

Town of Plymouth, Vermont

Select Board - Regular Meeting

Monday, May 1, 2023 @ 6:00 PM

Town Office Meeting Room

Agenda

Topic: Plymouth Select Board

Time: May 1, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82271085638?pwd=NIJNMWFxYVVkY0p3OTJINXF0ZHIydz09>

Meeting ID: 822 7108 5638

Passcode: 910284

One tap mobile

+16469313860,,82271085638#,,,,*910284# US

+19294362866,,82271085638#,,,,*910284# US (New York)

Dial by your location

+1 646 931 3860 US

+1 929 436 2866 US (New York)

1. Call to Order and Introduction of Those Present:
2. Consideration of Any Changes, Additions or Removals to Agenda:
3. Approve Meeting Minutes:
 - a. October 28, 2022 Special Meeting Minutes
 - b. November 21, 2022 Regular Meeting Minutes
 - c. December 5, 2022 Special Meeting Minutes
 - d. April 3, 2023 Regular Meeting Minutes
 - e. April 17, 2023 Regular Meeting Minutes
4. Re-Appoint 911 Address Coordinator:
5. Short-Term-Rental Administrator Appointment:
6. Review Revised Short-Term Rental Ordinance & Registration Form:

7. Liquor License Renewals:
8. Adoption of Broadband Plan:
9. Review and Possibly Approve Bids for Town of Plymouth Re-Appraisal - 2026 Grand List:
10. School Choice Discussion (1 hour):
11. Sheriff Contract:
12. Mail and Warrants:
13. Other Business:
14. Possible Executive Session:
15. Adjourn:

Selectboard Special Meeting minutes 10.28.22

Jay, Keith and Rick Present

Jay called the meeting to order at 2:30 pm

Discussion of the budget. Reviewed line items including: Sheriff and Palmer's grant proposal and appropriations. Discussed Fire Department request for funds for truck and how to warn an article for the voters, and important to have Fire Chief represent at Town Meeting.

Rick motioned, Keith seconded, all were in favor of the budget.

Brief discussion of next Tax sale and a small number are behind. Elaine is reaching out to them.

Touched on phone system and wondered where we were at.

Steve Radonis popped in and gave a short-term rental update.

Keith motioned to adjourn and Jay seconded.

Keith Cappellini

Rick Kaminski

Jay Kulman

SELECT BOARD MEETING

November 21 @ 6:00 PM

Town of Plymouth Municipal Building

The meeting was called to order at 6:02 PM by board chairperson Jay Kullman.

In attendance were selectmen Keith Cappellini, Rick Kaminski, and Jay Kullman.

Introduction of all attending went around the room.

First on the agenda was the signing of the LHMP (Local Hazard Mitigation Plan) prepared by the Two Rivers-Ottawaquechee Regional Commission and the Town of Plymouth. The motion was made by Rick Kaminski and second by Keith Cappellini.

Keith discussed the next steps to be taking with the retail cannabis approval. Back ground checks are required by the state for any cannabis application submitted. A motion was made by Rick second by Keith: That the applicant requesting the sale of retail cannabis in the Town of Plymouth, will provide evidence of the back ground check utilize by the State of Vermont. The annual fee for the license to sell cannabis will coincide with annual liquor license fee already established by the State. A site visit by the zoning board and interested parties will take place prior the scheduled meeting at 6:00pm December 6, 2022.

Carol Goodwin got up to discuss the weatherization/bond issue as reported in the Vermont Journal with some clarifications that needed to be updated. Jay Kullman read the results of the votes as tallied from the November 8th election, with both 1a and 1b getting "YES" of the majority votes. He also shared his conversation with the bond attorney who said that read a go with the Town and the proceed with the Bond. Margo Marrone inquired on the confusion of how the article was written on the ballot and her conversations with other town residents. Additional residents spoke of their concerns; the results of the votes, again the wording of the article, the cost to the Town of not being able to pay the Bond off early, cost of materials rising, and what we can afford to begin the project without utilizing the bond funds until maybe this spring when we have a clearer picture on how much we will need to complete the project. After a lengthy discussion, a motion was made by Jay second by Rick to take a revote in January.

The final audit for the 2021 year has been completed for review. After reviewing Jay made the motion, Rick to second, to sign as approved.

Listers have requested to digitized the current program with an initial cost of \$3,000-\$5000 for set-up fee, with an additional annual fee. Mike Coleman was there to share the benefits of the program and accessibility to all who can access the program and retrieve lister cards on properties without the need to come to the Town Office.

The Town Clerk position is open, and a question was brought to the board about it being elected or appointed and the length of the term. The option of elected vs appointed will be researched and brought to the voters at the March town meeting. An advertisement will be placed in the local newspapers looking for candidates to apply.

The Fire Department is looking to purchase a lap top. Jay made a motion with Rick to second, to allow the Fire Department to utilize the extra lap top purchased for the Listers during Covid that is no longer being used on a fulltime basis.

Bi-weekly payroll was brought up and will be discussed to get input from the current employees. There will be a 24-hour warned meeting so all can attend.

The Board went in to executive session at 7:15 to discuss the pending law suit.

At 7:38 the Board returned: Rick made the motion with Jay to second, the signing of the Reservation of Rights.

The Board continued with approval of previous Select Board minutes.

Motion to adjourn by Jay second by Rick.

Respectfully submitted,

Beth Graves-Lombard
Town Clerk

SPECIAL SELECT BOARD MEETING
December 5, 2022 @ 6:00 PM
Town of Plymouth Municipal Building

The meeting was called to order at 6:01 by Chair Jay Kullman

Introduction of all in attendance in addition to the select board.

Jay opened the meeting with the discussion of the advertisement for the town clerk position. The question was raised about changing the position to an appointed vs elected. Many spoke on the benefits of having it appointed and availability of looking into qualified applicants with the security of knowing their position would not be voted out in a three-year term. Rick suggested we research a little further with the league for additional confirmation. Also, to be included in that research was the question of does the position still need to be held by a resident of the Town.

A special staff meeting will take place on Tuesday, December 13th at 2:00pm. They are looking to discuss a weekly vs bi-weekly payroll, a new phone system, and a reassessment with the listers to include their request of a new program.

Jay brought a preliminary budget review. He discussed the highlights of the current year proposals of what is left from this year's expenses. The review included a lay out of years 2021-22/ 2022-23/ 2023-24. Rick will work with Larry on the Highway expenses. A notice of revenue from the sheriff's department was down in addition to their expenses as well. We now contract with the sheriffs on an hourly and mileage basis vs the previous contracted hours. More budget to be discussed at the next meeting when the board can review Jay's entire preliminary paperwork.

It was brought to the attention of those at the meeting, that the Fire Department may need some assistance in fund raising for new equipment and/or a truck. Each year the Town appropriates money to the department to spend as they see fit to maintain updated equipment and supplies. Although they are a part of the Town they are not under the municipality of the Town of Plymouth, but their own entity.

Rick brought up for discussion that this is a good time to trade in the frontend loader. Larry and Rick worked with the Town's current vender that does the routine maintenance work, and said we could get a good trade in value and a newer updated machine. They also researched another vendor "Volvo", and their pricing and quotes were higher than the current vendor "Komatsu". Larry's crew is happy with the current vendor and would like to stay with them. The Town sets aside funds each year for equipment, and this would be at no additional cost. Motion was made by Rick, second by Jay to allow the trade in on the frontend loader.

Elaine asked if we could close an account at Heritage Credit Union and transfer the funds to the general ledger account. The funds were set aside for garage maintenance, and there is no need to have at a separate institution. Motion made by Jay to close with Keith to second.

Jay talked with the Bond Attorney, about the discussion of a revote with some concerned voters not pleased with the way the article was written on the November 8th election. Although the vote passed, the selectboard agreed to a revote on January 17, 2023. It was discussed to how the Bond will be

rewritten, and the language to be used for the warning. Jay will continue to work with the bond attorney to make sure all procedures are followed correctly. In addition to the Bond revote, the Town Clerk and Town Treasurer positions will be voted on to see if the Town of Plymouth voters want to change those positions to appointed vs elected.

It was brought up about the Air B&B enforcement and how is the Town doing it to collect those in violation. Currently there is no process in place. Another resident suggested looking at rental websites to see whose property is listed, and then follow-up in the clerk's office to see if they have complied. A notice should be sent to the homeowner, with a referral to the new procedures and a time frame to comply.

The phone system had issues again last week with no lines to the Fire Department. Where the main box is held now, in the town garage, the dampness is damaging the wires. It was talked about moving the central box into the cleaners closet to be more temperature regulated. Again.... It was mentioned the renovations can't happen fast enough! They will discuss the phone issues at the December 13th staff meeting.

There was inquiry on the town fee for a cannabis license. Keith responded with it's still a work in process.

The board then moved to complete the meeting with completing mail and warrants.

Rick will be excused from the next selectboard meeting.

Meeting adjourned at 7:08.

Respectfully submitted,
Beth Graves-Lombard
Town Clerk

TOWN OF PLYMOUTH
Selectboard Minutes
April 3, 2023

Jay Kullman called the meeting to order at 6:00 P.M.

Board members in attendance were Jay Kullman, Rick Kaminski, and Keith Cappellini

Audience members in attendance were David Olster, Al Poirier, Bruce Pauley, Karen Evans, Margo Marrone, Carol Goodwin, and Craig O'Briskie.

Changes to the agenda were stated:

1. Postpone discussion of contracting with CAI Technology to update tax map data, as discussed at the March 13, 2023 meeting.
2. Add presentation of the Local Emergency Plan
3. Update on Short Term Rental ongoing discussions
4. Update on school board representative participation at Selectboard meetings.

Keith hoped to have a response from the school board representatives to keep the public apprised of what is happening in school board meetings. Their meetings are on Monday nights at 6:30. They have participated via Zoom before their meeting begins. The town would like at least a monthly update.

Rick Kaminski said he met with Tom Battista of the Sheriff's department one month ago. The contract is still under review and has not been signed. Keith mentioned a bill before the state legislature regarding a series of possible reforms to the county sheriff system.

Regarding the Town Employee Personnel Policy Revisions, Jay motioned they approve the policy with no changes other than the medical benefits section. Rick Kaminski seconded the motion, all were in favor.

Jay announced the appointment of Angela Kissell to the position of Town Clerk. Angela will begin work on April 17, 2023.

Rick Kaminski stated the final reserve account balances to be used for the building renovation project:

ARPA Funds:	\$130,000
Office Equipment Reserve:	\$30,000
Building Maintenance Reserve:	\$160,000
General Fund:	<u>\$630,000</u>
TOTAL:	\$950,000

Jay Kullman motioned to approve the fund transfers into the Renovation Construction Expense Account. Rick Kaminski seconded the motion. All were in favor.

Rick stated we need a current building appraisal for the USDA funding application. A certified commercial appraisal will cost \$2750.00. Rick Kaminski made a motion to approve the expenditure, Keith Cappellini seconded the motion. All were in favor.

Carol Goodwin asked if the bond funding was still an option to finance the renovation project. The board responded that it is still on the table and they are also looking at interim financing.

Al Poirier presented to the board the Local Emergency Management Plan for approval. The plan will be filed electronically and attached to the minutes.

Al asked to purchase a pail of dehydrated food to store in the Community Center. He stated our regional Red Cross shelter is located in Hartford. Rick made a motion to purchase the dehydrated food for the shelter. Jay seconded the motion. All were in favor.

Regarding the low compliance with the town's Short Term Rental Ordinance, Rick stated there will be 2 mailings going out, one as a general notice, the second to address violations. Drafts of the notices are in the hands of the attorney. Those notices will come back to the Select Board for a public meeting to discuss the changes.

Rick stated the Community Center has requested black out curtains for the windows, so movies can be shown on a regular basis on Sunday afternoons. Lauren Skaskiw asked for \$500.00 to purchase the curtains. Al Poirier asked if they will be fire retardant. Rick will follow up on that. He made a motion to purchase the curtains for the Center. Keith Cappellini seconded the motion. All were in favor.

The audience asked for an update on cell tower coverage for the town. On March 7, 2023 we had a call from SCA Communications, owner of the cell phone tower on Grand View Lodge Rd. Verizon Wireless is ready to utilize that tower.

Keith Cappellini made a motion to approve the minutes of the March 20, 2023 meeting. Rick Kaminski seconded the motion. All were in favor.

Rick Kaminski spoke about the VLCT workers compensation audit. He stated the board will develop a policy for all sub – contractors in order to comply with VLCT insurance requirements. This policy will require an amendment to the Policy and Procedure Handbook.

Karen Evans asked about farmers market vendors needing to provide proof of liability insurance, as they do in neighboring towns. The board felt our small market at the Community Center was just getting started. It might be too soon to make that a requirement.

Rick spoke to the condition of the Billings Bridge, on Billings Road at Hawk. He said the bridge abutments are being undermined. Repair of that bridge is planned for 2024, and will require a fire hydrant to be relocated.

The meeting adjourned at 7:00 P.M.

Respectfully submitted,

Elaine Pauley

Preliminary Minutes

Town of Plymouth, Vermont

Select Board - Regular Meeting

Monday, April 17, 2023 at 6:00 PM

Board Members Present:

Jay Kullman

Rick Kaminski

Board Members Absent:

Keith Cappellini

Staff Members Present:

Angela Kissell

Elaine Pauley

Michael Coleman

Others Present:

Bruce Pauley

Dave Olster

Carol Goodwin

Margo Marrone

Karen Evans

Steve Radonis

Terry Bascom

Willow Bascom

Josh Rose

Paula Benson

Okemo Valley TV

Call to Order:

- a. Jay Kullman called the meeting to order at 6:02 pm followed by an introduction of those present.

Changes to the Agenda:

- a. Jay Kullman announced the following additions/changes to the Agenda:
 - aa. 911 Coordinator
 - bb. Open Class IV Roads for ATVs on Green Up Day on May 6th or May 13th
 - cc. Independent Contractor Discussion

Welcome New Clerk and Swearing In:

- a. Jay Kullman said we need to certify and swear in the new Town Clerk.
- b. Angela Kissell was sworn in by Steve Radonis.

Annual Appointments and Discussion:

- a. Jay Kullman wanted to discuss the Short-Term Rental (STR) Admin Appointments.
- b. Rick Kaminski felt that the job is getting confusing with two (2) Administrators.
- c. Rick Kaminski recommends with going with just one (1) Administrator going forward. Rick has recommended that the Town go with Michael Scmillio.
- d. Jay Kullman asked why?

- e. Rick Kaminski stated that there have been complaints from staff and that Steve Radonis did not return files when Margo asked.
- f. Steve Radonis said that Margo sent the request to the wrong email address and that he still needed to complete information on the files.
- g. Steve Radonis handed out a document for people to review.
- h. Steve Radonis spoke of how the work load is unfair. If there is only 24 on the Short-Term Rental List how could Mike Scmillio have done 13 if he has done 17.
- i. Steve Radonis also asked why Mike Scmillio is not listed on the report as he has a Short-Term Rental as well.
- j. Steve Radonis said that he was going to resign anyway, but also said that Mike Scmillio is not handling things the proper way. He said that Mike Scmillio is approving things but not signing the necessary documents.
- k. Rick Kaminski said he knows Steve's intentions are good.
- l. Steve Radonis said that Mike is bias.
- m. Rick Kaminski said that he was going to listen to Steve bash someone who isn't there to defend themselves.
- n. Steve Radonis said he did more work than Mike and the fee split should be fair and reflect that.
- o. Rick Kaminski said that they will revisit the money that was previously paid.
- p. Steve Radonis said that he takes a complaint as a compliment because that means he is doing his job.
- q. Jay Kullman thinks that more research needs to be done before the STR Appointment is done.
- r. Rick Kaminski agreed to table the STR Appointment.

Zoning Administrator Appointment:

- aa. Jay Kullman made a Motion to Appoint Jim Allen as the Zoning Administrator. Rick Kaminski seconded the Motion. The Motion carried.

Zoning Clerk Appointment:

- bb. Jay Kullman made a Motion to Appoint Elaine Pauley as Zoning Clerk. Rick Kaminski seconded the Motion. The Motion carried.

Zoning Board Administration:

- cc. Jay Kullman made a Motion to Appoint Mike Coleman, Jay Kullman, Keith Cappellini, Anne Brown, Bruce Pauley, Frank Vetere and Rick Martin as Zoning Board Administration. Rick Kaminski seconded the Motion. The Motion carried.

911 Coordinator:

- dd. Jay Kullman asked if the 911 Coordinator can be appointed.
- ee. Michael Coleman said that he saw that Peter Fellows recommended him as the 911 Coordinator.

- ff. Karen Evans asked, what does a 911 Coordinator do?
- gg. Michael Coleman said Coordinates 911 addresses.
- hh. Jay Kullman made a Motion to Appoint Michael Coleman as the 911 Coordinator.
Rick Kaminski seconded the Motion. The Motion carried.

Open Class IV Road for ATV Green-Up Day:

- a. Jay Kullman said that Michael Coleman had a question on whether or not ATVs could be used on Class IV Roads on Green-Up Day?
- b. Jay Kullman stated that we have a policy that permits ATVs on Class IV Roads, I just don't have it in front of me to confirm the dates.
- c. Rick Kaminski said there was a one (1) year trial period and there weren't any issues therefore it should be okay.
- d. Jay Kullman made a Motion to approve the use of ATVs on Class IV Roads for Green-Up Day or May 6th and/or May 13th. Rick Kaminski seconded the Motion. The Motion carried.

Independent Contractor Discussion:

- a. Jay Kullman said that Elaine Pauley found out information after a Workman's Compensation Audit. Jay asked Elaine to speak on it.
- b. Elaine Pauley said that Auditors treat contractors as employees if they don't have workman's compensation insurance therefore, we must have a *Contract, Non-Employee Work Agreement* signed as well as the Town being listed as an additional insured on *Certificate of Insurance*.
- c. Jay Kullman noted that the change in this process will help reduce the liability and risk to the Town.
- d. Elaine Pauley added that the Contract has a start and end date.
- e. Jay Kullman said that these documents will be part of the process. Rick Kaminski made a Motion to accept these documents. Jay Kullman seconded the Motion. The Motion carried.

Sheriff Contract:

- a. Jay Kullman said there isn't anything new on the Sheriff Contract. It is in their hands right now and just waiting to hear.

Other Business:

- a. Josh Rose wanted to ask that school choice be thought about.
- b. Karen Evans said that you'll have to talk with the School Board. Karen also said that she is a big school choice advocate. When it was originally voted on, she wasn't sure if people realized what they were voted on. Ludlow still has school choice as they did not give it up.
- c. Bruce Pauley asked if there was a good explanation at time of voting?
- d. Karen Evans said there was a brief explanation but it was very confusing.
- e. Bruce Pauley encouraged someone to do research.

- f. Margo Marrone recalls a “forceful” man coming from Woodstock and people got wrapped up in him.
- g. Jay Kullman asked if there is a down side to school choice?
- h. Karen Evans said she wasn’t sure.
- i. Carol Goodwin said there are other Towns that are part of a Supervisory Union and it is her understanding that it is a long process to get out.
- j. Karen Evans said that when the survey was done years ago many parents chose a school close to where they work. Proctor was her choice.
- k. Bruce Pauley said it bothers him that there is a couple School Board Members who meet with other Towns. Woodstock says they need a new High School and the cost is 73.3 million. People are afraid to speak out as it appears they are against education which we are not it is just the over spending.
- l. Karen Evans doesn’t know what draws kids to certain schools over others.
- m. Jay Kullman noted that Josh Rose is not looking to save money but looking for education.
- n. Josh Rose said it’s about the community aspect and our children going to school with their neighbors and building lasting friendships.
- o. Jay Kullman said we can’t solve this tonight. There needs to be research and we need to hear from the people.
- p. Karen Evans said that the School Board needs to listen to the people.
- q. Bruce Pauley mentioned that a presentation came to mind that was done a long time ago with regard to the budget. He recalls the crowd getting silent when it was talked about. Plymouth pays an overwhelming amount for a small Town.
- r. Margo Marrone said that she can put something in the Plymouth Press.
- s. Bruce Pauley suggested a Special Meeting on this?
- t. Jay Kullman wants to hear from the parents.
- u. Mike Coleman said the only job of the Select Board is to fund it.
- v. Karen Evans said people need to go to the School Board.
- w. Mike Coleman said the School Board approve and the Select Board give money.
- x. Bruce Pauley stated that the ratio of personnel to child is increasing.
- y. Karen Evans stated that there are more mandated positions other than just teachers plus feeding all students now.
- z. Elaine Pauley noted that school choice and feeding the children are two different things.
- aa. Terry Bascom said that parents should be talking to parents. Josh Rose should start by talking with other parents and see what their thoughts are.
- bb. Jay Kullman told Josh Rose that if he is interested in community outreach, he should reserve time at the next meeting scheduled for Monday, May 1st at 6:00 pm.
- cc. Jay Kullman did comment that he knows Paula Benson was listening via Zoom and expects something in the Standard.
- dd. Rick Kaminski noted that Stickney Bridge had 1st concrete poured last week and there will be two (2) more pourings this week. There is an anticipation that the work will be completed by June 1st versus the initial deadline of July 1st.
- ee. Rick Kaminski also noted that Billings Bridge is two (2) years down the road. Looking at the Grant for 2024 and work to be done in 2025.
- ff. Margo Marrone asked where is Billings Bridge?
- gg. Rick Kaminski said it is the bridge past Hawk Entrance.

- hh. Bruce Pauley talked about bridges that are 50 years old and design flaws more than infrastructure.
- ii. Rick Kaminski added that the State has a Policy to inspect bridges annually.
- jj. Carol Goodwin asked about the Sheriff's Contract.
- kk. Rick Kaminski stated that it is in the hands of the Sheriff's Department at the moment.
- ll. Carol Goodwin asked if they gave patrol times?
- mm. Rick said if there in a neighboring town and we need help they will respond. They will be staying within our budget. There are certain times, but he didn't have it at the moment.

Executive Session:

- aa. Went into Executive Session at 7:02 pm.
- bb. Came out of Executive Session at 7:18 pm.

Adjourn:

- aa. Adjourn Meeting at 7:19 pm.

Respectfully submitted,

Angela Kissell
Town Clerk
Recording Secretary

Jay Kullman, Chairman

Rick Kaminski

Keith Cappellini

SHORT TERM RENTAL ORDINANCE

Definitions and Agreements:

Dwelling Unit Capacity: When used as a Short-Term Rental, the Dwelling Unit Capacity shall be per number of approved bedrooms. For example, a three - bedroom Dwelling Unit shall have a Dwelling Unit Capacity of six persons (3 bedrooms x 2) when used as a Short-Term Rental.

A Dwelling Unit subject to a Vermont Land Use (Act 250) Permit shall be limited to the Dwelling Unit Capacity stated on that permit and shall not be increased by an additional two units when used as a Short-Term Rental.

