation

Phys Con	AV - Average	5.5
Functional	D - DESIGN	10
Economic	O - OTHER	50
Special		
Override		
Total		57.48%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

Comments

OPAV RESTRICTIONS ON SALE; NEW FARM HOUSING; 2
UNITS; AVE FINISHES; MODERN POST&BEAM; LRG HOT H2O
HEATER . 1/24 EA . STEEP DROP IN REAR . 2 B'S ON OTHER
SIDE OF ROAD . 5/24 CALLBACK . FARM RESTRICTIONS .
ONLY TO FARMER

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	2	4	2
Bld Total	2	8	4
Prcd Total	2	8	4

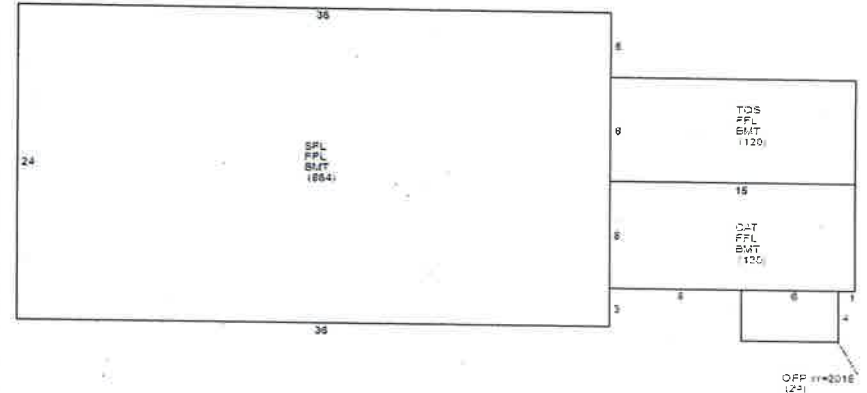
Calc Ladder

Base Rate	155.00	Depr	247,380
Size Adj	1.04155	Depr'd Total	182,996
Con Adj	1.04030	Juris Ft.	1.0000
Adj Prc	\$ 167.95	Spec. Features	\$ 0
Grade Ft.	1.00000	Lump Sum	1,000
Other Feat	\$ 43,500	Final Total	\$ 184,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 184,000
Adj Tot (RCN)	430,376	Total \$/SF	\$ 88.89
Depr %	57.48%	Undepr \$/SF	167.95000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,104	1,104	1,104	1,104	167.95	185,417
SFL	2ND FLOOR	864	864	864	864	154.51	133,497
TQS	3/4 STORY	102	120	102	102	154.51	15,760
BMT	BASEMENT	1,104	1,104	0	0	41.99	46,357
CAT	CATH CEILING	120	120	0	0	41.99	5,039
OPF	OPEN PORCH	24	24	0	0	33.58	806
	Building Totals	3,318	3,336	2,070	2,070		386,875
	Parcel Totals	6,738	7,262	4,324	4,324		653,964

Sketch



Mobile Home

Make		Model		Serial		Year		Color	
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Alt Areas

[illegible]

Image



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

Property: 1606 | Bld: 1830 | Seq: 1 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichVT

Property: 1606 | Bld: 2067 | Seq: 2 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichV7

Exterior Information

General Information			
Grade	C - AVERAGE		
Year Bt	1955	Eff Yr	
Alt LUC	41		100%
Juris			
Con Mod			

Avg Ht / Ft	8.00		
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition			
P. Floor	12 - CONCRETE		
Sec Floor	1 - PLYWOOD		40%
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext			
Heat Fuel	2 - GAS		
Heat	1 - FORCED H/A		
# Heat Sys	0		
Heated %	100	AC %	50
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
SOL	SOLAR	D	Y	1	30.00	C	AV	2023	0.00	T	0%	41	1	RG	1		1	0	0
81	COOLER	D	S	1	30.00	C	AV	2024	170.00	T	1%	41	1	RG	1		1	7,600	7,600
Building Totals									0									7,600	7,600
Parcel Totals									110,500									7,600	118,100

Disclaimer: This Information is believed to be correct but is subject to change without notice.

Location	
Tot Units	
Floor	
% Own	
Name	

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

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

Phys Con	AV - Average	45
Functional		
Economic		
Special		
Override		
Total		45%

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

OPAV RESTRICTIONS ON SALE; NEW FARM HOUSING; 2
UNITS; AVE FINISHES; MODERN POST&BEAM; LRG HOT H2O
HEATER . 1/24 EA AC=MINISPLIT . EST=5/24=SNOW
COVERED . DBA=SWEETLAND FARM . S/LRZ CALLBACK .
SMALL STORE FRONT ON FFL . WALK-IN FRIDGE

Floor	No. Unit	Rooms	Bdrms
Bld Total			
Prol Total			

Base Rate	109.00	Depr	122,041
Size Adj	1.02187	Depr'd Total	149,161
Con Adj	1.00298	Juris Ft.	1.0000
Adj Prc	\$ 111.72	Spec. Features	\$ 7,600
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 4,113	Final Total	\$ 156,800
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 156,800
Adj Tot (RCN)	271,202	Total \$/SF	\$ 69.58
Depr %	45%	Undepr \$/SF	111.72000

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

34

12

12

HST
LDK
(6161)

20

2

26

8

6

14

3

10

UCN
(30)

12

HST
PFL
(1072)

48

OFF
(520)

10

Mobile Home

Make	Model	Serial	Year	Color

Make	Model	Serial	Year	Color
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[illegible]

Property: 1606 | Bld: 2067 | Seq: 2 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichVT

05-095-300
Parcel ID Building Location742 VT ROUTE 132

LAKE NORAH S
POLASHENSKI CHRISTOPHER M
97 KERWIN HILL RD
NORWICH, VT 05055

Occ		Type	TOWN
-----	--	------	------

NARRATIVE DESCRIPTION
This parcel contains 157.94 AC of land mainly classified as
RES2 2 with a building, having primarily Exterior.