Short-Term Rental: A furnished house, condominium, or other dwelling room or self-contained dwelling unit rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days. Number of bedrooms of the STR cannot exceed number of bedrooms stated on Listers Card.

NOTE: The Short-Term Rental of a Dwelling Unit in or of a Building qualifies the STR as a "public building", subject to the jurisdiction of the State of Vermont Division of Fire Safety pursuant to Title 20 V.S.A. §2730(a)(1)(D).

SHORT-TERM RENTAL OF DWELLING UNIT SUBMITTALS

1. The Short-Term Rental of a Dwelling Unit requires a Short-Term Rental Registration from the Short-Term Rental Administrator. A person shall not commence the use of a Dwelling Unit as a Short-Term Rental unless and until the Short-Term Rental Administrator issues the requisite Short-Term Rental Registration.
2. An application for Short-Term Rental Registration shall be in compliance with the regulations as set by the Town of Plymouth as follows: ~~for a Short-Term Rental with an occupancy of 8 or less guests. For Dwelling Units with a Dwelling Unit Capacity of greater than 8 occupants, the following applies:~~
 - A. The State of Vermont Wastewater and Water Supply Permit for the property for Dwelling Units constructed or occupied after June 30, 2007 and a local zoning or septic permit, if any, for Dwelling Units constructed before July 1, 2007, or the Listers Property Card with the number of bedrooms indicated, if a local zoning or septic permit does not exist for Dwelling Units constructed before July 1, 2007.
 - B. A state of Vermont Land Use (Act 250) Permit if subject to Act 250 jurisdiction.
 - C. An inspection report with a ~~occupancy~~ Certificate of Occupancy approved ~~from~~ by the Public Building Permit from the State of Vermont Division of Fire Safety.
 - D. The Posting of Contact Information required by Title 18 V.S.A. §4467.
 - E. Proof that the liability insurance policy that covers the Dwelling Unit ~~extends bodily injury and property damage insurance coverage that occurs during or as a result of the use of the Dwelling Unit as a Short-Term Rental.~~
 - F. Local Property Manager's name and contact information.
3. No registration of the Short-Term Rental of a Dwelling Unit shall be issued or obtained and submitted to the Short-Term Rental Administrator for Dwelling Units ~~with a capacity of greater than 8 occupants~~ until the documents and permits set forth in subsection 2 above are addressed.
4. ~~The duration of a Short-Term Rental Registration shall be one year from the date of issuance.~~

5. The STR permit expires on November 1 each year, and must be renewed, with all fees paid, within 30 days of the renewal date."
6. The maximum occupancy is determined by the lesser of the following:
 - A. The number of bedrooms as indicated by the Waste Water Permit.
 - B. The number of bedrooms as indicated by the State Fire Marshall's Certificate of Occupancy.
7. The Use of a Dwelling Unit by a number of lessees, guests, or other persons in excess of the Short-Term Rental Dwelling Unit Capacity shall constitute a violation by the Registration holder and/or the person with whom the Registration holder contracted for the Short-Term Rental of the Dwelling Unit.
8. The number of vehicles shall not exceed the number of bedrooms.
9. Trash shall be sorted according to state regulations. Homeowners are responsible for providing containers for sorting and for the appropriate removal of all trash. Trash is to be stored in a secure space that is screened from public view. If found to be out of compliance of the aforementioned expectations, an immediate fine of \$250.00 per occurrence will be assessed.
10. ~~A Knox Box (emergency key) is required for all Short-Term Rental properties in order to receive a Registration Application Approval. The Knox Box must be registered with the Fire Department. To order the recommended Knox Residential Box, see the attached form. Also visit knoxbox.com or call 800-552-5669.~~
11. ~~If you have~~ the STR has outside lighting, it shall not interfere with neighboring properties.
12. In order ~~preserving~~ to preserve the peaceful quiet of the community, guests are required to maintain public decency in volume and behavior from 10 P.M. – 7 A.M.
13. Any person who commences or continues to operate a Short-Term Rental property without the required permit shall be deemed guilty of an infraction and may be fined up to \$100.00 per day.

I acknowledge I have reviewed and agree to abide by the Town of Plymouth Short-Term Rental Ordinance.

Signed: _____ Date: _____

This STR application is approved for _____ bedrooms.

STR Administrator: _____ Date: _____

Notes: _____

Town of Plymouth Vermont
Short-Term Rental Unit Registration Form

Owners Name: _____

Owners Address: _____

Owners Phone: Home: _____ Cell: _____ Work: _____

Owners Email: _____

Short Term Rental Unit Information

Physical Address of Short-Term Rental Unit: _____

Tax Map #: _____ Lot #: _____

Maximum Number of Bedrooms in Short-Term Rental Unit: _____

Name of Local Property Manager (LPM) or Local Contact: _____

Physical Address of LPM: _____

Permits for Short-Term Rental Unit Application require a non-refundable fee of:

\$200.00 for a one-bedroom unit

\$100.00 for each additional bedroom

\$40.00 Recording Fee

Note: Only the recording fee is required for "Owner Occupied Primary Residents"

Checks shall be made payable to the Town of Plymouth

Date Application Submitted: _____ Check #: _____

CHECK LIST:

- ☐ Appointment with state Fire Marshall for Certificate of Occupancy.
- ☒ ~~Order and Install Knox Box~~
- ☐ Confirm that your number of bedrooms advertised match the number of bedrooms on your property Listers Card.
- ☐ Sign and return completed application with Certificate of Insurance and payment.
- ☐ Short-Term Rental Administrator, Frank Vetere will contact you for a final inspection.

The following information shall be provided with the Application Form by owner(s) of Short-Term Rental dwelling unit(s), here-in-after referred to as STR, as part of the application and registration process. Proof of ownership may be required if the person submitting the Short-Term Rental Unit Application is not the record title holder as indicated by the documentation maintained by the Town of Plymouth:

Copy of Certificate of Occupancy, issued by the State of Vermont Fire Marshall, must be included with application. Do not submit STR application without Certificate of Occupancy.

1. Physical address of the specific STR advertised, offered for use, or used for STR.
2. Contact information of property owner, including: name, mailing address and/or physical address, telephone number, and email address.
3. Contact information for any person present or residing on the property and/or authorized to act on the owner's behalf, including: name, mailing address and/or physical address, telephone number and email address.
4. If there is a written property management agreement or contract dealing with the STR, please state the name of the property manager and the date of the agreement.
5. If the STR does not apply to a single building, please indicate. For each STR in a building, please identify the unit(s) and the 911 addresses assigned to the units (if separate from the building).
6. Please provide a sketch plan depicting the entire property where the STR is located. Please show all proposed on-site parking spaces, including guest parking for the STR and parking for the owners if they still reside in the building when the STR is occupied.
7. Please provide proof of homeowners' liability and casualty insurance that must contain a **STR endorsement**.
- ~~8. Please provide proof of a Vermont tax account for room and meals and/or sales tax.~~
- ~~9. Please provide proof of Certificate of Occupancy for both new and existing buildings, for the STR.~~
10. Please provide Inspection Report with occupancy approved from Vermont Division of Fire safety.
11. Please provide a copy of any STR rules that you have required in connection with the STR.

Important contact phone numbers:

- The Division of Fire Safety – Springfield Regional Office Phone: 802-216-0500
- Web-Site: www.firesafety.vermont.gov
- STR Coordinator: Margot Martell 802-672-5002 mmartell@plymouthvt.org
Available Mondays & Tuesdays 8-4, Wednesdays 8-12
- STR Administrator: Frank Vetere 802-855-1682 fsvetere@gmail.com

I acknowledge I have reviewed and agree to abide by the Town of Plymouth Short-Term Rental Unit Ordinance.

Signed: _____ Date: _____

Signed: _____ Date: _____

Liquor Licenses – 2023

Echo Lake Inn 2 Dublin Road

1st Class Hotel - Application #26713
3rd Class Hotel - Application #26712
Outside Consumption - Application #26711

Inn at Water's Edge, LLC 45 Kingdom Road

1st Class Hotel - Application #15975
3rd Class Hotel - Application #15977
Outside Consumption Application #15978

TOWN OF PLYMOUTH



BIRTHPLACE OF CALVIN COOLIDGE
30TH PRESIDENT
OF THE UNITED STATES

68 Town Office Road
Plymouth, Vermont 05056
Tel. (802) 672-3655
Fax (802) 672-5466

The Town of Plymouth is served by two incumbent broadband providers, VTel of Springfield and TDS Telecom of Ludlow. VTel provides fiber speeds in excess of 500mbps to most of the town. TDS only covers a small portion of the south of town with max speeds between 75-100mbps down.

Let it be resolved that on this 1st day in May 2023, the Town will work with TDS Telecom, the State, and other providers to improve broadband services to their customers in the southern portion of town. The Town also offers free outdoor WiFi at the Community Center and will investigate upgrading the speeds to serve the folks in the south of town in the interim.

Jay Kullman

Rick Kaminski

Keith Cappellini



**Proposal For
TOWN OF PLYMOUTH
2026 REAPPRAISAL**

**Submitted by
Appraisal Resource Group, Inc.
Essex Junction, Vermont**

Table of Contents

	Page
Proposal Contents	2
Transmittal Letter	3
Cost Proposal	4
Project Schedule.....	5
Project Staff	7
Company Contact.....	8
Municipal Reappraisal Experience & References	11
Company Profile	13
Advantages and Strengths	14
Public Relations Program	15
Quality Assurance.....	17
Appraisal Methodologies	20
Sales and Market Analysis	21



APPRAISAL RESOURCE GROUP, INC
4 DOON WAY
ESSEX JUNCTION, VT 05452

April 20, 2023

Town of Plymouth
68 Town Office Road
Plymouth, VT 05056

Dear Listers & Town Officials:

We believe that we are the most qualified and cost effective company to perform your reappraisal project. We have experience with the ProVal CAMA System and knowledge of Town's real estate. We believe that we would be a prudent choice for the project.

We are pleased to submit this proposal to provide reappraisal project services to the Town of Plymouth. The cost of all reappraisal services would be \$119,500 (One Hundred Nineteen Thousand Five Hundred Dollars). **The proposal cost can be reduced for inspections performed by the Listers.**

We have extensive reappraisal experience in the state of Vermont. We have done reappraisal work for the following towns; Barre Town, Eden, Proctor, Plymouth, Guilford, Killington, and Williston. We are currently reappraising the towns of Pomfret, Guilford, and Weybridge. We believe that we can help you complete your reappraisal project in a professional and quality manner at an economical cost.

Our firm has adopted a project strategy that has been highly successful in business and industry. It is based on combining cross-trained professionals in the required disciplines with the most up-to-date software and hardware to create a superior product.

We believe that the success of a revaluation project is not due to the size, age, or number of projects of a company, but due to the project management, staff, relationship with the town, quality of the CAMA System, and a good informative public relations program.

We are confident that our services can meet and exceed the expectations of the Town at an economic cost. Our services will maintain the highest quality standards desired by the Town of Thetford. Appraisal Resource Group, Inc. will appreciate the consideration of our proposal.

Sincerely,

A handwritten signature in cursive script, reading 'Russell E. Beaudoin'.

Russell E. Beaudoin
President

TOWN OF PLYMOUTH

COST PROPOSAL

NOTE: *All tasks and costs are negotiable.*

The detailed costs and timeline will be developed after consultation with the Listers

We can provide the town with a sample contract

No additional hardware or software is required

Remote internet access to the ProVal CAMA system is required

Approximately 1,202 parcels as outlined in the Town's RFP \$ 119,500

REAPPRAISAL PROJECT TASKS:

1. Reappraisal Project Management
2. Residential and Commercial Data Collection
3. CAMA System Management and Customization
 - ProVal CAMA system management and oversight
 - ProVal CAMA system database management
4. On-Site Training or Consulting
5. Comparable Sales Modeling
6. Valuation Analysis & Statistical Review

PROJECT TASK OPTIONS

1. Listers Residential Data Collection with photo Minus \$ 35 per parcel
2. Data Mailers (property inventory reports) sent to property owners
Designed (the Town does printing, folding, stuffing, and mailing) \$ 500

Submitted by:

Name of Company, Corporation Appraisal Resource Group, Inc.

Address 4 Doon Way

Essex Jct. Vermont 05452

Name of Authorized Signer Russell E. Beaudoin, President



Date: April 20, 2023

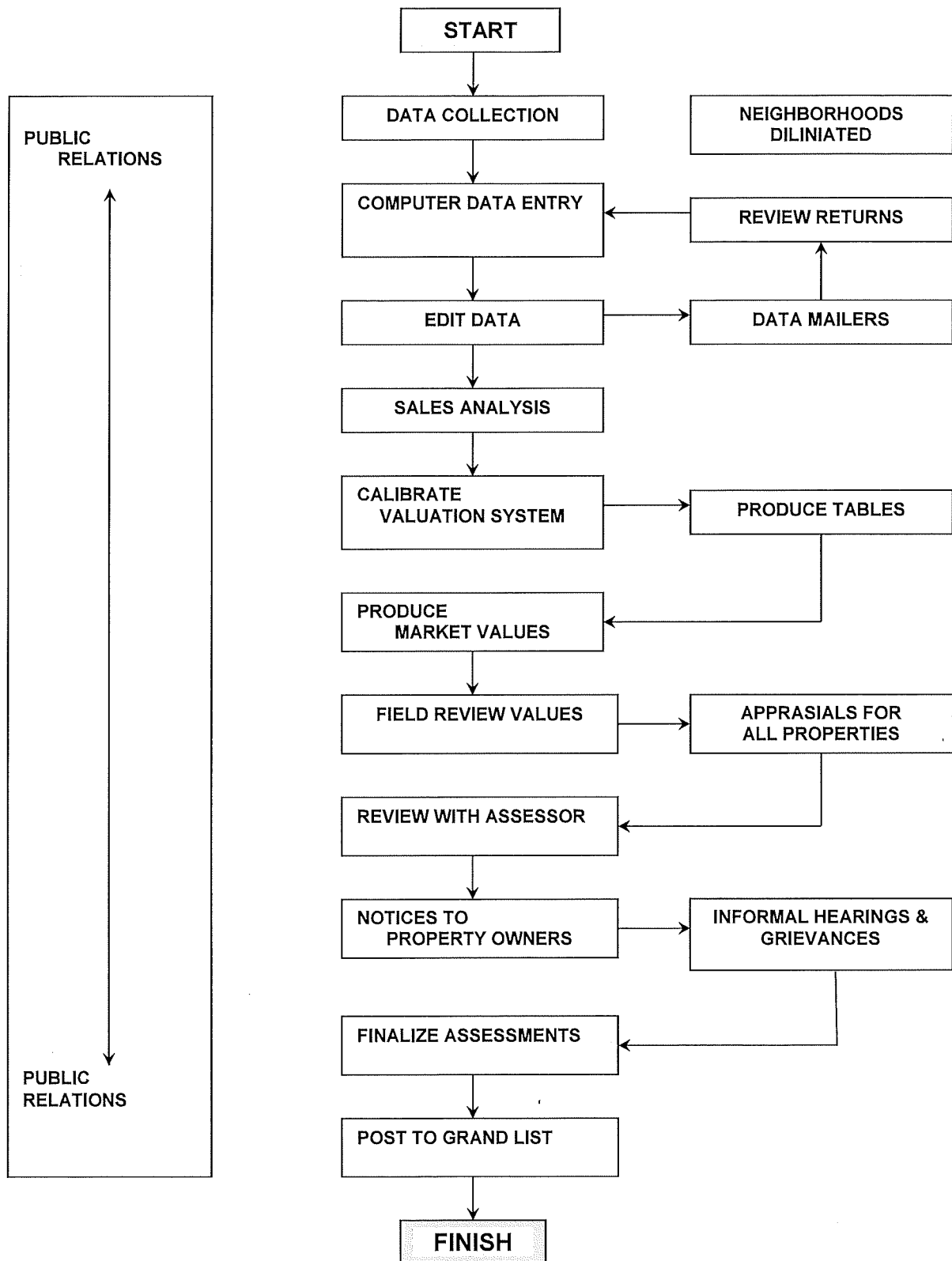
REAPPRAISAL PROJECT SCHEDULE

We could begin our part of the Reappraisal Project in June 2025 to be completed for the 2026 Grand List.

A detailed project schedule of tasks and completion dates will be developed after consultation with the Listers and prior to the start of the project.

The ProVal CAMA system has worked well for the town for over sixteen years. The Proval CAMA System gets updates and enhancements every three months from Aumentum Technologies.

REAPPRAISAL PROJECT FLOW CHART



PROPOSED REAPPRAISAL PROJECT STAFF

NAME	POSITION	EXPER.	PRIOR TOWNS
Russ Beaudoin	Project Manager Commercial & Residential Appraiser	30 Years	Eden, VT Plymouth, VT Killington, VT Williston, VT Guilford, VT Proctor, VT Barre Town, VT
Dan Beaudoin	Residential Data Collector Photographer & Image Processing Data Entry & Sketching	25 Years	Guilford, VT Williston VT Proctor, VT Pomfret, VT Weybridge, VT

COMPANY CONTACT

Russ Beaudoin, President

Appraisal Resource Group, Inc.

4 Doon Way
Essex Jct., VT 05452

Phone: 1-802-879-7822
1 802 578-9419

e-mail: argivt@msn.com

RUSSELL E. BEAUDOIN
4 Doon Way
Essex Jct., Vermont 05452
(860) 742-9662 Business

APPRAISAL RESOURCE GROUP, INC., Coventry, Connecticut
Provider of mass-appraisal services, Supplier of Computer
Assisted Mass Appraisal (CAMA) and Assessment office systems.

President - Responsible for all aspects of sales and marketing, reappraisal
project management and consulting, mass residential and commercial real estate
appraising.

May 1994 to Present

CITY OF NORWALK, Connecticut

Reappraisal Project Manager; Responsible for all project functions including planning, staffing,
appraising, quality control, and system management for the 1993 CAMA Reappraisal. The City of
Norwalk has 28,500 real estate parcels.

October 1990 to June 1994

KVS INFORMATION SYSTEMS, INC., Williamsville, New York
Supplier of Computer Assisted Mass-Appraisal software and mass-appraisal services.

CAMA Application Specialist; Responsible for system database management, market analysis,
installation of land, cost, and market valuation tables, execution of valuation programs, statistical
analysis, and setting final values for 1990 CAMA Reappraisal of the Town of Manchester,
Connecticut.

Project Manager; Responsible for the 1989 CAMA Reappraisal of the Town of West Hartford,
Connecticut. Supervised all aspects of the project, including data collection, data entry and
processing, office operations, production and quality control, document production, and valuation of
22,000 real estate parcels.

November 1987-December 1990

EDUCATION:

MBA - Anna Maria College, Paxton, MA

BSIT - Central Connecticut State University, New Britain, CT

ASET- University of Hartford, West Hartford, CT

**REAL ESTATE
APPRAISAL
COURSES:**

Appraisal of Self Storage Facilities 2021
Valuation of Commercial Properties in a declining Market 2020
Connecticut Assessor's continuing education, UCONN 2019
Income Approach to Valuation, IAAO 2016
Cell Tower Valuation, University of Connecticut, 2010
Hotel / Motel Valuation, University of Connecticut, IAAO, 2006
Mass Appraisal Course 300, Chichester, NH, IAAO, 2006
Marshall & Swift Commercial Valuation, Waterbury, VT 2003
Uniform Standards of Professional Appraisal Practices (USPAP) 1994
Standards of Professional Practice, Tufts University, 1988
Real Estate Appraisal Principles, 1987, A.I.R.E.A.
Residential Valuation, Tufts University, 1987, A.I.R.E.A.

**STATE OF
CONNECTICUT
CERTIFICATIONS:**

Supervisor Reappraisal Certification
Commercial/Industrial Value Estimation
Land/Residential Value Estimation
Personal Property Valuation

STATE OF VERMONT: Supervisor, Reappraisal Certification

REFERENCES:

Available upon request

PRIOR VERMONT REAPPRAISAL EXPERIENCE

TOWN OF EDEN, VT (1,100 Parcels)

2014 UPDATE REAPPRAISAL

SCOPE OF SERVICES: Reappraisal update ProVal CAMA System

CONTACT: Russ Beaudoin, Assessor
Tel (802) 635-2554

TOWN OF PLYMOUTH, VT (1,212 parcels)

2016 UPDATE REAPPRAISAL

SCOPE OF SERVICES: Consulting, Valuation modeling, CAMA software management

CONTACT: Listers
Tel (802) 672-5002

TOWN OF KILLINGTON, VT (3,108 parcels)

2011 CAMA REAPPRAISAL

SCOPE OF SERVICES: Consulting, Valuation modeling, CAMA software management

CONTACT: Butch Findisen, Lister
Tel (802) 422-2248

TOWN OF POMFRET, VT (500 parcels)

2009 CAMA REAPPRAISAL

SCOPE OF SERVICES: Consulting, Valuation modeling, CAMA software management

CONTACT: Listers
Tel (802) 457-8180

TOWN OF WILLISTON, VT (4,000 parcels)

2008 CAMA REAPPRAISAL

SCOPE OF SERVICES: Consulting, Valuation modeling, CAMA software management

CONTACT: Bill Hinman, Assessor
Tel (802) 878-1091

TOWN OF WARDSBORO, VT (1,150 Parcels)

2019 CAMA REAPPRAISAL

SCOPE OF SERVICES: Consulting, Valuation modeling, CAMA software management

CONTACT: Listers
Tel (802) 896-1001

TOWN OF PAWLET, VT (900 Parcels)

2017 CAMA REAPPRAISAL

SCOPE OF SERVICES: Consulting, Valuation modeling, CAMA software management

CONTACT: Listers
Tel (802) 325-3309

TOWN OF WILLISTON, VT (4,000 parcels)

2016 CAMA REAPPRAISAL

SCOPE OF SERVICES: Full physical REAPPRAISAL

CONTACT: Bill Hinman, Assessor
Tel (802) 878-1091

TOWN OF GUILFORD, VT (1,120 Parcels)
2017 CAMA REAPPRAISAL

SCOPE OF SERVICES: Full physical REAPPRAISAL
CONTACT: Lisa Barry, Lister
Tel (802) 254-6857

TOWN OF BARRE, VT (3,840 Parcels)
2021 CAMA REAPPRAISAL

SCOPE OF SERVICES: REAPPRAISAL PROJECT MANAGEMENT
CONTACT: Russ Beaudoin, Assessor
Tel (802) 479-2595

APPRAISAL RESOURCE GROUP, INC.

COMPANY PROFILE

We are an aggressive municipal services and consulting company specializing in "mass" real estate appraisal systems and services. Appraisal Resource Group, Inc. was formed in 1994 primarily to provide municipal assessment services and state-of-the-art office automation technology for municipal government. With the growing public concern for improving government efficiency and controlling spending, it is essential that municipalities consider innovative methods and tools for optimizing their operations. It is the goal of our company to develop, market, and implement high-tech user-friendly solutions for municipal government. We are also committed to providing experienced, educated, professional staffing for assessment offices and reappraisal projects.

Our firm is centered on a core group of educated professionals with many years of experience with municipal Reappraisal, assessment functions, and Computer Aided Mass Appraisal (CAMA) systems. We have exceptional credentials and references to support our superior standing in the municipal assessment field.

Unlike most Reappraisal companies, we do not have our own proprietary CAMA software system. Our firm believes that the best software systems are designed by companies that are software specialists. Because of this approach, we have gained extensive experience on a variety of CAMA systems from different software vendors. This unique business strategy gives us the ability to work on any CAMA system and on any hardware platform presently in use.

Our firm is committed to upgrading the present standards of quality and detail that are currently being used by our competitors. Our services are characterized by attention to detail and accuracy of data collection and storage. Increased detail and quality of data improves the valuation accuracy.

We believe that our dedication to the use of state-of-the-art technology, experienced professionals, and new methodologies, will make us a leader in the assessment and property valuation fields.

Appraisal Resource Group, Inc.

ADVANTAGES & STRENGTHS

♦ Local Employee Owned and Operated Company

Familiar with the area real estate market
Available for follow-up assistance and training after the Reappraisal

♦ Staff Credentials

Experienced, educated, professional appraisers
Extensive CAMA Reappraisal experience

♦ Small Company

Fully bonded and insured
Financially strong and debt free
Low overhead

♦ Project Management

Projects are computer designed, tracked and managed by a professional with an MBA Degree

♦ "Project Team" Organization

Staffing is done using "Generalists" (personnel with superior education and cross- training to do all project tasks). The appraisers do all their own data collection, data entry, computer sketching, and field review. We have eliminated the use of data collectors, data entry clerks, and office clerks. The Project Team is made up of the project manager, an administrative assistant, and the appraisers.

♦ On-Site Work

All project work, including data entry, data management and processing, printing, and table installation is done on-site.

PUBLIC RELATIONS PROGRAM

Public relations is an important aspect of a real property Reappraisal that can influence the outcome of a project. It is essential that the public be informed as to the purpose, benefits and procedures of the Reappraisal program. Good public relations require the joint effort of the Reappraisal firm and the town administration. It shouldn't be left solely to the reappraisal company. The Town administration has an in-depth knowledge of the make-up and attitudes of the community. A good working relationship between the town and the Reappraisal firm is the first step towards a successful Reappraisal.

Our firm will provide reasonable assistance to the Town in conducting a program of public information through the press and other media, such as meeting with citizens, service clubs and property owner groups as a means of establishing understanding and support for the Reappraisal program and sound assessment administration. We will supply visual aids and other media at our disposal to this end. All public releases shall be approved by the Town prior to release. Individual presentations will be directed to taxpayers, local officials, business and civic groups so that they may better understand the scope and objectives of this project. The public relations program shall commence prior to the data collection effort and shall continue on a regular basis for the duration of the Project.

The public relations program will remain flexible so that any type of public group can have information adjusted and modified to satisfy their needs and promote their understanding of this Project. The public relations campaign will be approved by the Town.

Good public relations can be initiated by the field appraisal staff as they come in contact with property owners. By employing experienced, courteous, professional appraisers, the property owners will feel more confident that they will be assessed fairly. If the field inspection staff takes a little extra time to communicate briefly with the property owners to satisfy their concerns and resolve any misconceptions about the project, good will can be generated.

The following are key elements of our public relations program:

- * Start-up notices
- * Public speaking engagements
- * Notices explaining Reappraisal and the assessment process
- * Staff training on public relations
- * Good working relationship with all town employees
- * Professional appearance of the project staff
- * Courteous behavior of the project staff

The following points will be addressed as often as reasonably possible:

1. Significance of Property Taxes
2. Necessity of the Project
3. Purpose and Methods of the Project
4. Equity
5. Role of the Town
6. Role of the Contractor
7. Role of the Assessor
8. Necessity of Data Collection/Inspections
9. Caliber and Training of the Appraisers
10. Need for Quality Real Estate Data
11. Importance of Cooperation of the Property Owners
12. Progress of the Project

We will submit a comprehensive public information program to be approved by the Town prior to the commencement of the Project. The program will include, but not be limited to:

- I. Prior to Property Inspections/Data Collection
 - A. Press releases
 - B. Meetings with local officials
 - C. Public meetings on the following topics:
 - 1. The magnitude of the property tax as compared to other revenue sources
 - 2. The laws concerning the property tax
 - 3. The importance of Reappraisal;
 - Establishing market value
 - Maintaining market value
 - 4. General outline of the Reappraisal Program;
 - Data collection and inspections
 - Valuation procedures
 - Review procedures
 - Informal Hearings
 - Taxpayer grievance procedures
- II. During Data Collection/Inspection and Valuation
 - A. Press releases
 - B. Meetings with local officials
 - C. Public meetings
 - D. Assessor and Tax Collector training
 - E. Meetings with Civic Groups
 - F. Mailings to property owners
- III. After Inspections/Data Collection and Valuation
 - A. Press releases
 - B. Assessment notices to property owners
 - C. Meetings with the following:
 - 1. Local Officials
 - 2. Civic Groups
 - 3. Public Hearings

Our public relations program is an ongoing activity throughout all phases of the project. We have found that the most important aspect of public relations is educating the property owners on Reappraisal and assessment. Many property owners are not knowledgeable of how their property is assessed and taxed.

Specific public relations tasks are tailored to the interests and needs of the municipality. The success of the program can only be measured by the cooperation and response from the public.

QUALITY ASSURANCE

The primary factor in completing a quality Reappraisal Project is the caliber of the project staff. The greater the level of education, training, motivation, and work ethic of the staff, the greater the quality of the reappraisal. Our objective is to employ a small elite project team with these attributes.

We have also implemented a "neighborhood appraisal" work concept. At the beginning of the project each residential neighborhood is delineated and assigned to one appraiser. The appraiser is responsible for doing all inspections, data collection and entry, appointments, value tracking feedback, data mailer analysis, field review, and all necessary changes or corrections to the parcels in his/her neighborhood. This concept with the addition of good compensation produces motivation, job interest, professionalism, low turn-over, and most importantly, consistency and quality.

Keep in mind that most Reappraisal firms use data collectors to do the property inspections. These data collectors have minimal experience and training but are the only personnel that will view the property inside and out, front and back. Using our approach, the inspector is the appraiser. He or she can inspect the house personally and determine all the subjective factors such as construction grade, condition, functional utility and land influence.

We also employ the concept of "Total Quality Control" which essentially means "doing it right the first time". If there is a task or operation that needs adjustment or correction, it is halted, corrected, and restarted, rather than allowed to continue and reworked later.

All project work including data entry, computer sketching, data management and processing, printing, and installation of tables is done on-site.

We also apply standard quality control functions manually and through the CAMA system as follows:

1. Visual and audible data entry error warnings
2. Data entry help screens
3. Calculation warnings
4. Edit error reporting
5. Missing data reports
6. Phone surveys
7. Management sample checks
8. Spot and sample inspection by Assessor or staff

CONSTRUCTION QUALITY GRADING

The level of quality or grade of construction of any type of building is based on its materials, workmanship, and design. Construction grade classification techniques are employed in real estate appraisal and assessment to place objectivity into the process of comparing and ultimately valuing the differences in building quality. Buildings can be similar in type, size, and function but demand different prices due to the quality of construction.

We use a standard grading system with scaling factors from "Low" to "Excellent," that can be expanded to the preferences of the assessor. Each grade level can be subdivided to any desired level of detail.

For example, "Average" grade construction can be expanded in a variety of ways (depending on what the assessor is used to) as follows; AVG-, AVG, AVG+.

Each grade designation has a corresponding multiplier or index factor that the CAMA system applies to the building value calculation formula.

Since construction grading techniques are somewhat subjective, it is important that grading only be done by experienced appraisers all having the same training and using a reference manual. The key factor in grading is consistency over all types of properties throughout the municipality.

The following quality control methods are used on our projects to maintain grading consistency:

- ◆ All appraisers are trained by the project designer
- ◆ A pictured reference manual is used in training
- ◆ A single appraiser does all work in a delineated neighborhood
- ◆ Prior to beginning fieldwork, all streets in a neighborhood are preliminary graded by the project manager and the assigned appraiser. An initial street range is assigned to set the general grade limits for each street.
- ◆ Buildings are graded by the appraiser at the time of inspection
- ◆ Fine adjustments may be made during final field review.

RESIDENTIAL DWELLING QUALITY CRITERIA

Construction Grade	Design-Exterior	Design-Interior	Materials	Workmanship
Low Quality (L)	Design is concerned with function not Appearance. Plain and inexpensive. Simple box shape. Minimal roof slope or Overhang. Little or no fenestration.	Design is concerned with function, Not appearance. Plain and Inexpensive with little or no attention to detail. 8' ceilings. Minimal closet space.	Low cost. Substandard or Only meeting Minimum code Requirements.	Minimal, low Quality Workmanship
Fair Quality (F)	Design from stock plans with Ornamentation usually limited to the front Elevation. Simple rectangular shapes. Roof typically gabled. Few doors or Windows.	Design simple and rectilinear with Below average attention to detail. Plain finish with few refinements. 8' Ceilings. Minimal closet space.	Materials below Average, often Mass produced.	Below average Workmanship
Average Quality (A)	Ample fenestration and some Ornamentation on the front elevation. Rectangular or "L" shaped. Some Articulated corners or indentations. Increased roof complexity, slope and Overhang.	Interior appointments – cabinets, Doors, hardware and plumbing are Usually stock items. Adequate closet space. Some vaulted or cathedral Ceilings.	Mass produced Materials Exceeding Minimum. Acceptable, but Not custom.	Acceptable, Average Workmanship
Good Quality (G)	Good fenestration with ornamental Materials or other refinements. Roofs Often have hips and valleys. Resembles Very Good with less interior detail	Usually well finished w/some wood Paneling. Walk-in closets or large Sliding door wardrobes. Ample linen& storage closets. Often have Cathedral or vaulted ceilings	Good quality Standard materials, Generally Exceeding Minimum	Above average Workmanship
Very Good Quality (VG)	Frequently individually designed. Good Fenestration with some custom Ornamentation. Irregular shapes and Angles with large eaves and overhangs Are common.	Attention has been given to interior Refinements and detail. Raised panel hardwood doors w/good quality Hardware. Spacious walk-in and large linen storage closets. Cathedral or vaulted ceilings are typical.	High quality Materials	Good quality Workmanship
Excellent Quality (E)	Usually individually designed and Somewhat unique with considerable Attention to detail. High quality Fenestration with custom ornamentation And trim.	Gracious interior. Special attention To both quantity and quality. Raised panel hardwood doors w/high quality hardware. Spacious walk-in and large linen storage closets w/many built-in features. 10' ceilings typical	High quality Materials, finishes And appointments	High quality Workmanship
Exceptional Quality II (S2)	Individually designed with extensive Ornamentation or special design features. Fenestration and roof are custom design And quality. Roof has many ridges and Valleys, is steep and often has up to three foot overhang.	Generally 6,000 to 8,400 SFLA. Extensive use of finest quality built-in features. Master suite can have Multiple rooms, cathedral or vaulted ceilings, spacious walk-in, fully shelved his & her closets.	Materials vary From custom to Finest	Highest quality Workmanship
Exceptional Quality IV (S4)	Individually designed with extensive Ornamentation or special design features. Fenestration and roof are custom design And quality. Roof has many ridges and Valleys, is steep and often has up to three Foot overhang.	Generally 8,400 to 10,000 SFLA. Extensive use of finest quality built-in features. Master suite can have Multiple rooms, cathedral or vaulted ceilings, spacious walk-in, fully shelved his & her closets.	Materials vary From custom to Finest	Highest quality Workmanship
Exceptional Quality VI (S6)	Individually designed with extensive Ornamentation or special design features. Fenestration and roof are custom design And quality. Roof has many ridges and Valleys, is steep and often has up to three foot overhang.	Generally greater than 10,000 SFLA. Extensive use of finest quality built-in features. Master suite can have multiple rooms, cathedral or vaulted ceilings, spacious walk-in, fully shelved his & her closets.	Materials vary From custom to Finest	Highest quality Workmanship

APPRAISAL METHODOLOGIES

All real estate will be appraised using a market adjusted Marshall & Swift^R Cost Approach with market derived depreciation supported by a Market Comparable or Income Approach wherever applicable. All valuation methods and system modules have been updated to conform to current real estate appraisal and assessment practices.

The appraisal methodologies used for all real estate property types will conform to your contract specifications and approval.

The following is a general list of property types and the methodologies that would be employed to value them:

<u>PROPERTY TYPE</u>	<u>METHODOLOGY</u>
Vacant Land	Neighborhood land value tables calibrated from analysis of lot sales or from a land residual technique on new construction sales.
Improved Residential	Marshall & Swift market driven RCNLD supported by the market comparable approach. Neighborhoods are delineated by zoning, physical boundaries, general age of construction, and general value range.
Improved Commercial	Marshall & Swift market driven RCNLD supported by an income approach. Direct capitalization and gross rent multiplier techniques will be employed.
Improved Industrial	Marshall & Swift market driven RCNLD supported by an income approach. The direct capitalization technique would be used.
Condominium	Market value supported by the market comparable approach. Each condominium complex is defined as an individual valuation neighborhood.
Exempt Improved	Market driven RCNLD supported by the most applicable approach for the type of property.

SALES AND MARKET ANALYSIS PROCEDURE

Our sales and market analysis begins as soon as the property data is entered into the CAMA system and continues throughout the project to include sales information as late as April 2025. This is made feasible by the instantaneous individual calculation feature and the batch calculation functions. These calculation functions are used in conjunction with a variety of sales and market analysis procedures.

- ◆ All system sales information is kept current. Transfers are entered into the CAMA system as soon as they are available.
- ◆ A test value calculation is done as soon as the data and sketch are entered into the system and whenever any data changes are made to the parcel record. The appraisers are responsible for this preliminary "on-the-fly" value test and comparison to any recent sale on that parcel.
- ◆ An independent sales file is built as the sales are entered into the CAMA system.
- ◆ Property data is entered neighborhood by neighborhood. Once data is entered, a proliferation of reports and ratio studies can be done for assessment-to-sales, old assessment to new, dollars per square foot, median assessment to median sale, land to building ratio, C.O.D. etc.
- ◆ Field review is the final step in the sales and market analysis process. Each parcel is viewed and referenced to recent sales of similar properties in that particular neighborhood. Feedback from this step is used to apply final touches to the valuation tables and formulas.



New England Municipal Consultants, Ltd.
Serving New England's Town Government

**PROPOSAL FOR REAPPRAISAL OF
THE TOWN OF PLYMOUTH, VERMONT
FOR THE 2026 GRAND LIST**

**SUBMITTED BY
NEW ENGLAND MUNICIPAL CONSULTANTS
WILLIAM J KRAJESKI, PRESIDENT**

APRIL 24, 2023



New England Municipal Consultants, Ltd
Serving New England's City Government

April 24, 2023

Plymouth Board of Listers
68 Post Office Road
Plymouth, VT 05056

Dear Listers:

Please accept this document as our response to the Town of Plymouth's Invitation to Bid for Townwide Reappraisal.

New England Municipal Consultants, Ltd (NEMC) is proposing one significant variation to the proposal.

- NEMC is proposing a conversion of your existing CAMA system to Patriot Properties' AssessPro software.

Immediately following this letter of transmittal, New England Municipal Consultants, Ltd (NEMC) has provided, as required, a proposal for the reappraisal of the Town of Plymouth, Vermont. The enclosed bid includes the conversion of the current assessment system to Patriot Properties, Inc.'s AssessPro CAMA system. Patriot Properties' is NEMC's Vermont business partner. AssessPro is installed in 33 cities and towns in Vermont including Montpelier, Barnard, Ludlow, Grafton, Newfane, Rutland, and Manchester. We have recently been awarded contract in Weston, Dover and Dorset. All of these clients converted from MicroSolve or ProVal to the AssessPro system.

The proposed AssessPro CAMA (computer assisted mass appraisal) software will provide the Town with a cost-effective method for valuation, reporting and all future reappraisals. The software calculates cost, income and/or market values. NEMC is proposing a modified, cost/market system for the Town backed up primarily by market sales analysis and comparisons for residential property and the income approach for commercial/industrial property. This valuation model is easily constructed, accurate, presents a clear explanation to the property owner and is easily maintained. It is a market based valuation model based on property sales in the community. NEMC will provide all training and is prepared to provide on-going assistance in future years should the Town require service or assistance. A full interface with NEMRC and VTPIE is provided as a portion of this bid.

P.O. Box 372
Lyndon Center, VT 05852
603 475-9991
bill@nemcvt.net

April 19, 2023

This bid provides assessment software with all required user licenses, installation of the same, and a complete re-listing and reappraisal of all property along valuation defense services.

The proposal offers an assessment date of April 1, 2026 and a Grand List Abstract issuance date of June 4, 2026. I trust the information submitted meets with your requirements and look forward to demonstrating the product and my abilities at your convenience.

I'm sure the Board has some concerns about converting to a new CAMA system and doing a reappraisal and conversion at the same time. This is the best time to convert. You will have 2-3 years to learn the system before you go 'live' in June 2026. This system will be fully compatible with the new VTPIE software in a seamless interface. Patriot Properties' (AssessPro) relationship with Axiomatic (VTPIE creator) is substantial and will provide for the best link possible; far exceeding the current NEMRC/MicroSolve link. And most important, the tools you will have with AssessPro will assist you in providing the public with fair assessments will far beyond what you have now. I hope you will reconsider your decision and I am ready to demonstrate the software at your convenience.

We have always felt that Plymouth was a great match for us in proximity, client type and real property mix. We decided to submit a proposal in order to express that interest. Thank you for considering New England Municipal Consultants for this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Krajewski', with a long horizontal stroke extending to the right.

William J. Krajewski
President

Introduction

New England Municipal Consultants, Ltd. (NEMC) is proposing a full reappraisal of all real estate within the Town of Plymouth, Vermont (Town). NEMC's proposal includes a complete conversion to the Patriot Properties AssessPro CAMA system. All CAMA software, conversion and installation costs are included in this proposal.

This proposal provides for an assessment date of April 1, 2026; the 2026 Grand List. *

(*Due to high demand, NEMC will attempt to schedule the reappraisal for the 2026 Grand List. Timing is the issue as we are on a first awarded, first scheduled basis. We can only guarantee 2027 at this time.)

NEMC will fully measure and list all property within the town of Plymouth over a two-year period. All data will be entered into the AssessPro software. Complete values will be calculated according to PVR guidelines and the relevant State of Vermont statutes. NEMC will hold informal public appeals and will assist the Town in all formal appeals to both the Assessor and the BCA. We will provide in depth training in the software over the period of the contract.

A list of all recently completed reappraisals performed by NEMC is included with the full client list found in the Attachments section of this proposal.

The Project Supervisor's resume is included in the Attachments section of this proposal.

Project Completion Date

The effective date of the reappraisal shall be April 1, 2026, the 2026 Grand List value date. The project will begin in the fall of 2024. The primary project will be substantially completed by June 4, 2026. Substantial completion is described as the Town's ability to mail grievance notices. NEMC is committed to assisting the Assessor in the Grievance and BCA process to complete the 2026 cycle.

Cost Proposal

This proposal is for a complete reappraisal of all property as identified in the Invitation to Bid for Townwide Reappraisal due on April 24, 2023 along with the installation of the AssessPro CAMA software on the Town's hardware. The Town will be provided with the necessary licenses and training to perform a full range of valuation and administrative functions.

Proposed Cost	\$120,500
Annual Support/License Fee	\$2,000

NEMC's proposal is based on the parcel counts submitted by the Town as supplied in the RFP. Should the parcel counts exceed 1,240 total accounts, an overage charge of \$75 per parcel shall be imposed at the completion of the contract.

NEMC will be amenable to structuring a contract over the project period that assists the Town in spreading out costs.

Please note that this proposal does not include

- **The valuation of any personal property. Upon request, NEMC will provide a personal property valuation proposal separate from this proposal.**

The annual support and license fee charges shall begin July 1, 2026. The annual fee includes AssessPro licensing, access to Patriot Properties' technical support line and specific updates. A copy of the Customer Software Support and License Agreement is attached to this proposal.

Prime Contractor

NEMC is the prime contractor for the project and retains all responsibility for all subcontractors, billing and the timely and correct completion of the contract. NEMC will be using the following subcontractors in the performance of this project.

- Patriot Properties, Inc will be supplying the AssessPro software and its installation along with the conversion of the existing Town NEMRC and CAMA files.

At the Town's choice, NEMC will act as a consultant in the future for assessment related activities.

Contacts

NEMC – William J. Krajeski, President
PO Box 372
Lyndon Center, VT 05852
Telephone – (603) 475-9991

Patriot Properties, Inc – Jeff Leone
27 Congress Street
Suite 1105
Salem, MA 01970
Telephone – (781) 586-9670

Scope of Services

1. The proposal includes a complete installation of AssessPro CAMA software on the Town's hardware. NEMC, with Patriot Properties assistance, will install the AssessPro CAMA system and provide the Town with the necessary training to perform a full range of valuation and administrative functions.
2. The proposal includes a complete conversion of all existing data required to create the base database from the Town's current CAMA system.
3. NEMC shall perform a complete reappraisal included the measuring and listing of each structure. Each property owner will be individually notified of an approximate date of visit by an appraiser. NEMC shall make two initial attempts to inspect each property. After the second attempt a card will be left with instructions for setting an appointment for inspection. A final letter or notice will be sent to all non-inspected properties after January 1, 2026. Photographs of all primary structures are included in the proposal.
4. NEMC will be responsible for the analysis and construction of all land and building models required to create a cost, market and income approach where desired or required. Generally, NEMC's primary approach is through the construction of a market adjusted cost model. This model is easily understood by the Assessor and property owner and replicates market conditions. Commercial and industrial property will be further backed up by using the income approach.
5. All property will be fully reviewed by the Project Supervisor to place final values.
6. NEMC will conduct informal public hearings independent of the grievance process. With the Town's assistance, notices will be prepared and mailed to each property owner prior to the hearings. This process serves to reduce the grievance load by 50-60% historically.
7. NEMC will assist the Assessor and BCA in formal local appeals. NEMC will provide up to 12 man-days in these processes. NEMC will assist the Assessor in the creation of the formal grievance notice. The Town shall be responsible for all document, envelope and mailing costs.
8. NEMC agrees to provide services in compliance with PVA rules and regulations along with any contractual items.
9. NEMC will provide defense of value at the State level when requested by the Town for an agreed to per diem rate.