This parcel contains 157.94 AC of land mainly classified as RESD 2 with a building, having primarily Exterior.

Code	Desc	Amt	Comm Int Amt

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				

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	SITE	1		140,000	60,900	RG	1.4		R	-85					60,900			0.00000		1	60,900	05-086-400
60	CURRENT U	100.00	1	1		ES	SITE	1		7,500	1,600	RG	1.4		R	-85					1,600			0.00000		1	1,600	
60	CURRENT U	100.00	1	30		AC	SITE	1		7,500	3,500	RG	1.4		R	-50					105,000			0.00000		1	105,000	
Total AC/HA				32.00		Total SF/SM		1,393,920.00		Parcel LUC11 - RESD 2					P. NBC DescRURAL GOOD				Tot	167,500			SpI Credit	0.00		Tot	167,500	

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	0	0	0.00	0	0
60	0	0	32.00	167,500	167,500
Building Total	0	0	32.00	167,500	167,500
Parcel Total	340,800	110,500	157.94	1,054,900	1,506,200
Source	0 - Mkt Adj Cost	Tot Val SF/Bld		Tot Val SF/Prct	

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Net
2026	GL	11	340,800	110,500	157.94	1,054,900	1,506,200	1,506,200
2025	GL	11	373,700	110,500	157.94	1,054,800	1,539,000	1,539,000
2024	GL	11	373,700	110,500	157.94	1,054,800	1,539,000	1,539,000
2023	GL	11	137,500	68,000	157.94	581,900	787,400	787,400
2022	GL	11	137,500	68,000	157.94	581,900	787,400	787,400
2021	GL	11	137,500	68,000	157.94	581,900	787,400	787,400
2020	GL	11	137,500	68,000	157.94	581,900	787,400	787,400
2019	GL	11	137,500	68,000	157.94	581,900	787,400	787,400
2018	GL	11	137,500	68,000	125.94	368,000	573,500	573,500
2017	GL	11	137,500	68,000	125.94	368,000	573,500	573,500

[illegible][illegible]

Date	Result	By
07/24/2025		LISTERS
03/07/2025	FLD REV	PAUL-KRT
05/22/2024	CALL BK	ED-KRT
01/17/2024	MEAS	DOUG-KRT
01/17/2024	10	DOUG-KRT
06/16/2017	32	LISTERS
04/24/2017	40	ASSR
04/07/2017	PERM INSF	M KRAJESKI
06/15/2016	31	LISTERS
05/11/2016	HRG-CHG	NEMC
04/14/2016	151	M KRAJESKI

Card: 3 of 4	Total Card	Total Parcel
APPR	167,500 /	1,506,200
USE + IMP	167,500 /	1,506,200
USE LAND	0 /	0
ASSESSED	167,500 /	1,506,200

157.94 ACRES AND DWELLING & 2
ADDL LOTs

	Lot Size	
	Total Land	157.94
	Land Unit Type	AC

Property ID: 1606

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



User Account
450-142-13240
GIS Coord 1

GIS Coord 2

Insp Date
04/07/2017

Print Date / Time
9/8/2026 4:15 pm

Last Date / Time
7/30/26 12:00 am
Cheryl

PriorID1a
05-095.000
PriorID2a
05-086.200
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
05-095
PriorID2c
300
PriorID3c
Assessor Map

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

Property: 1606 | Bld: 2097 | Seq: 3 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichV7

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		

General Information

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

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 %	

Special Features / Yard Items

[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

Rtnq	Parcel ID	Type	Sale Date	Price
Avg Rtnq			Ind Val	

Comments

OPAV RESTRICTIONS ON SALE; NEW FARM HOUSING; 2
UNITS; AVE FINISHES; MODERN POST&BEAM; LRG HOT H2O
HEATER

Res Breakdown

[illegible]

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 V
	Building Totals						
	Parcel Totals						

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch

[illegible]

Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image

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

Property: 1606 | Bld: 2097 | Seq: 3 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichVT

PriorD1a
05-095.000
PriorD2a
05-086.200
PriorD3a
PriorD1b
PriorD2b
PriorD3b
PriorD1c
05-095
PriorD2c
300
PriorD3c
Assessor Map

Exterior Information

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

General Information

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

Interior Information

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

Special Features / Yard Items

[illegible]

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

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

Other Features

Kitchens		Rtng	
Add Kit.		Rtng	
Fireplaces		Rtng	
WS Flues		Rtng	

Depreciation

Phys Con		
Functional		
Economic		
Special		
Override		
	Total	0%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments



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

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch

Mobile Home						
Make		Model		Serial		Year

Sub Areas

[illegible]

Alt Areas

[illegible]

Image