10. The project will be supervised by William Krajeski. He is a PVA approved supervisor currently supervising reappraisal projects. All NEMC employees used in the Town will have PVA approved qualifications.
11. NEMC and the Town, during the progress of the work, shall use its best efforts and that of its employees to promote full cooperation and amiable relations with the taxpayers. All publicity and news releases will be cleared with the Town. NEMC, upon request of the Town, will make available speakers on occasion to acquaint groups with the nature and purpose of the reappraisal.
12. NEMC will provide ongoing training sufficient to allow the Lister's Office to perform all duties required to maintain the assessment file. The Lister's are strongly urged to become involved in the reappraisal process. Training is best delivered in this format. Full, comprehensive manuals are provided as an integrated part of the software.
13. Patriot Properties and NEMRC have a fully developed export/import feature allowing for the rapid movement of data from AssessPro to the Town's NEMRC tax billing system.
14. AssessPro is fully compliant with Vermont's Act 68 requirements and current use. NEMC is well versed in the application of both processes.
15. NEMC agrees to provide all services referred to in the RFP as Scope of Services.

Work Schedule

NEMC is prepared to begin the conversion of existing data after the 2024 Grand List is completed (June 2024). We would expect property listing to begin in the fall of 2024 and be completed by fall of 2025. Property review will be slated for March of 2026. NEMC will look to mail preliminary notices of the values in May 2026 with informal hearings in early June 2026. The values will be transferred to the VTPIE system in time for the creation and mailing of formal Grievance Notices on or before June 4, 2026.

Non-Collusive RFP Statement

Through this proposal, NEMC shall be deemed to have represented and warranted: that the Proposal is not made in connection with any competing Proposer submitting a separate proposal, and is in all respects fair and without collusion or fraud.

Professional Qualifications

William J. Krajewski, President of NEMC, will act as project supervisor. He has been in the reappraisal business for over 40 years. As a municipal assessor and company owner, he has participated in over 80 reappraisals. He has extensive experience in the valuation of all types of property using all three major methods of valuation. In particular, he is highly qualified to construct valuation models and perform the attendant analysis required. Mr. Krajewski has defended valuations before local, state and federal appeals boards and courts. In general, he has complete knowledge of the assessment process from field listing, to review, to valuation, to public awareness, to defense of value. Understanding the public assessment procedure is his greatest asset. Mr. Krajewski also provides part-time services to Patriot Properties primarily in the area of product development and testing. He is currently certified as an Appraiser Supervisor for Vermont appraisal services. His resume is attached.

Patriot Properties, Inc. was incorporated in May of 1985, founded by a group of people with vast experience in the appraisal and reappraisal field. The founders had several principles on which the new corporation was founded which separated them from other companies. Aside from a dedication to timeliness and quality work, the owners of the company all work directly on client projects. This philosophy results in more responsiveness to client needs and closer association between the client and corporate objectives. Patriot Properties, Inc. developed a new state-of-the-art "CAMA" software system, which accurately fills the needs of county and municipal clients. This CAMA system has evolved and been refined over the past years.

In the 30 years since the founding, Patriot Properties, Inc. has installed software or provided services for over 250 counties or municipalities. Their track record in development provides their greatest asset. The product is continually improved and enhanced protecting their clients from software and hardware obsolescence.

Municipal Appraisals Currently Underway or Contracted

Vermont References/Contracts

NEMC currently has three 2023 projects underway in Montpelier, Manchester and Burke, Vermont. NEMC has been selected for 2024-2026 reappraisals in Randolph, Weston, Dorset, Newfane, Troy, Brighton, Salisbury, Barton, Lyndon and Barre City, Vermont.

A complete list of all clients is included in the attachments section.

Public Relations Program

New England Municipal Consultants will provide public information through an initial mailing to all property owners. This process is a proven method for introducing the program and NEMC employees. NEMC will also provide newspaper interviews, posting of information to the Town's Internet provider and any other media available and willing to provide a forum for information.

NEMC will provide a notice of new value and explanation to be mailed to each taxpayer after initial approval of values by the appropriate Town board. NEMC will then provide sufficient time for informal public hearings.

Quality Control and Testing Procedures

The primary approach to quality control is control of personnel on the ground. Only one or two field appraisers will participate in the project. Each individual is highly trained and experienced in the task. The project supervisor provides substantial quality control through the appointment phase. By personally inspecting property already viewed personnel issues are handled immediately. NEMC will sit with the Assessor and/or his representatives to establish proper listing techniques.

Field review of the full Town is the secondary quality control method. NEMC will view each parcel and return any problems for re-listing.

The final result will rest with the analysis and application of parameters set through analysis. Inconsistent value changes within the neighborhood generally point to poor data either before or after collection. Ongoing analysis helps to find issues early.

AssessPro provides numerous avenues for quality control procedures. Table structure provides for only allowed entries. As an example, locations (street names) must be selected from a list. This controls misspelling and non-existent streets from being entered. The software also provides defaults, high entry warnings and complete auditing lists. Security can control what fields an individual is allowed to change, add or delete. At the projects' completion, we will have developed numerous related data tests. These tests are set to look for inconsistent or unlikely data combinations.

DESCRIPTION OF THE PROPOSED METHODOLOGIES FOR ASSESSING VALUES ON EACH CLASS OF PROPERTY AND PROPOSED CAMA PRODUCT OVERVIEW

■ Description of the Type of CAMA Software Used for the Reappraisal and Resulting Data.

- All Cost Methods are a strength of our Core CAMA software. Cost, Income, Multiple Regression, Sales Comparison – all readily available where applicable.
- Our Sketch program is native to our software – developed for AssessPro and in use for more than 30 years, sketching your buildings will immediately upon save send the information to the Sub-Areas tab of your building form and produce valuation. SketchPro currently sketching more than 8 million parcels nationwide.
- All VT reports and extracts have been developed for compliance by our clients. We will create, with specifications, the reports and extracts that will be unique to Vermont. Our system enables the client to create their own extracts and reports as well.
- We have modeling capabilities in a number of different areas including all types of Real Estate, Income, Expense and Sales Comparison.

■ AssessPro 5.0 (AP5)

AP5 is a table-driven system, allowing for the control and consistency the Town of Plymouth would seek in making sure that their data entry follows the business logic and rules that they have established. The descriptive and calculation tables are where the Town of Plymouth will describe the choices that will be available to the end users when they fill in their data entry forms. Patriot will convert all existing tables as part of our implementation services. By describing these choices once, and adding factoring and effect values during creation, we make sure that your data entry has consistency across all parcels. It also enables quick and effortless valuation and factor change, by going to the controlling descriptive or calculation table and making an adjustment, all parcels that share that data point will be updated during the next calculation.

AP5 has core system settings that enable us through the interface to make customization changes that will be unique to The Town of Plymouth. These core

system changes are always retained and reapplied during subsequent releases. In addition to the core system modifications available, AP5 has a field management form. In this form, the

Town of Plymouth can select fields from any of the dozens of data entry forms and set default values, required variables, or minimum and maximum data validation points. It also has the ability to modify the user interface by changing field names and hiding unused fields.

AP5 uses a robust user security system to ensure that each user has the access and rights that the Town of Plymouth management controls. In the AP5 security system Users are assigned to Roles. The "roles" are unique and they are where the decision is made as to what permissions a user will have for each form and action available in the AP5 system. For example, if you have 10 Field Appraisers and you want them to all have the same "rights" in the system, you will create a "role" that all 10 of them will be assigned. The role will define their permissions by Form and Action.

AP5 is the first version of our software that has extensive multi-year functionality and architecture with all assessment years in a single database. Data is maintained as an insert and never deleted or updated, allowing for a complete audit history to be maintained. AP5 keeps a complete audit trail of every change in the system and presents those changes back to the user in multiple ways via the Revisions form. AP5 never deletes a record, but instead flags a record as deleted, so that the deletion can be rolled back. AP5 also records the "before" and "after" characteristics of every change to every parcel. Any changes are considered valid for future years (unless otherwise specified) so there is no need to merge or update other assessment years.

Collapsible / Organized Menus – Real Estate

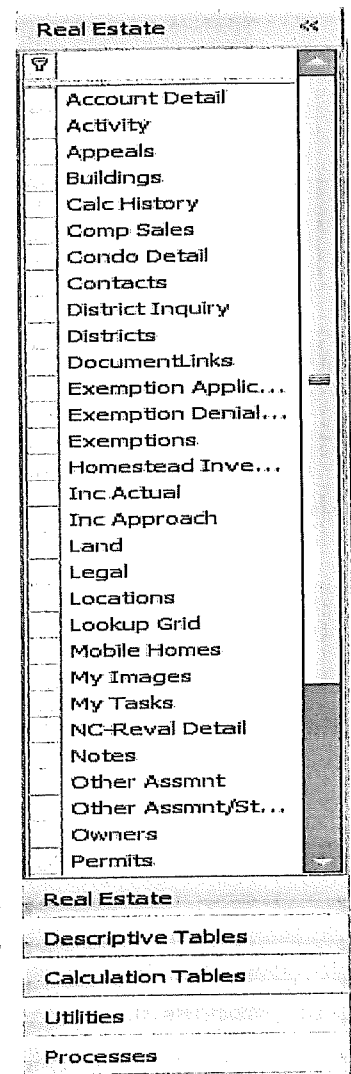
The shutter menu is flexibly designed to open and close at the click of a mouse. This menu offers the user all the entry and information forms that will be used to enter parcel information in real estate and account information in tangible personal property.

The power of the interface design is that each and every form that is opened, Buildings, Exemptions and Owners are all examples; will be set to the same parcel represented in the Lookup Ribbon. The Account number is a unique identifier for each parcel, assigned by the system upon parcel creation. This field serves as the primary key for each parcel and all data records connect to the parcel via this primary key.

Any change in the parcel chosen in the Lookup ribbon, using any of the parcel selection methods, will reset each open form. The flexibility of the forms really enables each user to control their own workspace. The forms that are active for a user when closing the program will be preserved by the system and reopen for that user when they login again. The program will also remember the account the user was accessing and open back up to that account.

Additionally, the forms can be re-sequenced in the viewer or even dragged to a separate monitor, for even more user control.

In addition to the easy to reach Data forms, the menu gives the user easy access to the Descriptive tables that control information input, the calculation tables that will control your valuations and the utilities and processes that administrate the application.



The workspace screen shown below demonstrates the ability of the user to load All the RFP specified data forms listed as needed by the data entry, update and maintenance elements for the CAMA. All the other items listed are either available within these forms, or available via the maintenance of the Descriptive and Calculations tables, or by using the built-in functionality of AssessPro.

Reappraisal Proposal - Town of Plymouth Town, Vermont

Account Detail	Land	Buildings	Owners	Sp. Feat./Yard Items	Legal	Activity	Exemptions	Images	Notes	Transfers	Permits	Reval/Detail	Prev. Values	Valuations																																																																																																		
<p>Account Detail: 1116-0000</p> <p>Parcel ID: 9-535-0</p> <p>Property ID: 5466</p> <p>Unit Account: 0</p> <p>Property LUC: 101 - ONE FAM</p> <p>Primary Job: 1</p> <p>Assigned Date: 11/11/1997</p> <p>Current Change: S-1</p> <p>Current District: 1</p> <p>Location (1 of 1): 116 WINDSOR AVE, SHAMPOSCOTT, VA</p> <p>Assessed Parcel: 116 WINDSOR AVE, SHAMPOSCOTT, VA 2284-0 PE</p> <p>Owner (1 of 1): KANAUZI, MICHAEL A, KANAUZI, MICHAEL A, 116 WINDSOR AVE, SHAMPOSCOTT, VA 01107-0000</p> <p>Building Info: 116 WINDSOR AVE, SHAMPOSCOTT, VA 01107-0000</p> <p>Legal Description: 116 WINDSOR AVE, SHAMPOSCOTT, VA 01107-0000</p> <p>Valuation Information:</p> <table border="1"> <thead> <tr> <th>Legal Ref:</th> <th>Date:</th> <th>Validity:</th> <th>Current LUC:</th> <th>Sold As Vacant:</th> <th>Price:</th> </tr> </thead> <tbody> <tr> <td>51943-272</td> <td>3/11/1989</td> <td>G</td> <td>101</td> <td></td> <td>\$225,000</td> </tr> <tr> <td>56317-248</td> <td>4/29/1999</td> <td>A</td> <td>101</td> <td></td> <td>\$1</td> </tr> </tbody> </table> <p>Valuation Breakdown:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Value</th> <th>Value</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Appraisal: In Progress</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Adj Cost</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Calc Area: 1.25/45</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Land: \$218,700</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ag Credits:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Land: \$250,700</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building: \$437,100</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yard: \$1,000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Total: \$732,500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals: \$732,500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Assessment:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Land: \$218,700</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building: \$437,100</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yard: \$1,000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total: \$732,500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Land Tax: \$732,500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Building Tax: \$732,500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yard Tax: \$732,500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Tax: \$732,500</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sketch - Last Modified: 12/13/2018</p> <p>Lat: 42.690° Long: -72.041°</p> <p>9-535</p>															Legal Ref:	Date:	Validity:	Current LUC:	Sold As Vacant:	Price:	51943-272	3/11/1989	G	101		\$225,000	56317-248	4/29/1999	A	101		\$1	Category	Value	Value	Value	Appraisal: In Progress				Net Adj Cost				Calc Area: 1.25/45				Total Land: \$218,700				Ag Credits:				Land: \$250,700				Building: \$437,100				Yard: \$1,000				Net Total: \$732,500				Totals: \$732,500				Assessment:				Land: \$218,700				Building: \$437,100				Yard: \$1,000				Total: \$732,500				Land Tax: \$732,500				Building Tax: \$732,500				Yard Tax: \$732,500				Total Tax: \$732,500			
Legal Ref:	Date:	Validity:	Current LUC:	Sold As Vacant:	Price:																																																																																																											
51943-272	3/11/1989	G	101		\$225,000																																																																																																											
56317-248	4/29/1999	A	101		\$1																																																																																																											
Category	Value	Value	Value																																																																																																													
Appraisal: In Progress																																																																																																																
Net Adj Cost																																																																																																																
Calc Area: 1.25/45																																																																																																																
Total Land: \$218,700																																																																																																																
Ag Credits:																																																																																																																
Land: \$250,700																																																																																																																
Building: \$437,100																																																																																																																
Yard: \$1,000																																																																																																																
Net Total: \$732,500																																																																																																																
Totals: \$732,500																																																																																																																
Assessment:																																																																																																																
Land: \$218,700																																																																																																																
Building: \$437,100																																																																																																																
Yard: \$1,000																																																																																																																
Total: \$732,500																																																																																																																
Land Tax: \$732,500																																																																																																																
Building Tax: \$732,500																																																																																																																
Yard Tax: \$732,500																																																																																																																
Total Tax: \$732,500																																																																																																																

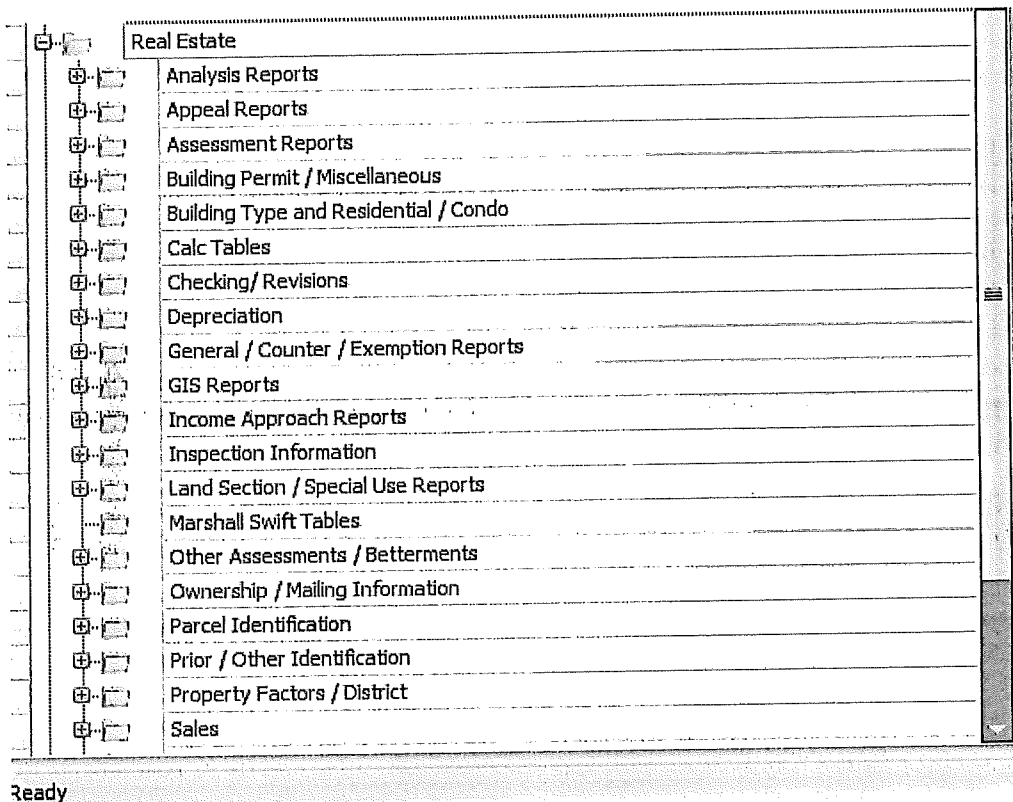
Report Viewer

The proposed solution includes close to 1,000 reports to support RE as well as specific state required reports that address all Department of Taxes and legislative requirements in their state jurisdictions. The Report Viewer is organized in a manner and includes search techniques that enable users to quickly find CAMA reports by Category or State Reports by State or code.

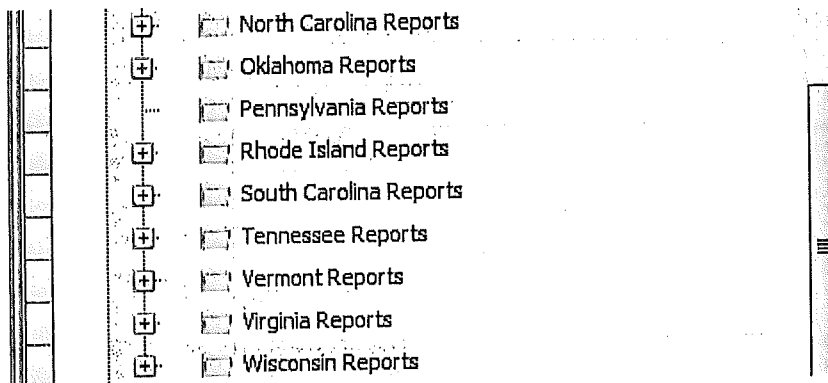
All Vermont required reports are maturely developed and included. Reports are generated in the Crystal Report viewer which has its own export capabilities. Custom filter outputs can be created that have output capability directly to print in a grid output or one-click to Microsoft Excel, where further manipulation can take place. These unique outputs, based on filter criteria and user-defined output fields are considered custom reports. Patriot includes a Crystal Reports license that will enable the Town of Plymouth to optionally generate their own reports, you can use these customized outputs to generate your own reports.

In addition to the reports that are available and can be created in the system, Patriot will create the extracts of data that will be required for output to either other modules or to reporting agencies. If statutory changes are enacted, we will modify or update current reports and extracts to comply with the enacted changes.

This graphic shows the Report Viewer Module, with some of the categories of Real Estate Module reports that are available as part of every standard AP5 installation.



Each State and each Jurisdiction within that State has their own report listings, as applicable.



Filter Utility

The Patriot Filter utility provides your staff the ability find data based on complex criteria requests of your data, but it also enables batch update and insert abilities that will save your staff time and ensure consistency in your data.

AP5 has a robust query/filter builder that can search and return records on any criteria that resides in the system. Once built, queries are easily saved and run dynamically against the dataset. AP5 is built on the .NET platform and there are a lot of benefits and dynamics in the grid presentation of data, but the Filter Utility is a function of the program that is critical in controlling the parcel sets that are used to navigate, edit, and report. We identify all the users of the system who will need to employ this utility and we do detailed training on the use of the Filter Utility.

The Filter Utility has also been outfitted to be a Batch Processing tool. Patriot has always offered a Batch Calc process, but that process was limited to a designated subset of tables and fields. This new feature opens up the entire CAMA schema, within limits of course, to the update capability. Called "Batch Mode" it turns your selection filter from one that can select updateable fields (defined and presented as updateable to user through clear marking) and input a value that will update the fields for all the records that have been defined by the filter criteria.

In short recap, the user can define a set a parcel set using simple or complex criteria, drilling down through the dataset to get just the records they want to affect. The user can then choose one or more fields from any updateable table in the database and set update values to be batch executed. Only one table can be updated at a time, but within that one table, you can affect more than one field.

The screenshot displays the Filter Utility interface. On the left is a 'Filter Field List' with a tree structure of database categories. The center panel contains an 'Expression' builder with options for 'Add to Criteria', 'Add to List', and 'Query'. The right panel shows a 'Criteria Fields' table and a 'Filter Result' grid.

And Or	(TableName	FieldName	Exp	Where	Display Name	Text Value)
		Properties	ParcelID			Prop.CatID		

Property ID	Parcel ID	Primary Neighborhood	Code
1	1-10-0	EA - EARLY AV	
2	1-10-0	EG - EARLY GD	3 - GARAGE
3	1-100-0	XA - TRAF AV	3 - GARAGE
4	1-101-0	XA - TRAF AV	3 - GARAGE
5	1-102-0	XA - TRAF AV	3 - GARAGE
6	1-103-0	XA - TRAF AV	3 - GARAGE
7	1-104-0	CV - COMM VG	

Query Statement: [Properties].ParcelID Where Statement: WHERE (Prop.InactiveFlag... Full SQL Statement: SELECT DISTINCT Prop.PropertyID, Prop.ParcelID, Prop.xrP...

In the above graphic the data tree is listed alphabetically by table category on the left side of the module. The options on this data tree follow very closely to the data entry form logic of the program. If you choose the plus sign to the left of appeals, for instance, you will see the fields present in the Appeals entry form, and you can

select any of those fields to either express criteria for in the selection of parcels or add the field to the field list for output inclusion.

At the top of the data tree is a search tool, enabling the user to search for tables and fields they need. The graphic below shows the result of searching for the word "built". The graphic demonstrates how easy it will be to locate fields in this manner and to use this methodology to acclimate to how the data tree is structured. Above the search tool is the button that will enable the Batch Mode capability of the filter utility.

Category	Field	Batch	Value
Properties	Parcel ID	<input type="checkbox"/>	
Properties	Primary Neighbo...	<input checked="" type="checkbox"/>	MV - MOD ...

Clicking that will do a couple of things, it will make visible an icon that when clicked offers a short tutorial on working with the Batch Mode feature, it will add two columns into the Fields List panel of the filter, one for checking that this field is to be updated and one to enter the value. Any value entry that is table driven will offer the valid selections for that field from a dropdown list, exactly as it would in the entry of the information in the form that it gets originally entered.

The filter module also offers the user the ability to create a robust saving structure for those filters that will be used over and over again. In the bottom right-hand side of the Filter module, shown in the first Filter illustration, you can see the options for Save, Load, OK and Cancel.

Users can create their own Folders when saving custom built filters and save their filters together by Folder designation.

The ability to criteria records will drive many different areas of the program. Reports, Parcel Review, Download to MobilePro, Show on Map, Use in Task Management logic and Designate for Batch Update are all areas of the program that would logically use SOME of the parcels, and not ALL of the parcels. This utility controls that selection methodology in all these diverse areas, and typically has a link to the utility right inside the individual function creation screen, facilitating the process even more.

Filter Name	Create User	Create Date
Appeals	apro	7/15/2013
Apt	apro	7/17/2013
Becky	apro	7/17/2013
CC	apro	7/17/2013
CO	apro	7/17/2013
CR	apro	7/17/2013
DWW	apro	7/18/2013
Patriot Properties Defaults	apro	2/9/2016
HAS / HASG	apro	8/6/2013
PAH	apro	8/6/2013
TestingFolder	apro	7/9/2013
SamTest	apro	11/4/2013
GIS	apro	1/27/2014
Irene	apro	2/7/2014
Irene 2	apro	2/7/2014
Lou	apro	2/11/2014
Tom	apro	3/19/2014
NewTestSam	apro	3/25/2014
Justin	apro	6/10/2014
Jenni	apro	6/24/2014

Security Module

Logins and Passwords

Integrated Security with Active Directory

AP5 enables the client to choose a single sign-on option for their users. This is done by setting up an active directory group and adding it to the SQL Security manager. If this method is chosen you will need to check the box for integrated security in the Configuration Preferences for the database.

Configuration Preferences

Apply Test Connection Exit

Connection	Server	Database	Integrated Security	Default
Office	patsql02\dev50	Assess50swampscof	<input checked="" type="checkbox"/>	
Tablet	patsql02\dev50	Assess50studenav	<input type="checkbox"/>	
Analysis	patsql02\dev50	assess50analysis	<input type="checkbox"/>	

Roles have actions and permissions attached to them that determine the user rights for hundreds of entry forms and system actions. By creating specific roles, it simplifies the ability to assign a number of similar users to the same role, at once giving them the same rights and system capabilities. Patriot has a 100% record of providing security with absolutely no breaches to any of their installs throughout the history of the company.

Manage Security

Security Module - Welcome apu

Select Customer: Town of Swampscoff Select a Year: 2021

Add Modify Delete

Manage Users Manage Roles Assign Users To Roles

Manage Roles

Role	Description	Role Access	Personal Property Access	Batch Calc Limit
Admin	Sys Admin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0
Appeals_Permit	Data Entry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0
Appraiser_Current		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0
Appraiser_History	Limited	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0
Guest	ReadOnly	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0
TC Admin	TC Admin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	0

Assign Action Permissions

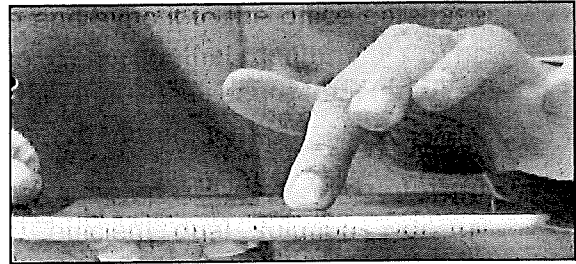
Action	Allow	Program
Buildings - Roof Cover	<input checked="" type="checkbox"/>	Any
Buildings - Roof Structure	<input checked="" type="checkbox"/>	Any
Buildings - Secondary Floors	<input checked="" type="checkbox"/>	Any
Buildings - Secondary Floor %	<input checked="" type="checkbox"/>	Any
Buildings - Secondary Heat Type	<input checked="" type="checkbox"/>	Any
Buildings - Secondary Int Wall %	<input checked="" type="checkbox"/>	Any
Buildings - Secondary Int Wall %	<input checked="" type="checkbox"/>	Any
Buildings - Shares	<input checked="" type="checkbox"/>	Any
Buildings - Solar Hot Water %	<input checked="" type="checkbox"/>	Any

Assign Form & Field Permissions

Form	View Only	Add	Modify	Delete
Account Create Options	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Account Detail - PP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Account Detail - RE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Activity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Airline Valuations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
All Descriptive Tables	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alternate Type	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Analysis	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Appeals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Archived Record Cards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Assets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Assets Leased Detail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Assign Users To Roles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Batch Calc	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Batch Update/Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bld Cat Bedrooms	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bld Cat Factors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bld Cat Values	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bld Pricing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Block Adjustments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Build Qual Sub Dep	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Detail Gnd	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building Detail Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Buildings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Business Detail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Business Models	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Calc History	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Common Resequence Form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Comp Sales	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Condo Detail	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contacts	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

MobilePro

Using our Mobile tools incorporated in your AssessPRO product suite allows for comprehensive field data collection using a mobile collection device that can be customized to your requirements, including controlling what the field personnel can view and/or edit.



Utilizing mobile data collectors increase both the efficiency of gathering data directly while in the field and prepopulating some pertinent CAMA data (including valuation).

Patriot has developed the ability to download a filtered set of data parcels to a windows-based tablet device. These parcels are still available for access in the office database, even while a field appraiser has them on the tablet for work in the field. A continuous internet connection is not required. The utility has a cache and synchronization feature that will store the data and sync it to the office database when a direct connection is available. The Services that control the Sync functionality have been designed in a manner that enables a secure transfer of the information but does not expose the database server during the transactions.

Users can use either a windows-based tablet or a laptop PC, depending on your device preferences. These devices can be efficient dual solutions for full functionality both in the field and in the office for select personnel.

Patriot Application Programming Interface - API

Patriot's API offers a secure and flexible means of enabling third party developers to retrieve and enter data into the AP5 CAMA database. The API also offers the AP5 client very controllable security and permission capability, enabling each AP5 client the ability to tightly control the data that is passed to their CAMA database. Patriot accomplishes this by working with each 3rd party developer to have their own login credentials and then working with that 3rd party developer to develop a unique set of permissions based on the specific requirements of that developer.

Patriot's API uses an industry standard authentication system to keep your CAMA data secure and unexposed to anyone without credentials. The services are secured using token based and IP address-based authentication.

DESCRIPTION OF QUALITY CONTROL AND TESTING OF RESULTS

The primary approach to quality control is management of personnel on the ground. Everyone assigned to the project is highly trained and experienced in their specific task. The project supervisor provides substantial quality control through the appointment phase. By personally reviewing all property already inspected ensures data quality issues are rectified immediately. Patriot will meet with the Assessor and/or her representatives to establish proper listing techniques.

Field review of the full Town is the secondary quality control method. Patriot will externally review each parcel and return any problems for re-listing. The final result will rest with the analysis and application of parameters set through analysis. Inconsistent value changes within the neighborhood generally point to poor data either before or after collection. We use our GIS symbology tool to thematically render CAMA data to spot inconsistencies in a visual review. Ongoing analysis of all of these methods helps to find issues early in the process.

AssessPro provides numerous avenues for quality control procedures. Table structure provides for only allowed entries. As an example, locations (street names) must be selected from a table list. This controls misspelling and non-existent streets from being entered. The software also provides defaults, high entry warnings and complete auditing lists. Security can control what fields an individual is allowed to change, add or delete. At the projects' completion, we will have developed numerous related data tests. These tests are set to look for inconsistent or unlikely data combinations.

Attachments

1. Sample Property Record Cards
2. Sample Reports
3. Full client list
4. NEMC informational packet
5. Resume of William J. Krajewski

Acct #

1194

Bldg Seq

1 Of 1

Parcel ID 2157

Residential Units

Exterior Information

Bath Features (Rating)

Full Bath

1

A

3/4 Bath

1

V

1/2 Bath

2

A

50% Othr Fix

0

Condo Information

Location

Tot Units

Floor Leve

Num Flood

% Own

Name

Other Features (Rating)

Kitchens

1

V

Ad Kit

0

FpIs

3

AG

WSFlue

1

A

Depreciation

#####

PhysContGood

Func

Econ

Spec

OV

Total %Dep:

12.06

Residential Units

Descriptio

Unit

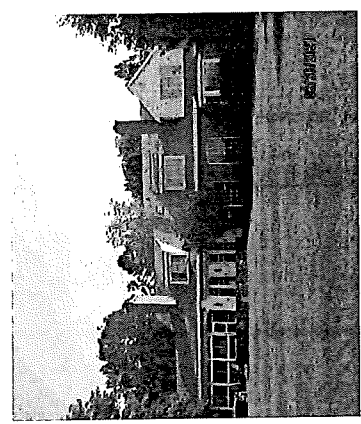
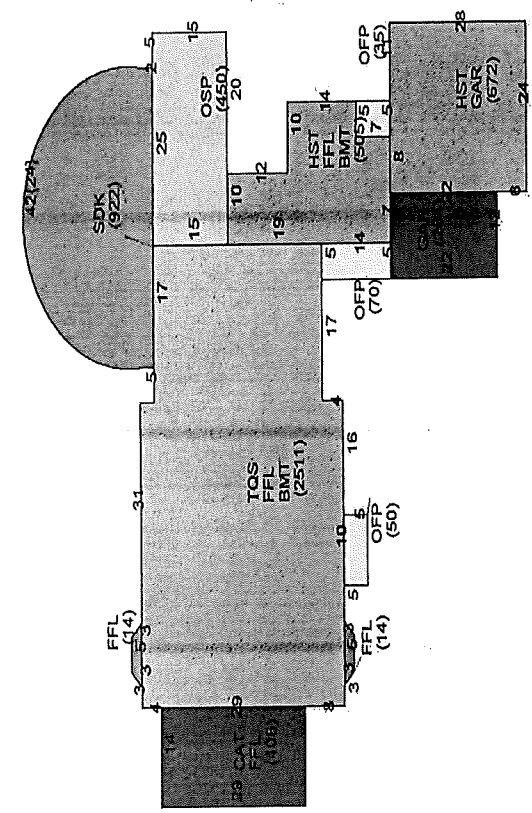
RmBe

Floor

Lv

Inc

Type



General Information

Grade

B+ GOOD (+)

Year Blt

1993

Eff Yr BI

0%

Alt LUC

Jurisdct

Constr Mo

LumpSumA

Commercial Un

0

Interior Information

Avg Ht/Ft

8.00

Prime Wall

1

DRYWALL

20%

Sec Wall

4

SOLID WOOD

Partition

T

TYPICAL

Prime Fl

3

HARDWOOD

30%

Sec Floors

9

ABOVE AVG

Bsmt Floo

12

CONCRETE

Subfloor

Bsmnt Gar

0

Electric

3

Insulation

2

TYPICAL

Int vs Ext

S

Heat Fuel

2

GAS

Heat Type

3

FORCED H/W

Sec Ht Tpt

Heat Sys

1

% A/C

100

% Heated

100

% Sprinkle

0

% Ctrl V e

0

Calculation

Basic \$/SC	100.00
Size Adj	0.900000000
Const Adj	1.09
Adj \$/SQ	97.695
Other Feat	143.801
Grade Fac	1.65
NBHD Infl	1.000000000
LUC Facto	1.00
Adj Total	1,367,468
Depreciati	164,917
Dep Total	1,202,551
Final Total	1,202,600.00

Alternate Area Detail

SubArea	%	AltType	%	Code	Desc.	F.Area	Area	Rate	UnDeprVal
FFL	3,450	1ST FLOOR	97.70	FFL	1ST FLOOR	3,450	3,450	97.70	337,066
TQS	2,134	3/4 STORY	89.88	TQS	3/4 STORY	2,134	2,134	89.88	191,835
HST	824	HALF STORY	89.88	HST	HALF STORY	824	824	89.88	74,053
OFF	0	OPEN PORCH	19.54	OFF	OPEN PORCH	0	155	19.54	3,029
OSP	0	SCRN PORCH	24.42	OSP	SCRN PORCH	0	450	24.42	10,989
SDK	0	STONE DECK	12.87	SDK	STONE DECK	0	922	12.87	11,866
BMT	0	BASEMENT	24.42	BMT	BASEMENT	0	3,016	24.42	73,651

Special Features / Yard Items (1st 6 Lines Displayed)

Code	SFYID	Desc	A	Y/S	Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	D/S	Dep%	LUC	L/Fac	N/Fac	Juris	J.Fact	UndepValue	Apprsd Value	Assd Value
2		SHED/FR	D	N	1	12.00	10.00	120	C	AV	1993	11.00	10.54	0	29	11	1.00	T	1.00	1.00	1,265	900	900
08		OFF A	N	1	4.00	10.00	40		C	AV	1993	18.00	22.50	0	29	11	1.00	T	1.00	1.00	900	600	600
Total Sp. Features:																						Total Assessed Value: 1,500	
Total Yard Items: 1,500																						Total Appraised: 1,500	

Disclaimer: This Information is believed to be correct but is subject to change and i



Patriot Properties

St Johnsbury, VT

Certification Detail by Location

12/01/2021

8:20:29AM

Filter Used: DataProperty.NBC = 'R5') AND (DataProperty.LUC = '10') AND (DataBuilding.YearBlt >= 1970) AND (DataBuilding.YearBlt < 1991) AND (DataBuilding.ExtType = '19'

2021-12-01 08:20:29 AM

St Johnsbury, VT

Certification Detail by Location

* Land Sale

12/11/2021

8:20:29AM

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	N	St. Ht.	Fin. Area	Units	Yr	Gr	Cn	Ph	F	E S/O	Ratic
212073	221 FARMER DR		10	0.34	R5	26,700	105,300	132,000	132,000		19	1	1,232	1	1984	C			AG	19%	1.00

Subtotals for: FARMER DR

Current Total: 1,388,500

Previous Assessment: 1,388,500

Total Acres: 3.41

Finished Area: 12,183.00

Sale Price: 830,000.00

Parcel Count: 9

Average Assessment: 154,278

Assessment vs Previous: 1.00

Location: FENOFF CIR

503015	67 FENOFF CIR		10	0.60	R5	30,800	170,800	201,600	201,600		19	1	1,560	1	1978	C			AV	27%	1.00
504006	140 FENOFF CIR		10	0.97	R5	34,700	97,900	132,600	132,600	0 02/08/2017	19	1	1,008	1	1975	C			AV	29%	1.00
503010	161 FENOFF CIR		10	0.78	R5	32,700	90,400	123,100	123,100		19	1	1,104	1	1979	C-			AV	27%	1.00

Subtotals for: FENOFF CIR

Current Total: 457,300

Previous Assessment: 457,300

Total Acres: 2.35

Finished Area: 3,672.00

Sale Price: 0.00

Parcel Count: 3

Average Assessment: 152,433

Assessment vs Previous: 1.00

Location: GILMAN AVE

214033	287 GILMAN AVE		10	0.28	R5	27,400	111,600	139,000	139,000		1	19	1	1,564	1	1970	C		AV	33%10%	1.00
--------	----------------	--	----	------	----	--------	---------	---------	---------	--	---	----	---	-------	---	------	---	--	----	--------	------

Subtotals for: GILMAN AVE

Current Total: 139,000

Previous Assessment: 139,000

Total Acres: 0.28

Finished Area: 1,564.00

Sale Price: 146,000.00

Parcel Count: 1

Average Assessment: 139,000

Assessment vs Previous: 1.00

Location: HIGGINS HILL RD

112044	261 HIGGINS HILL RD		10	1.05	R5	31,700	125,100	156,800	156,800	0 09/03/2020	11	19	1	1,544	1	1972	C		AV	31%	5%	1.00
--------	---------------------	--	----	------	----	--------	---------	---------	---------	--------------	----	----	---	-------	---	------	---	--	----	-----	----	------

Subtotals for: HIGGINS HILL RD

Current Total: 156,800

Previous Assessment: 156,800

Total Acres: 1.05

Finished Area: 1,544.00

Sale Price: 0.00

Parcel Count: 1

Average Assessment: 156,800

Assessment vs Previous: 1.00

Location: HILLSIDE AVE

291044	271 HILLSIDE AVE	10	0.74	R5	32,300	136,100	168,400	168,400	0 09/13/2021	15	19	1	1,144	1	1983	C		AV	24%	1.0
291026	272 HILLSIDE AVE	10	0.72	R5	32,100	115,800	147,900	147,900			19	1	1,144	1	1984	C		AV	23%	1.0
291025	294 HILLSIDE AVE	10	0.73	R5	32,200	121,900	154,100	154,100	0 01/04/2012	19	19	1	1,144	1	1983	C		AV	24%	1.0
291045	299 HILLSIDE AVE	10	0.82	R5	33,100	128,900	162,000	162,000			19	1	1,382	1	1983	C		AV	24%	1.0
291024	314 HILLSIDE AVE	10	0.68	R5	31,600	95,500	127,100	127,100			19	1	1,144	1	1983	C		FA	28%	1.0
291046	329 HILLSIDE AVE	10	3.87	R5	38,400	142,400	180,800	180,800			19	1	1,288	1	1983	C		AV	24%	1.0
291023	330 HILLSIDE AVE	10	0.77	R5	32,600	131,300	163,900	163,900			19	1	1,144	1	1983	C		AV	24%	1.0

Subtotals for: HILLSIDE AVE

Current Total: 1,104,200

Previous Assessment: 1,104,200

Total Acres: 8.33

Finished Area: 8,390.00

Sale Price: 0.00

Parcel Count: 7

Average Assessment: 157,743

Assessment vs Previous: 1.00

St Johnsbury, VT

Certification Detail by Location

12/11/2021

8:20:29AM

* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N A L	St. Ht.	Fin. Area	Units	Yr	Blk	Gr	Cn	Ph	F	E S/O	Ratic
502055	60 MAYHEW DR	10	4.90	R5	40,200	109,400	149,600	149,600	149,600			19	1	1,400	1	1977	C		AV	28%			1.00

Subtotals for: MAYHEW DR

Current Total: 149,600
Previous Assessment: 149,600

Total Acres: 4.90
Finished Area: 1,400.00

Sale Price:
Parcel Count: 1

Average Assessment: 149,600
Assessment vs Previous: 1.00

Location: MODEL A DR

118 MODEL A DR

501043		10	1.16	R5	31,700	150,500	182,200	182,200	182,200	176,000	06/30/2015	1	19	1	1,382	1	1985	C		AV	23%		1.00
--------	--	----	------	----	--------	---------	---------	---------	---------	---------	------------	---	----	---	-------	---	------	---	--	----	-----	--	------

Subtotals for: MODEL A DR

Current Total: 182,200
Previous Assessment: 182,200

Total Acres: 1.16
Finished Area: 1,382.00

Sale Price: 176,000.00
Parcel Count: 1

Average Assessment: 182,200
Assessment vs Previous: 1.00

Location: MOONEY RD

624 MOONEY RD
887 MOONEY RD

501048		10	4.62	R5	41,300	159,200	200,500	200,500	200,500	0	08/19/2004	19	19	1	1,624	1	1989	C		AV	20%		5%	1.00
501030		10	2.47	R5	36,500	139,400	175,900	175,900	175,900	128,000	07/30/2016	19	19	1	1,424	1	1986	C		FA	26%		5%	1.00

Subtotals for: MOONEY RD

Current Total: 376,400
Previous Assessment: 376,400

Total Acres: 7.09
Finished Area: 3,048.00

Sale Price: 128,000.00
Parcel Count: 2

Average Assessment: 188,200
Assessment vs Previous: 1.00

Location: MT PISGAH RD

740 MT PISGAH RD
1263 MT PISGAH RD

Location: MT PISGAH RD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</
------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Subtotals for: MT PISGAH RD

Current Total: 273,300
Previous Assessment: 273,300

Total Acres: 4.76
Finished Area: 2,196.00

Sale Price: 0.00
Parcel Count: 2

Average Assessment: 136,650
Assessment vs Previous: 1.00

Location: NEW BOSTON RD

947 NEW BOSTON RD
2210 NEW BOSTON RD

061026	Location: NEW BOSTON RD	10	1.20	R5	33,700	72,300	106,000	106,000	0	05/07/2018	8	19	1	1,272	1	1972	D+	FA	37%	1.00
030005	947 NEW BOSTON RD	10	3.10	R5	39,600	137,700	177,300	177,300			19	1	1,184	1	1977	C	AV	28%	1.00	

Subtotals for: NEW BOSTON RD

Current Total: 283,300
Previous Assessment: 283,300

Total Acres: 4.30
Finished Area: 2,456.00

Sale Price: 0.00
Parcel Count: 2

Average Assessment: 141,650
Assessment vs Previous: 1.00

Location: RIDGEWOOD DR

11 RIDGEWOOD DR
25 RIDGEWOOD DR
62 RIDGEWOOD DR
85 RIDGEWOOD DR

Location:		RIDGEWOOD DR																					
273038	11	RIDGEWOOD DR	10	0.34	R5	28,100	102,900	131,000	131,000	131,000		19	1	1,144	1	1976	C		AV	29%		1.0	
273040	10	RIDGEWOOD DR	10	0.38	R5	28,500	100,400	128,900	128,900	128,900	0	06/23/2020	19	1	1,092	1	1975	C		AV	29%		1.0
273033	62	RIDGEWOOD DR	10	0.23	R5	25,600	114,900	140,500	140,500	140,500	145,000	11/22/2016	1	19	1	864	1	1972	C		AG	26%	1.0
273043	85	RIDGEWOOD DR	10	0.54	R5	30,200	111,100	141,300	141,300	141,300	128,000	03/26/2019	1	19	1	1,536	1	1975	C		AV	29%	8% 1.0

12/1/2021
8:20:29AM

St Johnsbury, VT Certification Detail by Location

Page 5 of 6

* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	Imp	St.	Ht.	Fin. Area	Units	Yr	Gr	Cn	Ph	F	E	S/O	Ratio
279031	104 RIDGEWOOD DR	10	0.29	R5	26,200	96,600	122,800	122,800	122,800	0	10/26/2017	19	19	1	1	1,008	1	1977	C	AV	28%					1.00
279044	113 RIDGEWOOD DR	10	0.53	R5	30,100	95,200	125,300	125,300	125,300	58,000	07/31/2020	3	19	1	1	1,278	1	1974	C	FA	35%					1.00
279030	122 RIDGEWOOD DR	10	0.35	R5	25,400	159,700	185,100	185,100	185,100	150,000	01/03/2011	1	19	1	1	1,472	1	1988	C	AV	21%					1.00

Subtotals for: RIDGEWOOD DR

Current Total: 974,900
Previous Assessment: 974,900

Total Acres: 2.66
Finished Area: 8,394.00

Sale Price: 482,000.00
Parcel Count: 7

Average Assessment: 139,271
Assessment vs Previous: 1.00

Location: ROCKY RIDGE RD

292031	45 ROCKY RIDGE RD	10	4.92	R5	43,600	115,300	158,900	158,900	158,900			19	19	1	1	1,248	1	1973	C	AV	31%					1.00
212011	106 ROCKY RIDGE RD	10	0.25	R5	25,800	117,900	143,700	143,700	143,700	135,500	09/13/2013	1	19	1	1	1,171	2	1970	C	AV	33%					1.00
213002	261 ROCKY RIDGE RD	10	1.16	R5	33,600	151,300	184,900	184,900	184,900	329,000	09/14/2021	1	19	1	1	1,144	1	1973	C	AV	31%					1.00

Subtotals for: ROCKY RIDGE RD

Current Total: 487,500
Previous Assessment: 487,500

Total Acres: 6.33
Finished Area: 3,563.00

Sale Price: 464,500.00
Parcel Count: 3

Average Assessment: 162,500
Assessment vs Previous: 1.00

Location: RODD RD

111007	74 RODD RD	10	1.11	R5	31,700	88,500	120,200	120,200	120,200	120,000	01/07/2015	1	19	1	1	1,152	1	1970	C	AV	33%					1.00
--------	------------	----	------	----	--------	--------	---------	---------	---------	---------	------------	---	----	---	---	-------	---	------	---	----	-----	--	--	--	--	------

Subtotals for: RODD RD

Current Total: 120,200
Previous Assessment: 120,200

Total Acres: 1.11
Finished Area: 1,152.00

Sale Price: 120,000.00
Parcel Count: 1

Average Assessment: 120,200
Assessment vs Previous: 1.00

Location: SKYVIEW TER

292018	102 SKYVIEW TER	10	0.45	R5	27,800	105,900	133,700	133,700	133,700	70,123	08/20/2013	19	19	1	1	1,290	1	1972	C	FA	37%					1.00
--------	-----------------	----	------	----	--------	---------	---------	---------	---------	--------	------------	----	----	---	---	-------	---	------	---	----	-----	--	--	--	--	------

Subtotals for: SKYVIEW TER

Current Total: 133,700
Previous Assessment: 133,700

Total Acres: 0.45
Finished Area: 1,290.00

Sale Price: 70,123.00
Parcel Count: 1

Average Assessment: 133,700
Assessment vs Previous: 1.00

Location: SPAULDING RD

111004	958 SPAULDING RD	10	3.60	R5	37,900	115,800	153,700	153,700	153,700	0	09/11/2014	19	19	1	1,288	1	1970	C	AV	33%	1.0
111003	971 SPAULDING RD	10	5.50	R5	43,200	139,200	182,400	182,400	182,400	0	01/17/2018	8	19	1	1,374	1	1978	C	AV	27%	5%
072046	1285 SPAULDING RD	10	0.44	R5	29,100	62,500	91,600	91,600	91,600				19	1	1,080	1	1987	D+	FR	30%	1.0
072040	1588 SPAULDING RD	10	2.18	R5	43,700	97,800	141,500	141,500	141,500	145,000	05/13/2010	1	19	1	1,068	1	1973	C	AV	31%	1.0

Subtotals for: SPAULDING RD

Current Total: 569,200
Previous Assessment: 569,200

Total Acres: 11.72
Finished Area: 4,810.00

Sale Price: 145,000.00
Parcel Count: 4

Average Assessment: 142,300
Assessment vs Previous: 1.00

Location: STARK DISTRICT RD

12/1/2021

8:20:29AM

St Johnsbury, VT

Certification Detail by Location

Page 6 of 6

* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	L	Imp	St	Ht	Fin. Area	Units	Yr	Gr	Cn	Ph	F	E	S/O	Ratic
061039	1320 STARK DISTRICT RD		10	2.85	R5	39,100	86,200	125,300	125,300			19	1		19	1	1	960	1	1970	C		FA	38%			1.00
061012	1660 STARK DISTRICT RD		10	0.75	R5	29,100	49,000	78,100	78,100			19	1		19	1	1	864	1	1973	D+		AV	31%			1.00

Subtotals for: STARK DISTRICT RD

Current Total: 203,400

Previous Assessment: 203,400

Total Acres: 3.60

Finished Area: 1,824.00

Sale Price:

Parcel Count: 2

Average Assessment: 101,700

Assessment vs Previous: 1.00

Location: WATERMAN CIR

214027 122 WATERMAN CIR

214012 129 WATERMAN CIR

Subtotals for: WATERMAN CIR

Current Total: 300,700

Previous Assessment: 300,700

Total Acres: 1.26

Finished Area: 2,651.00

Sale Price: 261,000.00

Parcel Count: 2

Average Assessment: 150,350

Assessment vs Previous: 1.00

Location: WEST HILL RD

130059.002 496 WEST HILL RD

Subtotals for: WEST HILL RD

Current Total: 76,500

Previous Assessment: 76,500

Total Acres: 3.70

Finished Area: 1,056.00

Sale Price: 0.00

Parcel Count: 1

Average Assessment: 76,500

Assessment vs Previous: 1.00

Location: ZABARSKY RD

062020 42 ZABARSKY RD

Subtotals for: ZABARSKY RD

Current Total: 157,500

Previous Assessment: 157,500

Total Acres: 3.00

Finished Area: 1,848.00

Sale Price: 157,000.00

Parcel Count: 1

Average Assessment: 157,500

Assessment vs Previous: 1.00

Grand Totals

Current Total: 10,556,700

Previous Assessment: 10,556,700

Total Acres: 100.89

Finished Area: 89,688.00

Sale Price: 4,265,623

Parcel Count: 71

Average Assessment: 148,686

Assessment vs Previous: 1.00

End of Report



Patriot Properties

St Johnsbury, VT

Certification Detail by Grade

12/01/2021
8:24:06AM

Filter Used: DataProperty.NBC = 'R5') AND (DataProperty.LUC = '10') AND (DataBuilding.YearBlt >= 1970) AND (DataBuilding.YearBlt < 1991) AND (DataBuilding.ExtType = '19'

12/1/2021

8:24:06AM

St Johnsbury, VT

Page 1 of 3

Certification Detail by Grade

* Land Sale

Parcel ID	Location	C/Code	LUC		NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	St. Ht.	Fin. Area	Yr	—Depreciation—																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
			Acres														Gr	Cn	Ph	F	E	S/O	Ratio																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Grade:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</

Subtotals for: C-

Current Total: 1,038,500

Previous Assessment: 1,038,500

Total Acres: 18.31

Finished Area: 9,568

Sale Price: 416,000

Parcel Count: 1

Average Assessment: 115,389

Assessment vs Previous: 1.00

Grade:	C																									
212068		49 FARMER DR	10	10	0.35	R5	28,200	126,300	154,500	154,500	161,000	07/08/2017	1	19	1	1,248	1	1980	C						AV 26%	1.00
212069		77 FARMER DR	10	10	0.35	R5	28,200	127,800	156,000	156,000	0	09/06/2014	19	19	1	1,400	1	1974	C						AV 30%	1.00
213032		94 FARMER DR	10	10	0.60	R5	30,800	171,800	202,600	202,600	0	04/14/2015	19	19	1	1,532	1	1971	C						AG 26%	1.00
212070		101 FARMER DR	10	10	0.34	R5	28,100	140,400	168,500	168,500	169,000	03/08/2009	1	19	1	1,652	1	1973	C						AV 31%	1.00
213026		154 FARMER DR	10	10	0.37	R5	28,400	133,700	162,100	162,100	229,000	09/21/2021	1	19	1	1,505	1	1970	C						AV 33%	1.00
213025		188 FARMER DR	10	10	0.36	R5	28,300	110,800	139,100	139,100	141,000	06/18/2015	1	19	1	1,186	1	1972	C						AV 31%	1.00
212075		163 FARMER DR	10	10	0.34	R5	26,700	95,900	122,600	122,600					19	1,196	1	1981	C						FA 30%10%	1.00
213024		214 FARMER DR	10	10	0.36	R5	26,900	124,200	151,100	151,100	130,000	11/20/2015	1	19	1	1,232	1	1976	C						AG 24%	1.00
212073		221 FARMER DR	10	10	0.34	R5	26,700	105,300	132,000	132,000					19	1,232	1	1984	C						AG 19%	1.00
213031		16 LAWRENCE CIR	10	10	0.48	R5	28,100	111,800	139,900	139,900					19	1,160	1	1972	C						AV 31%	1.00
050028		1267 CREPEAULT HILL RD	10	10	4.95	R5	46,600	106,800	153,400	153,400	146,000	06/13/2014	1	19	1	1,288	1	1974	C						AV 30%	1.00
291015		45 DONNA DR	10	10	0.70	R5	31,900	129,000	160,900	160,900	137,500	08/26/2008	1	19	1	1,360	1	1978	C						AV 27%	1.00
292009		124 LAUREL DR	10	10	2.02	R5	37,300	135,600	172,900	172,900	173,500	09/29/2017	1	19	1	1,216	1	1975	C						AV 29%	1.00
291014		319 BREEZY HILL RD	10	10	1.01	R5	35,100	90,400	125,500	125,500	0	09/24/2020	15	19	1	1,008	1	1976	C						AV 29%	1.00
291002		545 BREEZY HILL RD	10	10	1.08	R5	35,200	88,300	123,500	123,500					19	1,008	1	1971	C						FA 38% 1%	1.00
292018		102 SKYVIEW TER	10	10	0.45	R5	27,800	105,900	133,700	133,700	70,123	09/20/2013	19	19	1	1,290	1	1972	C						FA 37%	1.00
291051		113 BREEZY HILL RD	10	10	0.41	R5	28,800	93,700	122,500	122,500	122,000	01/03/2017	19	19	1	960	1	1975	C						AV 29% 1%	1.00
291025		294 HILLSIDE AVE	10	10	0.73	R5	32,200	121,900	154,100	154,100	0	01/04/2012	19	19	1	1,144	1	1983	C						AV 24%	1.00
291023		330 HILLSIDE AVE	10	10	0.77	R5	32,600	131,300	163,900	163,900					19	1,144	1	1983	C						AV 24%	1.00
291044		271 HILLSIDE AVE	10	10	0.74	R5	32,300	136,100	168,400	168,400	0	09/13/2021	15	19	1	1,144	1	1983	C						FA 28%	1.00
291024		314 HILLSIDE AVE	10	10	0.68	R5	31,600	95,500	127,100	127,100					19	1,144	1	1983	C						AV 24%	1.00
291046		329 HILLSIDE AVE	10	10	3.87	R5	38,400	142,400	180,800	180,800					19	1,288	1	1983	C						AV 24%	1.00
291045		299 HILLSIDE AVE	10	10	0.82	R5	33,100	128,900	162,000	162,000					19	1,382	1	1983	C						AV 24%	1.00
291026		272 HILLSIDE AVE	10	10	0.72	R5	32,100	115,800	147,900	147,900					19	1,144	1	1984	C						AV 23%	1.00

Certification Detail by Grade

8:24:06AM

* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	N	A	Imp	St. Ht	Fin. Area	Units	Yr	Gr	Cn	Ph	F	E	S/O Ratio
501048	624 MOONEY RD	10	4.62	R5	41,300	159,200	200,500	200,500	200,500	0	08/19/2004	19	19	1	1,624	1	1989	C	AV	20%		5%	1.00
292031	45 ROCKY RIDGE RD	10	4.92	R5	43,600	115,300	158,900	158,900	158,900				19	1	1,248	1	1973	C	AV	31%			1.00
212011	106 ROCKY RIDGE RD	10	0.25	R5	25,800	117,900	143,700	143,700	143,700	135,500	08/13/2013	1	19	1	1,171	2	1970	C	AV	33%			1.00
213002	261 ROCKY RIDGE RD	10	1.16	R5	33,600	151,300	184,900	184,900	184,900	329,000	09/14/2021	1	19	1	1,144	1	1973	C	AV	31%			1.00
111003	971 SPAULDING RD	10	5.50	R5	43,200	139,200	182,400	182,400	182,400	0	01/17/2018	8	19	1	1,374	1	1978	C	AV	27%		5%	1.00
072040	1568 SPAULDING RD	10	2.18	R5	43,700	97,800	141,500	141,500	141,500	145,000	05/13/2010	1	19	1	1,068	1	1973	C	AV	31%			1.00
111004	958 SPAULDING RD	10	3.60	R5	37,900	115,800	153,700	153,700	153,700	0	09/11/2014	19	19	1	1,288	1	1970	C	AV	33%			1.00
061039	1320 STARK DISTRICT RD	10	2.85	R5	39,100	86,200	125,300	125,300	125,300				19	1	960	1	1970	C	FA	38%			1.00
071039	740 MT PISGAH RD	10	3.76	R5	41,100	123,100	164,200	164,200	164,200	0	03/16/2021	11	19	1	1,396	1	1975	C	AV	29%			1.00
072020	1080 LACKEY HILL RD	10	2.77	R5	36,500	115,000	151,500	151,500	151,500	0	06/07/2021	8	19	1	1,104	1	1975	C	AV	29%			1.00
072009	1049 CHESTERFIELD HOLLOW	10	3.10	R5	39,600	99,600	139,200	139,200	139,200	0	11/02/2007	19	19	1	1,056	1	1987	C	FR	30%			1.00
030005	2210 NEW BOSTON RD	10	3.10	R5	39,600	137,700	177,300	177,300	177,300				19	1	1,184	1	1977	C	AV	28%			1.00
100057	64 JOHNSON RD	10	1.00	R5	35,000	112,800	147,800	147,800	147,800	129,000	11/19/2018	1	19	1	1,196	1	1975	C	AV	29%	5%		1.00
112044	261 HIGGINS HILL RD	10	1.05	R5	31,700	125,100	156,800	156,800	156,800	0	09/03/2020	11	19	1	1,544	1	1972	C	AV	31%		5%	1.00
273044	113 RIDGEWOOD DR	10	0.53	R5	30,100	95,200	125,300	125,300	125,300	59,000	07/31/2020	3	19	1	1,278	1	1974	C	FA	35%		10%	1.00
273033	62 RIDGEWOOD DR	10	0.23	R5	25,600	114,900	140,500	140,500	140,500	145,000	11/22/2016	1	19	1	864	1	1972	C	AG	26%			1.00
273040	25 RIDGEWOOD DR	10	0.38	R5	28,500	100,400	128,900	128,900	128,900	0	06/23/2020	19	19	1	1,092	1	1975	C	AV	29%			1.00
273038	11 RIDGEWOOD DR	10	0.34	R5	28,100	102,900	131,000	131,000	131,000				19	1	1,144	1	1976	C	AV	29%			1.00
273031	104. RIDGEWOOD DR	10	0.29	R5	26,200	96,600	122,800	122,800	122,800	0	10/26/2017	19	19	1	1,008	1	1977	C	AV	28%			1.00
273043	85. RIDGEWOOD DR	10	0.54	R5	30,200	111,100	141,300	141,300	141,300	128,000	03/26/2019	1	19	1	1,536	1	1975	C	AV	29%			1.00
273030	122 RIDGEWOOD DR	10	0.35	R5	25,400	159,700	185,100	185,100	185,100	150,000	01/03/2011	1	19	1	1,472	1	1988	C	AV	21%			1.00
213028	71. LAWRENCE CIR	10	0.70	R5	31,900	194,500	226,400	226,400	226,400	282,000	09/11/2020	1	19	1	2,250	1	1976	C	AV	29%			1.00
213043	172. LAWRENCE CIR	10	0.83	R5	33,200	178,200	211,400	211,400	211,400	0	11/19/2013	19	19	1	1,904	1	1970	C	AG	27%			1.00
213038	92. LAWRENCE CIR	10	0.64	R5	28,100	137,100	165,200	165,200	165,200	0	05/29/2015	19	19	1	1,440	1	1971	C	AV	32%			1.00
213042	166 LAWRENCE CIR	10	0.45	R5	27,800	149,300	177,100	177,100	177,100				19	1	1,473	1	1971	C	AG	26%			1.00
214033	287. GILMAN AVE	10	0.28	R5	27,400	111,600	139,000	139,000	139,000	146,000	06/06/2019	1	19	1	1,564	1	1970	C	AV	33%	10%		1.00
214012	129 WATERMAN CIR	10	0.83	R5	33,200	109,200	142,400	142,400	142,400	126,000	09/25/2013	1	19	1	1,221	1	1971	C	AV	32%			1.00
214027	122 WATERMAN CIR	10	0.43	R5	29,000	129,300	158,300	158,300	158,300	135,000	12/21/2010	1	19	1	1,430	1	1978	C	AV	27%			1.00
503016	1455 BREEZY HILL RD	10	1.56	R5	30,900	140,500	171,400	171,400	171,400	0	11/23/2016	19	19	1	1,536	1	1977	C	AV	28%		5%	1.00
503015	67 FENOFF CIR	10	0.60	R5	30,800	170,800	201,600	201,600	201,600				19	1	1,560	1	1978	C	AV	27%			1.00
501030	887 MOONEY RD	10	2.47	R5	36,500	139,400	175,900	175,900	175,900	128,000	07/30/2016	19	19	1	1,424	1	1986	C	FA	26%		5%	1.00
501043	118 MODEL A DR	10	1.16	R5	31,700	150,500	182,200	182,200	182,200	176,000	06/30/2015	1	19	1	1,382	1	1985	C	AV	23%			1.00
504006	140 FENOFF CIR	10	0.97	R5	34,700	97,900	132,600	132,600	132,600	0	02/08/2017	19	19	1	1,008	1	1975	C	AV	29%			1.00

Subtotals for: C

Current Total: 8,911,100

Previous Assessment: 8,911,100

Total Acres: 76.29

Finished Area: 73,806

Sale Price: 3,692,623

Parcel Count:

Average Assessment: 156,335

Assessment vs Previous: 1.00

Grade: C+

134 LAWRENCE CIR

1.00

AV 32%

1 1971 C+

1 1,250

1

8 12/12/2019

173,900

173,900

143,300

30,600

0.90 R5

10

12/1/2021

8:24:06AM

St Johnsbury, VT

Page 3 of 3

Certification Detail by Grade

* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	L	Imp	St. Ht.	Fin. Area	Units	Yr	Gr	Cn	Ph	F	E	S/O	Ratio
Subtotals for: C+		Current Total: 173,900		Total Acres: 0.90		Sale Price: 0		Parcel Count: 0		Average Assessment: 173,900		Assessment vs Previous: 1.00														
Previous Assessment: 173,900		Finished Area: 1,250																								
Grade: D+																										
062020	42 ZABARSKY RD		10	3.00	R5	36,000	121,500	157,500	157,500	157,000	08/27/2019	1	19	1	1	1,848	1	1989	D+	FA	24%	10%	5%			1.00
072046	1265 SPAULDING RD		10	0.44	R5	29,100	62,500	91,600	91,600				19	1	1	1,080	1	1987	D+	FR	30%					1.00
061012	1660 STARK DISTRICT RD		10	0.75	R5	29,100	49,000	78,100	78,100				19	1	1	864	1	1973	D+	AV	31%	5%				1.00
061026	947 NEW BOSTON RD		10	1.20	R5	33,700	72,300	106,000	106,000	0	05/07/2018	8	19	1	1	1,272	1	1972	D+	FA	37%					1.00

Subtotals for: D+

Current Total: 433,200

Previous Assessment: 433,200

Total Acres: 5.39

Finished Area: 5,064

Sale Price: 157,000

Parcel Count:

Average Assessment: 108,300

Assessment vs Previous: 1.00

Grand Totals

Current Total: 10,556,700

Previous Assessment: 10,556,700

Total Acres: 100.89

Finished Area: 89,688

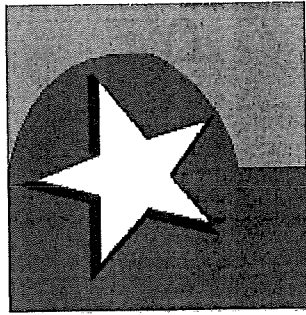
Sale Price: 4,265,623

Parcel Count:

Average Assessment: 148,686

Assessment vs Previous: 1.00

End of Report



Patriot Properties

St Johnsbury, VT

Analysis Report

Grouped by NBC

12/1/2021

Filter Used:

DataAnalysisTable.LUCatSale = '10'

12/01/2021
8:26:03AM

St Johnsbury, VT Analysis Report Grouped by NBC

Page 1 of 14
* Indicates Sold as Vacant

Date Range

From: 4/9/2018 To: 9/30/2020

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City Code	Land Size	Building		Year Built	Grade	Cond.	Depreciation			Units	Brs	Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area				Econ	Func	Spec									
100028	305 OLD CENTER F1	10	R3				2.84	CONVENT	1,545	2,910	1935	C	AG	0%	0%	0%	3	1	0	1	8/22/2018	120,700	150,000	0.805
100029.002	271 OLD CENTER F1	10	R3				0.68	MULTI-CO	2,464	5,196	1965	C	FA	5%	2%	5%	4	2	0	1	9/28/2020	139,800	89,000	1.571

Summary for NBC: R3

Max Ratio:	1.571	Mean:	1.188	Count:	2	COV:	45.623	%between 95 and 105	0
Min Ratio:	0.805	Weighted Mean:	1.090	COD:	32.252			%between 90 and 110	0
Median:	1.188	Standard Dev:	0.542	PRD:	1.090			%between 80 and 120	50

St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

From: 4/9/2018 To: 9/30/2020

12/01/2021
8:26:03AM

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City	Land Code	Size	Building Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Full	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
022048.037	45 DEER CREEK L	1	10	R4			0.59		RANCH	1,512	3,104	2007	C-	AV	0%	0%	0%	0%	1	3	2	0	0	1	2/15/2019	150,300	150,000	1.069
050048	296 GOSS HOLLO	1	10	R4			1.48		CONVENT	1,306	2,672	1982	C	AV	0%	0%	0%	0%	1	2	2	0	0	1	11/16/2018	150,300	150,000	0.939
061014	23- COFFIN RD	2	10	R4			1.85		RANCH	7,272	10,595	1957	C	AV	0%	0%	0%	0%	2	4	2	0	0	1	11/15/2019	386,700	380,000	1.018
120021.001	55 OLD CONCORD	1	10	R4			1.35		OLD STYL	1,991	3,336	1810	C	AG	0%	0%	0%	0%	1	3	2	0	0	1	8/15/2019	131,300	130,000	1.010
272037	1155 CONCORD A	1	10	R4			0.29		CAPE	1,808	3,797	1955	C	AV	0%	0%	0%	0%	1	3	1	0	0	1	6/30/2020	132,000	140,000	0.943
272039	1201 CONCORD A	1	10	R4			0.17		CAPE	1,214	2,458	1945	C	AV	0%	0%	0%	0%	1	3	1	0	0	1	6/28/2019	94,100	95,000	0.991
273046	79 PARKER AVE	1	10	R4			0.66		CAPE	1,904	3,752	1945	C	AG	0%	0%	0%	0%	1	4	2	0	0	1	7/20/2018	151,600	163,000	0.930
280014	191 COSTA AVE	1	10	R4			0.29		RANCH	1,062	2,500	1950	C	FA	0%	0%	0%	0%	1	3	1	0	0	1	10/9/2019	81,400	83,000	0.981
280036	134 SUNSET DR	1	10	R4			0.80		RANCH	1,116	3,108	1970	C	FA	0%	0%	0%	0%	1	2	1	0	0	1	5/27/2020	126,300	108,200	1.167
280038	130 SUNSET DR	1	10	R4			0.24		RANCH	1,054	2,550	1985	C	AV	0%	0%	0%	0%	1	2	1	0	0	1	9/24/2018	116,100	102,000	1.138
280040	156 SUNSET DR	1	10	R4			0.23		RANCH	875	2,218	1959	C	AG	0%	0%	0%	0%	1	2	1	0	0	1	12/6/2019	112,700	125,000	0.902
280053	215 ADAMS DR	1	10	R4			1.04		RANCH	1,120	2,324	1980	C-	AV	0%	0%	0%	0%	1	3	1	0	0	1	4/10/2018	121,600	125,000	0.973
280062	209 SUNSET DR	1	10	R4			0.22		RANCH	1,750	3,500	1955	C	AV	0%	10%	0%	0%	1	3	1	0	0	1	5/29/2019	121,200	116,000	1.045
501036.001	73 DEPOT HILL RD	1	10	R4			3.08		COLONIA	2,240	5,276	1991	C	AV	0%	0%	0%	0%	1	4	2	1	1	1	8/29/2019	230,300	237,000	0.972

Summary for NBC: R4

Max Ratio:	1.167	Mean:	1.005	Count:	14	COV:	7.662	50	% between 95 and 105
Min Ratio:	0.902	Weighted Mean:	1.001	COD:	5.783			86	% between 90 and 110
Median:	0.986	Standard Dev:	0.077	PRD:	1.005			100	% between 80 and 120

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018

To: 9/30/2020

St Johnsbury, VT Analysis Report Grouped by NBC

Page 3 of 14

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City	Land Size	Building		Year		Grade	Cond.	Depreciation				Units	Brs	Full Baths	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area	Built			Econ	Func	Spec	Ovr									
030047	109 DILLON DR	1	10	R5			5.67	SPLIT EN	1,514	3,622	1978	C	AV	0%	0%	0%	0%	1	3	2	0	1	4/8/2019	200,400	205,000	0.978
061063	565 MT PISGAH R	1	10	R5			5.06	SPLIT LEV	2,032	4,024	1985	C	AG	0%	0%	0%	0%	1	3	2	0	1	8/26/2020	279,700	265,000	1.055
061067	604 MT PISGAH R	1	10	R5			0.97	RANCH	1,368	2,846	1958	C	AV	0%	0%	0%	0%	1	3	1	0	1	7/26/2019	138,300	137,500	1.006
062020	42 ZABARSKY RD	1	10	R5			3.00	RANCH	1,848	4,079	1989	D+	FA	5%	10%	0%	0%	1	3	1	0	1	8/27/2019	157,500	157,000	1.003
080004	75 HOLLOW VIEW I	1	10	R5			2.31	RANCH	912	2,104	1976	C	AV	0%	0%	0%	0%	1	2	1	0	1	1/24/2020	112,100	115,000	0.975
100067	64 JOHNSON RD	1	10	R5			1.00	RANCH	1,196	3,220	1975	C	AV	0%	5%	0%	0%	1	3	1	0	1	11/19/2018	147,800	123,000	1.146
213023	236 FARMER DR	1	10	R5			0.36	SPLIT EN	1,034	2,814	1981	C	AV	0%	0%	0%	0%	1	4	2	0	1	8/14/2020	160,600	167,000	0.962
213028	71 LAWRENCE CI	1	10	R5			0.70	RANCH	2,250	6,206	1976	C	AV	0%	0%	0%	0%	1	4	2	1	1	9/11/2020	226,400	282,000	0.803
213028.001	59 LAWRENCE CI	1	10	R5			0.70	CAPE	2,096	4,640	2009	C	AV	0%	10%	0%	0%	1	2	2	0	1	6/29/2020	194,200	268,500	0.723
213030	34 LAWRENCE CI	1	10	R5			0.61	CAPE	1,815	3,936	1965	C	AG	0%	0%	0%	0%	1	3	2	0	1	6/26/2019	196,000	219,000	0.895
214006	243 WATERMAN C	1	10	R5			0.73	RANCH	2,128	5,110	1966	C	AV	0%	2%	0%	0%	1	4	2	0	1	1/1/2019	188,400	193,000	0.976
214008	209 WATERMAN C	1	10	R5			0.30	SPLIT EN	1,334	2,724	1980	C	AG	0%	0%	0%	0%	1	3	2	0	1	5/25/2018	169,800	189,900	0.894
214033	189 WATERMAN C	1	10	R5			0.31	SPLIT EN	1,400	2,800	1976	C	FA	0%	0%	0%	0%	1	3	1	0	1	8/31/2018	142,400	149,000	0.956
214036	287 GILMAN AVE	1	10	R5			0.28	RANCH	1,564	3,616	1970	C	AV	0%	10%	0%	0%	1	4	1	2	1	6/6/2019	139,000	146,000	0.952
273034	94 HIGGINS HILL R	1	10	R5			0.62	CAPE	1,391	2,490	1950	C	AV	0%	2%	0%	0%	1	3	1	0	1	7/27/2018	146,800	160,000	0.918
273041	14 RIDGEWOOD D	1	10	R5			0.34	SPLIT EN	1,300	2,840	1960	C	GD	0%	0%	0%	0%	1	3	2	0	1	10/29/2018	168,600	193,450	0.872
273043	85 RIDGEWOOD D	1	10	R5			0.54	RANCH	1,536	3,216	1975	C	AV	0%	0%	8%	0%	1	3	1	0	1	3/26/2019	141,300	128,000	1.104
291013	29 DONNA DR	1	10	R5			0.77	RANCH	960	1,932	1974	C	AV	0%	0%	0%	0%	1	2	1	0	1	7/11/2018	103,500	101,000	1.025
292003.002	318 BREEZY HILL F	1	10	R5			1.64	RANCH	2,128	5,040	2005	C	AV	0%	0%	0%	0%	1	3	3	0	1	10/3/2019	259,300	250,000	1.037
292011	121 LAUREL DR	1	10	R5			1.46	SPLIT EN	1,034	2,754	1980	C	AV	0%	0%	0%	0%	1	4	2	0	1	1/4/2019	159,400	159,900	0.997
292019	101 SKYVIEW TER	1	10	R5			0.31	RANCH	1,200	3,001	1969	C	AV	0%	0%	0%	0%	1	3	1	0	1	9/4/2020	141,600	175,000	0.809
292024	58 SKYVIEW TER	1	10	R5			0.29	RANCH	1,128	3,002	1965	C	AV	0%	1%	0%	0%	1	2	1	0	1	11/5/2018	128,500	136,000	0.945
292025	38 SKYVIEW TER	1	10	R5			0.31	RANCH	1,230	3,102	1969	C	AV	0%	0%	0%	0%	1	3	1	0	1	8/14/2018	144,800	139,500	1.038
501037	55 MODEL A DR	1	10	R5			2.90	CAPE	1,955	4,416	2010	C	AV	0%	0%	0%	0%	1	3	2	0	1	6/26/2020	247,600	265,000	0.934
501039.002	156 MODEL A DR	1	10	R5			3.85	RANCH	1,396	3,530	1955	C	GD	0%	0%	0%	0%	1	3	2	0	1	6/20/2019	172,600	170,000	1.015
504030	1032 BREEZY HILL	1	10	R5			0.97	RANCH	864	2,044	1961	C	AV	0%	0%	0%	0%	1	2	1	0	1	4/17/2020	107,900	112,000	0.963

Summary for NBC: R5

Max Ratio: 1.146

Min Ratio: 0.723

Median: 0.975

Mean: 0.962

Weighted Mean: 0.949

Standard Dev: 0.091

Count: 27

COD: 6.646

PRD: 1.013

COV: 9.459

%between 95 and 105

56

70

%between 90 and 110

70

96

%between 80 and 120

96

St Johnsbury, VT
Analysis Report
Grouped by NBC

* Indicates Sold as Vacant

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018 To: 9/30/2020

ParcelID or Account#	Location	# of Crd	LUC	NBC	ZN	City	Land Code	Size	Building		Year Built	Grade	Cond.	Depreciation			Units	Brs	Full		1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
									Type	Fin Area				Econ	Func	Spec			Baths	Baths						
111026	898 ROCKY RIDGE	1	10	R6				2.95	CAPE	2,324	4,728	1973	C	AG	0%	0%	0%	1	4	1	1	1	10/24/2019	237,400	253,000	0.938
111079	44 COOLIDGE CIR	1	10	R6				0.37	RANCH	1,560	3,840	2007	C-	AV	0%	10%	0%	1	3	2	0	1	8/24/2020	175,300	197,000	0.890
212045	439 FARMER DR	1	10	R6				0.81	COLONIA	2,188	4,280	1979	C-	FA	0%	10%	0%	1	3	2	1	1	12/5/2019	165,200	160,500	1.029
212071	387 FARMER DR	1	10	R6				3.45	RANCH	1,655	4,055	1982	C	AG	0%	0%	0%	1	4	2	0	1	5/19/2018	215,400	210,500	1.023
213018	77 MORGAN CIR	1	10	R6				0.42	COLONIA	2,308	4,436	1984	C	AV	0%	0%	0%	1	3	2	1	1	3/1/2019	230,600	236,000	0.977
291041	171 HILLSIDE AVE	1	10	R6				2.79	SPLIT EN	1,592	5,284	1976	C	AV	0%	25%	0%	1	3	3	0	1	5/20/2020	227,600	219,500	1.037
291042	225 HILLSIDE AVE	1	10	R6				0.35	COLONIA	2,212	4,252	1977	C	AV	0%	0%	0%	1	4	2	1	1	9/3/2020	201,200	250,000	0.805
291042	225 HILLSIDE AVE	1	10	R6				0.35	COLONIA	2,212	4,252	1977	C	AV	0%	0%	0%	1	4	2	1	1	7/11/2018	201,200	199,000	1.011

Summary for NBC: R6

Max Ratio:	1.037	Mean:	0.964	Count:	8	COV:	8.506	63	%between 95 and 105
Min Ratio:	0.805	Weighted Mean:	0.959	COD:	6.167	75	%between 90 and 110		
Median:	0.994	Standard Dev:	0.082	PRD:	1.006	100	%between 80 and 120		

12/01/2021
8:26:03AM

St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

From: 4/9/2018 To: 9/30/2020

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City	Land Size	Building			Year			Depreciation					Full Baths	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio		
								Type	Fin Area	Gross Area	Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units							Brs	
233078	651 RAILROAD ST	1	10	V2			0.20	MULTI-CO	2,584	5,085	1834	C	FR	0%	2%	0%	0%	2	6	2	0	1	3/22/2019	70,500	79,900	0.882
241035	185 ST MARY ST	1	10	V2			0.28	APARTME	3,285	6,544	1900	C	AV	0%	2%	0%	0%	4	9	4	0	1	4/20/2019	153,100	150,000	1.021
243037	171 RIVER RD	1	10	V2			0.09	MULTI-CO	1,704	3,247	1900	C	FA	0%	0%	0%	0%	2	4	2	0	1	2/28/2020	72,100	80,000	0.901
243038	161 RIVER RD	1	10	V2			0.40	MULTI-CO	3,308	5,328	1866	C	FR	0%	5%	5%	0%	3	6	3	0	1	8/8/2019	78,100	78,000	1.001
243055	71-73 MARION AV	1	10	V2			0.17	MULTI-CO	4,992	7,412	1900	C	PR	0%	0%	50%	0%	3	9	3	0	1	8/10/2020	41,200	20,000	2.060

Summary for NBC: V2

Max Ratio:	2.060	Mean:	1.173	Count:	5	COV:	42.540	%between 95 and 105	40
Min Ratio:	0.882	Weighted Mean:	1.017	COD:	25.908			%between 90 and 110	60
Median:	1.001	Standard Dev:	0.499	PRD:	1.153			%between 80 and 120	80

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018 To: 9/30/2020

St Johnsbury, VT
Analysis Report
Grouped by NBC

Page 6 of 14
* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City	Land Code	Size	Building		Year Built	Grade	Cond.	Depreciation			Units	Br	Full Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
									Type	Fin Area				Econ	Func	Spec									
211067	113 OAK ST	1	10	V3			0.21	0.21	OLD STYL	1,611	1905	C	FA	0%	10%	10%	0%	1	3	1	0	1/25/2019	75,500	75,000	1.007
211070	67 OAK ST	1	10	V3			0.15	0.15	CONVENT	1,221	1900	C	AV	0%	0%	0%	0%	1	3	1	0	7/11/2018	88,700	104,000	0.853
214071.002	41 GILMAN AVE	1	10	V3			0.77	0.77	COLONIA	2,562	1988	C	AV	0%	0%	0%	0%	1	4	2	1	8/30/2019	240,700	251,500	0.957
233069	88 BAGLEY ST	1	10	V3			0.28	0.28	APARTME	2,675	1900	C	FA	0%	0%	10%	0%	5	10	5	0	3/4/2020	115,800	104,000	1.113
235014	86 MAPLE ST	1	10	V3			0.09	0.09	OLD STYL	1,384	1900	C	AG	5%	0%	0%	0%	1	3	1	0	8/31/2020	93,400	108,400	0.862
235014	86 MAPLE ST	1	10	V3			0.09	0.09	OLD STYL	1,384	1900	C	AG	5%	0%	0%	0%	1	3	1	0	10/4/2019	93,400	100,000	0.934
237045	26 ALLEN CT	1	10	V3			0.17	0.17	MULTI-CO	2,247	1900	C	FR	10%	1%	0%	0%	2	6	2	0	1/24/2020	56,300	55,500	1.014
237049	167 FEDERAL ST	1	10	V3			0.68	0.68	RANCH	768	1955	C	AV	5%	0%	0%	0%	1	3	1	0	6/19/2019	81,600	89,000	0.917
241013	142 CONCORD AV	1	10	V3			0.27	0.27	CONVENT	1,896	1900	C	AG	0%	0%	0%	0%	1	3	1	1	10/18/2018	115,900	135,000	0.859
241050	59 COTE CT	1	10	V3			0.33	0.33	MULTI-CO	2,160	1900	C	FA	0%	0%	0%	0%	3	8	3	0	4/28/2019	97,000	77,000	1.260
244038	45 JAMES ST	1	10	V3			0.31	0.31	BUNGALO	1,936	1930	C	AV	0%	1%	0%	0%	1	3	1	0	10/30/2018	69,400	70,000	0.991
245015	280 LAFAYETTE S	1	10	V3			0.52	0.52	CAPE	1,469	1970	C-	FR	0%	10%	50%	0%	1	2	0	0	9/16/2020	45,400	28,000	1.621
245023	376 LAFAYETTE S	1	10	V3			0.58	0.58	MULTI-CO	2,305	1900	C	FA	0%	1%	0%	0%	3	5	3	0	11/8/2019	93,600	75,000	1.248
245024	390 LAFAYETTE S	1	10	V3			0.23	0.23	MULTI-CO	3,036	1888	C	FA	0%	0%	10%	0%	2	6	2	1	8/16/2018	95,600	85,000	1.125
271027	10 DUKE ST	1	10	V3			0.32	0.32	OLD STYL	2,217	1880	C	AV	5%	0%	0%	0%	1	4	1	0	7/26/2019	117,900	120,000	0.983
273003	39 CLAYTON ST	1	10	V3			0.46	0.46	OLD STYL	2,540	1920	C	FR	0%	5%	20%	0%	1	4	2	1	6/28/2018	60,800	57,500	1.057
273007	44 LADD AVE	1	10	V3			0.68	0.68	CONVENT	1,143	1900	C	FA	0%	2%	0%	0%	1	4	1	0	10/25/2019	71,700	73,000	0.982
273008	50 CLAYTON ST	1	10	V3			1.99	1.99	RANCH	1,364	1967	C	AV	0%	0%	0%	0%	1	3	1	0	1/17/2019	145,900	155,000	0.941
273017	59 CLAYTON ST	1	10	V3			0.42	0.42	CAPE	1,591	1952	C-	AV	0%	0%	0%	0%	1	3	1	0	11/16/2018	93,400	103,000	0.907
280019	313 CALEDONIA S	1	10	V3			0.20	0.20	CAPE	1,469	1950	C-	AG	0%	0%	0%	0%	1	3	1	0	3/25/2020	94,100	126,250	0.745
502037	1815 BREEZY HILL	1	10	V3			0.48	0.48	OLD STYL	1,548	1858	C	AV	0%	0%	0%	0%	1	3	1	1	12/7/2018	87,300	92,785	0.941

Summary for NBC: V3

Max Ratio:	1.621	Mean:	1.015	Count:	21	COV:	18.424	29	% between 95 and 105
Min Ratio:	0.745	Weighted Mean:	0.975	COD:	12.142			57	% between 90 and 110
Median:	0.982	Standard Dev:	0.187	PRD:	1.041			81	% between 80 and 120

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018

To: 9/30/2020

St Johnsbury, VT
Analysis Report
Grouped by NBC

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City Code	Land Size	Building			Year		Grade	Cond.	Depreciation				Full Brs	1/2 Baths	Sales NAL	Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area	Built	Econ			Func	Spec	Ovr	Units								
211035	122 EMERSON ST	1	10	V4			0.42	OLD STYL	1,579	2,556	1874	C	AG	0%	0%	0%	0%	1	3	2	0	1	8/17/2020	119,600	160,000	0.748
211059	109 PLEASANT ST	1	10	V4			0.24	CONVENT	1,997	2,642	1932	C	GD	0%	0%	0%	0%	1	3	2	0	1	7/31/2019	145,700	159,000	0.916
211075	27 PLEASANT ST	1	10	V4			0.05	CAPE	972	1,890	1870	C	FA	0%	0%	0%	0%	1	2	1	0	1	2/10/2020	59,400	61,900	0.960
214040	75 SCHOOL ST	1	10	V4			0.24	CONVENT	1,608	3,119	1900	C	FA	0%	0%	0%	0%	1	5	2	0	1	7/24/2020	78,100	77,000	1.014
214044	28 SCHOOL ST	1	10	V4			0.12	RANCH	1,152	2,880	1965	C-	AV	0%	0%	0%	0%	1	3	1	0	1	9/30/2020	110,200	147,000	0.750
214050	156 PLEASANT ST	1	10	V4			0.20	OLD STYL	1,394	2,552	1830	C	AG	0%	0%	0%	0%	1	2	1	0	1	10/24/2019	103,900	105,000	0.990
214055	58 PLEASANT ST	1	10	V4			0.38	OLD STYL	1,857	3,493	1880	C	AV	0%	1%	0%	0%	1	4	1	1	1	8/28/2018	109,100	118,000	0.925
220043	77 MT VERNON ST	1	10	V4			0.19	OLD STYL	1,469	2,560	1900	C	AG	0%	0%	0%	0%	1	2	1	0	1	6/26/2019	108,700	113,000	0.962
220045	58 MT VERNON ST	1	10	V4			0.14	APARTME	2,168	2,792	1900	C	FA	5%	1%	5%	0%	4	4	4	0	1	9/21/2019	88,600	85,000	1.042
220053	184 MT VERNON S	1	10	V4			1.02	BUNGALO	1,194	2,895	1948	C	FA	5%	5%	0%	0%	1	3	1	0	1	4/9/2020	86,800	98,000	0.886
236005	129 CENTRAL ST	1	10	V4			0.18	MULTI-CO	2,368	5,065	1900	C+	AV	0%	0%	0%	0%	2	5	2	1	1	8/26/2020	145,400	224,500	0.648
242029	120 ELM ST	1	10	V4			0.27	MULTI-CO	2,244	4,812	1900	C	FA	0%	5%	5%	0%	3	7	3	0	1	6/9/2020	96,300	95,000	1.014
242036	41 DROUIN ST	1	10	V4			0.16	MULTI-CO	1,713	2,749	1900	C	FA	0%	0%	0%	0%	2	2	2	0	1	1/25/2019	74,300	50,000	1.486
242037	114 HARRISON AV	1	10	V4			0.14	CONVENT	814	1,473	1940	C	AV	0%	0%	0%	0%	1	2	1	0	1	10/3/2019	70,200	75,500	0.930
242045	427 CONCORD AV	1	10	V4			0.52	RANCH	1,053	2,743	1955	C	AV	0%	0%	0%	0%	1	2	1	0	1	12/28/2018	105,000	114,950	0.913
242071	121 HARRISON AV	1	10	V4			0.23	RANCH	960	2,784	1962	C	AG	0%	0%	0%	0%	1	3	1	0	1	10/10/2018	127,700	140,000	0.912
244040	42 LAFAYETTE ST	1	10	V4			0.62	OLD STYL	1,440	2,549	1920	C	AV	0%	0%	0%	0%	1	3	1	1	1	4/26/2019	100,600	107,000	0.940
280012	165 COSTA AVE	1	10	V4			0.28	RANCH	1,100	2,510	1958	C-	AG	0%	0%	0%	0%	1	3	1	0	1	1/25/2019	100,800	104,900	0.961
280013	167 COSTA AVE	1	10	V4			0.49	CONVENT	2,757	5,857	1930	C+	AV	10%	1%	0%	0%	1	4	1	1	1	2/12/2019	155,400	147,000	1.057
504035	42 KUMPF CIR	1	10	V4			0.83	CONVENT	2,000	3,612	1948	C	AG	0%	0%	0%	0%	1	4	1	1	1	7/16/2018	168,200	180,000	0.934

Summary for NBC: V4

Max Ratio: 1.486
Min Ratio: 0.648
Median: 0.937

Mean: 0.949
Weighted Mean: 0.912
Standard Dev: 0.162

Count: 20
COD: 9.945
PRD: 1.041

COV: 17.071
35 %between 95 and 105
75 %between 90 and 110
80 %between 80 and 120

St Johnsbury, VT
Analysis Report
Grouped by NBC

* Indicates Sold as Vacant

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018 To: 9/30/2020

ParcelID or Account#	Location	# of Cntrs	LUC	NBC	ZN	City	Land Size	Building		Year Built	Grade	Cond.	Econ		Depreciation		Ovr	Units	Brs	Full		1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area				Gross Area	Func	Spec	Fath				Baths							
201013	163 GREEN ST	1	10	V5			0.12	MULTI-CO	1,866	3,219	1900	C	PR	0%	0%	60%	0%	2	4	2	0	1	1/31/2020	36,700	38,000	0.966	
201079	129 HARVEY ST	1	10	V5			0.67	RANCH	936	1,944	2006	C-	AV	0%	0%	0%	0%	1	3	1	0	1	11/30/2018	139,800	125,100	1.118	
202016	26 BRAGG TER	1	10	V5			0.19	RANCH	1,008	2,384	1966	C	AV	0%	0%	0%	0%	1	4	2	1	1	11/27/2019	138,400	115,500	1.198	
211003	44 BRUNELL ST	1	10	V5			0.19	RANCH	1,072	2,172	1962	C	AV	0%	0%	0%	0%	1	3	1	0	1	8/10/2018	120,900	123,250	0.981	
211009.001	45 ARLINGTON TE	1	10	V5			0.78	RANCH	1,472	3,152	2011	C	AV	0%	0%	0%	0%	1	3	1	0	1	4/12/2019	195,600	198,500	0.985	
211010	18 ARLINGTON TE	1	10	V5			0.40	CAPE	1,744	3,229	1945	C	AV	0%	0%	0%	0%	1	4	1	0	1	6/28/2019	130,800	115,000	1.137	
212001	76 CENTERVIEW T	1	10	V5			0.48	RANCH	2,037	4,696	1957	C	AV	0%	5%	0%	0%	1	5	2	0	1	9/10/2020	159,000	184,000	0.864	
212051	371 PLEASANT ST	1	10	V5			0.25	RANCH	1,119	3,221	1959	C	AV	0%	0%	0%	0%	2	3	2	0	1	6/19/2020	150,000	149,900	1.001	
212056	46 EMERSON ST	1	10	V5			0.30	OLD STYL	1,954	3,341	1900	C	FA	0%	0%	0%	0%	1	4	1	1	1	1/17/2020	95,800	85,000	1.127	
212064	26 RUSSELL AVE	1	10	V5			0.08	CONVENT	1,352	2,208	1938	C	AG	0%	0%	0%	0%	1	3	1	1	1	11/30/2018	117,800	113,000	1.042	
214003	46 DUNDEE ST	1	10	V5			0.34	COLONIA	2,045	3,933	1946	C+	AV	0%	0%	0%	0%	1	4	1	1	1	6/11/2019	163,000	158,000	1.032	
214014	380 PLEASANT ST	1	10	V5			0.14	OLD STYL	1,421	3,069	1900	C	AG	0%	0%	0%	0%	1	3	2	0	1	8/7/2020	127,000	142,500	0.891	
214015	368 PLEASANT ST	1	10	V5			0.13	OLD STYL	1,765	2,938	1800	C	AV	0%	0%	0%	0%	1	3	0	0	1	12/13/2018	105,200	107,500	0.979	
214056	187 SCHOOL ST	1	10	V5			0.34	CAPE	1,911	4,060	1900	C	AG	0%	2%	0%	0%	1	3	2	0	1	8/20/2020	148,200	148,000	1.001	
214057	188 SCHOOL ST	1	10	V5			0.19	CONVENT	1,651	2,614	1900	C	AG	0%	0%	0%	0%	1	3	2	1	1	11/19/2018	138,800	128,000	1.084	
214058	172 SCHOOL ST	1	10	V5			0.24	CONVENT	1,348	2,639	1900	C-	AV	0%	0%	0%	0%	1	4	1	0	1	8/24/2018	97,400	97,500	0.999	
214060	173 SCHOOL ST	1	10	V5			0.27	OLD STYL	1,552	3,623	1900	C	AV	0%	0%	0%	0%	1	4	1	0	1	5/18/2020	113,600	100,000	1.136	
214062	134 SCHOOL ST	1	10	V5			0.27	OLD STYL	2,597	4,922	1900	C	AV	0%	0%	0%	0%	1	5	2	1	1	10/31/2019	147,400	138,000	1.068	
214066	27 ORIENT ST	1	10	V5			0.53	MULTI-CO	1,728	3,136	1900	C	AV	0%	0%	0%	0%	2	4	2	0	1	6/14/2019	116,100	113,000	1.027	
214069	53 ORIENT ST	1	10	V5			0.59	CONVENT	1,431	2,110	1920	C	AV	0%	0%	0%	0%	1	3	1	1	1	4/24/2018	106,300	101,000	1.052	
231013	36 LYNWOOD TER	1	10	V5			0.15	RANCH	1,056	2,492	1955	C	AG	0%	0%	0%	0%	1	3	1	0	1	7/11/2019	125,600	126,000	0.997	
231016	80 LYNWOOD TER	1	10	V5			0.15	RANCH	1,056	2,222	1946	C	AG	0%	0%	0%	0%	1	3	1	0	1	8/17/2018	114,200	122,500	0.932	
231018	427 CLIFF ST	1	10	V5			0.20	OLD STYL	2,080	4,353	1920	C	AG	0%	0%	0%	0%	1	3	1	1	1	8/5/2019	150,900	160,000	0.943	
231029	277 CLIFF ST	1	10	V5			0.21	OLD STYL	2,431	4,740	1881	C+	AV	0%	1%	0%	0%	1	3	1	1	1	9/22/2020	162,500	187,000	0.869	
232002	386 CLIFF ST	1	10	V5			0.25	APARTME	3,421	7,998	1900	C	FR	0%	0%	0%	0%	4	8	3	0	1	9/28/2018	124,000	120,000	1.033	
232003	400 CLIFF ST	1	10	V5			0.14	MULTI-CO	4,570	8,236	1901	C	FA	0%	10%	10%	0%	3	9	4	0	1	11/16/2018	144,900	132,500	1.094	
232011	407 SPRING ST	1	10	V5			0.25	OLD STYL	2,895	6,519	1858	C	AV	0%	0%	0%	0%	1	5	2	0	1	9/4/2018	176,500	179,000	0.986	
232021	158 MT PLEASANT	1	10	V5			0.18	MULTI-CO	1,919	3,913	1920	C	FA	0%	0%	0%	0%	2	3	2	0	1	8/26/2020	101,800	93,000	1.095	
232040	78 CLINTON AVE	1	10	V5			0.11	COLONIA	1,984	4,007	1900	C+	GD	0%	0%	0%	0%	1	3	1	1	1	6/15/2018	185,000	195,000	0.949	
232045	578 SUMMER ST	1	10	V5			0.31	OLD STYL	2,829	5,318	1940	C	AV	0%	0%	0%	0%	1	3	1	1	1	8/20/2019	165,400	180,000	0.919	
232053	613 SUMMER ST	1	10	V5			0.34	MULTI-CO	3,904	10,585	1870	C+	AV	0%	2%	0%	0%	2	6	3	0	1	5/22/2019	253,500	260,000	0.975	
232058	304 SPRING ST	1	10	V5			0.30	APARTME	4,238	7,506	1900	C+	AV	0%	0%	0%	0%	5	10	5	1	1	9/30/2020	285,400	255,000	1.381	
232078	286 SPRING ST	1	10	V5			0.14	MULTI-CO	2,382	5,282	1900	C	FA	5%	0%	0%	0%	3	5	3	0	1	5/8/2019	120,500	125,000	0.964	
233053	29 IDLEWOOD TE	1	10	V5			0.08	CAPE	1,178	2,243	1937	C	AG	0%	0%	0%	0%	1	3	1	0	1	6/22/2018	111,400	131,000	0.850	
233056	85 CLARKS AVE	1	10	V5			0.28	MULTI-CO	2,080	4,448	1960	C	AV	0%	1%	0%	0%	2	6	2	0	1	9/28/2020	128,900	137,000	0.941	
234002	222 CLIFF ST	1	10	V5			0.24	APARTME	3,076	7,192	1900	C	FA	0%	0%	0%	0%	4	10	4	0	1	7/18/2019	151,700	120,000	1.264	
234021	431 SUMMER ST	1	10	V5			0.31	OLD STYL	2,250	5,150	1880	C	FA	0%	0%	3%	0%	1	4	2	0	1	5/31/2019	117,100	126,100	0.929	
234032	171 SPRING ST	1	10	V5			0.21	COLONIA	1,944	4,326	1878	C	FA	0%	1%	0%	0%	1	4	1	1	1	5/3/2018	104,300	103,000	1.013	
234039	174 CLIFF ST	1	10	V5			0.10	OLD STYL	1,571	3,077	1900	C+	GD	0%	1%	0%	0%	1	3	1	1	1	11/21/2018	159,800	159,000	1.005	
234043	116 CLIFF ST	1	10	V5			0.19	CONVENT	1,460	2,827	1950	C+	AG	0%	0%	0%	0%	1	3	1	0	1	6/4/2018	149,400	147,000	1.016	
234046	92 CLIFF ST	1	10	V5			0.20	RANCH	864	1,928	1946	C	AV	0%	0%	0%	0%	1	2	1	0	1	7/1/2020	101,300	135,500	0.748	

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018 To: 9/30/2020

St Johnsbury, VT Analysis Report Grouped by NBC

Page 9 of 14
* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City	Land Size	Building			Year Built	Grade	Depreciation					Full Brs	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio	
								Type	Fin Area	Gross Area			Cond.	Econ	Func	Ovr	Units								
234047	102 CLIFF ST	1	10	V5			0.19	RANCH	1,204	2,604	1950	C	AG	0%	0%	0%	1	2	1	0	1	8/2/2019	131,500	135,000	0.974
234059	113 CHURCH ST	1	10	V5			0.24	MULTI-CO	3,461	7,655	1927	C+	AV	0%	0%	0%	2	5	2	0	1	1/22/2020	220,800	209,000	1.056
235003	38 CLARKS AVE	1	10	V5			0.16	CAPE	2,400	4,754	1801	C	AV	0%	0%	0%	1	3	2	0	1	12/11/2019	143,700	147,000	0.978
236008	253 SUMMER ST	1	10	V5			0.18	OLD STYL	1,173	2,615	1900	C	FA	0%	0%	0%	1	3	1	0		7/23/2020	84,700	79,900	1.060
236039	15 FOREST AVE	1	10	V5			0.19	COLONIA	1,656	3,946	1900	C	AG	0%	0%	2%	0	3	3	0	1	10/16/2018	136,500	142,000	0.961
236046	144 HIGHLAND AV	1	10	V5			0.71	CONVENT	2,651	4,775	1927	B-	GD	0%	0%	0%	1	4	3	0	1	2/28/2019	284,700	283,000	1.006
236053	105 SUMMER ST	1	10	V5			0.20	RANCH	1,356	3,174	1960	C	AV	0%	0%	0%	1	3	2	0	1	8/12/2019	147,500	148,000	0.997
504018	290 CROSS AVE	1	10	V5			2.45	RANCH	1,254	2,712	1975	C	AG	0%	0%	0%	1	3	1	0	1	9/10/2019	193,700	200,000	0.969

Summary for NBC: V5

Max Ratio:	1.381	Mean:	1.012	Count:	49	COV:	10.375	%between 95 and 105	49
Min Ratio:	0.748	Weighted Mean:	1.007	COD:	7.155			%between 90 and 110	76
Median:	0.999	Standard Dev:	0.105	PRD:	1.005			%between 80 and 120	94

St Johnsbury, VT Analysis Report Grouped by NBC

* Indicates Sold as Vacant

Date Range

From: 4/9/2018 To: 9/30/2020

12/01/2021
8:26:03AM

ParcelID or Account#	Location	# of Crd	LUC	NBC	ZN	City	Land Code	Size	Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Full	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
232091	47 CARY PLACE	1	10	V6				0.13	COLONIA	2,030	4,586	1898	C+	AG	0%	1%	0%	0%	1	5	2	0	1	1	4/9/2018	181,000	190,000	0.953
232092	1463 MAIN ST	1	10	V6				0.19	COLONIA	3,589	8,240	1907	C+	AV	0%	0%	0%	0%	1	5	3	1	1	1	8/10/2020	250,400	425,000	0.589
233049	1520 MAIN ST	1	10	V6				1.07	MULTI-CO	4,116	5,847	1820	B-	AG	0%	0%	0%	0%	2	6	3	2	1	1	6/12/2018	331,200	320,000	1.035

Summary for NBC: V6

Max Ratio:	1.035	Mean:	0.859	Count:	3	COV:	27.590	67	% between 95 and 105
Min Ratio:	0.589	Weighted Mean:	0.816	COD:	15.600	67	% between 90 and 110		
Median:	0.953	Standard Dev:	0.237	PRD:	1.053	67	% between 80 and 120		

12/01/2021
8:26:03AM

St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

From: 4/9/2018 To: 9/30/2020

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City	Land Size	Building			Year Built	Grade	Cond.	Depreciation			Ovr Units	Brs	Full Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area				Func	Econ	Spec									
201014	167 BOYNTON AV	1	10	V7			0.64	COLONIA	2,944	6,463	1909	B	GD	0%	0%	0%	1	5	2	0	1	6/21/2019	334,600	343,000	0.976
201028	88 BOYNTON AVE	1	10	V7			0.42	OLD STYL	2,064	3,926	1906	B-	GD	0%	0%	0%	1	3	1	0	1	11/8/2018	223,100	230,000	0.970
201030	131 BOYNTON AV	1	10	V7			0.47	OLD STYL	2,836	6,200	1890	B-	GD	0%	0%	0%	1	4	2	1	1	11/12/2019	306,200	300,000	1.021
231074	67 UNDERCLYFFE	1	10	V7			0.28	COLONIA	2,594	6,401	1937	C+	AG	0%	0%	0%	1	4	2	1	1	7/22/2019	224,400	227,500	0.986

Summary for NBC: V7

Max Ratio:	1.021	Mean:	0.988	Count:	4	COV:	2.328	100	% between 95 and 105
Min Ratio:	0.970	Weighted Mean:	0.989	COD:	1.568			100	% between 90 and 110
Median:	0.981	Standard Dev:	0.023	PRD:	0.999			100	% between 80 and 120

St Johnsbury, VT Analysis Report Grouped by NBC

* Indicates Sold as Vacant

Date Range

From: 4/9/2018 To: 9/30/2020

12/01/2021
8:26:03AM

ParcelID or Account#	Location	# of Crdts	LUC	NBC	ZN	City	Land Size	Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Full	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
112001	2784 PORTLAND S 1	10	X2				1.88	CAPE	1,786	3,132	1900	C	FR	0%	0%	0%	0%	1	3	1	0	0	1	7/13/2018	68,100	75,000	0.908

Summary for NBC: X2

Max Ratio:	0.908	Mean:	0.908	Count:	1	COV:	0.000	%between 95 and 105	0
Min Ratio:	0.908	Weighted Mean:	0.908	COD:	0.000			%between 90 and 110	100
Median:	0.908	Standard Dev:	0.000	PRD:	1.000			%between 80 and 120	100

12/01/2021
8:26:03AM

St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

From: 4/9/2018

To: 9/30/2020

Page 13 of 14

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City	Land Size	Building			Year	Grade	Cond.	Depreciation					Full Br	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio		
								Type	Fin Area	Gross Area				Econ	Func	Spec	Ovr	Units								
120052	1064 US RTE 2 E	1	10	X3			0.62	COMM/RE	2,503	4,824	1907	C-	FA	0%	0%	10%	0%	1	2	1	1	8/26/2020	81,300	35,500	2,290	
220029	68 US RTE 2 W	1	10	X3			0.27	MULTI-CO	1,861	3,352	1900	C	FR	10%	0%	10%	0%	2	4	2	0	1	8/24/2020	54,900	25,000	2,196
502021	1680 MEMORIAL D	1	10	X3			0.21		0	0				0%	0%	0%	0%		0	0	1	1/18/2019	13,400	77,500	0.173	
502023	1698 MEMORIAL D	1	10	X3			0.19	MULTI-CO	1,300	2,600	1900	C	AV	0%	0%	0%	0%	2	4	2	0	1	7/1/2020	82,900	70,000	1,184
503058	1488 MEMORIAL D	1	10	X3			0.17	OLD STYL	1,866	2,771	1940	C	AV	0%	0%	0%	0%	1	3	2	0	1	11/12/2019	95,800	90,000	1,064
503059	19 HILL ST	1	10	X3			0.15	OLD STYL	1,895	2,908	1850	C	FA	0%	0%	0%	0%	1	3	1	1	1	6/16/2020	80,700	61,500	1,312
503064	1422 MEMORIAL D	2	10	X3			0.39	MULTI-CO	3,638	7,180	1998	C-	AV	0%	0%	0%	0%	4	5	3	0	1	9/21/2020	228,700	284,000	0.805

Summary for NBC: X3

Max Ratio:	2.290	Mean:	1.289	Count:	7	COV:	58.107	0	%between 95 and 105
Min Ratio:	0.173	Weighted Mean:	0.991	COD:	45.304			14	%between 90 and 110
Median:	1.184	Standard Dev:	0.749	PRD:	1.301			43	%between 80 and 120

12/01/2021
8:26:03AM

Date Range

From: 4/9/2018 To: 9/30/2020

St Johnsbury, VT Analysis Report Grouped by NBC

Page 14 of 14
* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cords	LUC	NBC	ZN	City Code	Land Size	Building		Year Built	Grade	Cond.	Depreciation			Units	Brs	Full		1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area				Econ	Func	Spec			Baths	Baths						
022037	3680 MEMORIAL D	1	10	X4			1.03	RANCH	836	1,672	1970	C	AV	5%	0%	0%	0%	2	1	0	1	9/16/2019	98,800	94,500	1.046
100064	1129 US RTE 2B	1	10	X4			3.00	CONVENT	1,429	2,154	1955	C	AG	0%	0%	0%	0%	3	2	0	1	7/17/2020	131,800	159,000	0.829
100078	601 US RTE 2B	1	10	X4			1.17	CONTEMP	3,436	5,230	1989	C	AV	10%	10%	0%	0%	4	2	1	1	2/21/2020	236,900	249,000	0.951
233001	48 HASTINGS HILL	1	10	X4			0.35	RANCH	1,440	3,012	1954	C	AV	10%	2%	0%	0%	3	1	1	1	5/14/2018	109,200	106,000	1.030

Summary for NBC: X4

Max Ratio:	1.046	Mean:	0.964	Count:	4	COV:	10.270	75	%between 95 and 105
Min Ratio:	0.829	Weighted Mean:	0.948	COD:	7.452	75	%between 90 and 110		
Median:	0.991	Standard Dev:	0.099	PRD:	1.017	100	%between 80 and 120		



Patriot Properties

St Johnsbury, VT

Certification Detail

12/01/2021

8:22:27AM

Filter Used: DataProperty.NBC = 'R5') AND (DataProperty.LUC = '10') AND (DataBuilding.YearBlt >= 1970) AND (DataBuilding.YearBlt < 1991) AND (DataBuilding.ExtType = '19'

12/1/2021

8:22:27AM

St Johnsburry, VT

Certification Detail

Page 1 of 3

* Land Sale

Parcel ID	Location	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	St. Imp	Fin. Area	Units	Yr Blt	Gr	Cn	Ph	F	E S/O	Ratic
030005	2210 NEW BOSTON RD	10	3.10	R5	39,600	137,700	177,300	177,300			19	1	1,184	1	1977	C	AV	28%			1.00
050028	1287 CREPEAULT HILL RD	10	4.96	R5	45,600	106,900	153,400	153,400	146,000	06/13/2014	1	19	1	1,288	1	1974	C	AV	30%		1.00
061012	1660 STARK DISTRICT RD	10	0.75	R5	29,100	49,000	78,100	78,100			19	1	864	1	1973	D+	AV	31%		5%	1.00
061026	947 NEW BOSTON RD	10	1.20	R5	33,700	72,300	106,000	106,000	0	05/07/2018	8	19	1	1,272	1	1972	D+	FA	37%		1.00
061039	1320 STARK DISTRICT RD	10	2.85	R5	39,100	86,200	125,300	125,300			19	1	960	1	1970	C	FA	38%			1.00
062020	42 ZABARSKY RD	10	3.00	R5	36,000	121,500	157,500	157,500	157,000	08/27/2019	1	19	1	1,848	1	1989	D+	FA	24%	10%	1.00
071031	1263 MT PISGAH RD	10	1.00	R5	33,300	75,800	109,100	109,100			19	1	800	1	1970	C-	AV	33%			1.00
071039	740 MT PISGAH RD	10	3.76	R5	41,100	123,100	164,200	164,200	0	03/16/2021	11	19	1	1,396	1	1975	C	AV	29%		1.00
071042	381 LACKEY HILL RD	10	3.10	R5	39,600	86,300	125,900	125,900	80,000	08/31/2015	19	19	1	1,224	1	1972	C-	AV	31%		1.00
072009	1049 CHESTERFIELD HOLLOW RD	10	3.10	R5	39,600	99,600	139,200	139,200	0	11/02/2007	19	19	1	1,056	1	1987	C	FR	30%		1.00
072020	1080 LACKEY HILL RD	10	2.77	R5	36,500	115,000	151,500	151,500	0	06/07/2021	8	19	1	1,104	1	1975	C	AV	29%		1.00
072040	1588 SPAULDING RD	10	2.18	R5	43,700	97,800	141,500	141,500	145,000	05/13/2010	1	19	1	1,068	1	1973	C	AV	31%		1.00
072046	1265 SPAULDING RD	10	0.44	R5	29,100	62,500	91,600	91,600			19	1	1,080	1	1987	D+	FR	30%			1.00
080004	75 HOLLOWVIEW DR	10	2.31	R5	37,900	74,200	112,100	112,100	115,000	01/24/2020	1	19	1	912	1	1976	C-	AV	29%		1.00
100067	64 JOHNSON RD	10	1.00	R5	35,000	112,800	147,800	147,800	129,000	11/19/2018	1	19	1	1,196	1	1975	C	AV	29%	5%	1.00
111003	971 SPAULDING RD	10	5.50	R5	43,200	139,200	182,400	182,400	0	01/17/2018	8	19	1	1,374	1	1978	C	AV	27%		1.00
111004	958 SPAULDING RD	10	3.60	R5	37,900	115,800	153,700	153,700	0	09/11/2014	19	19	1	1,288	1	1970	C	AV	33%		1.00
111007	74 RODD RD	10	1.11	R5	31,700	88,500	120,200	120,200	120,000	01/07/2015	1	19	1	1,152	1	1970	C-	AV	33%		1.00
112044	261 HIGGINS HILL RD	10	1.05	R5	31,700	125,100	156,800	156,800	0	09/03/2020	11	19	1	1,544	1	1972	C	AV	31%	5%	1.00
130059.002	495 WEST HILL RD	10	3.70	R5	40,900	35,600	76,500	76,500	0	03/30/2015	19	19	1	1,056	1	1976	C-	FR	40%	50%	1.00
212011	106 ROCKY RIDGE RD	10	0.25	R5	25,800	117,900	143,700	143,700	135,500	09/13/2013	1	19	1	1,171	2	1970	C	AV	33%		1.00
212068	49 FARMER DR	10	0.35	R5	28,200	126,300	154,500	154,500	161,000	07/08/2017	1	19	1	1,248	1	1980	C	AV	26%		1.00
212069	77 FARMER DR	10	0.35	R5	28,200	127,800	156,000	156,000	0	09/06/2014	19	19	1	1,400	1	1974	C	AV	30%		1.00
212070	101 FARMER DR	10	0.34	R5	28,100	140,400	168,500	168,500	169,000	03/06/2009	1	19	1	1,652	1	1973	C	AV	31%		1.00
212073	221 FARMER DR	10	0.34	R5	26,700	105,300	132,000	132,000			19	1	1,232	1	1984	C	AG	19%			1.00
212075	163 FARMER DR	10	0.34	R5	26,700	95,900	122,600	122,600			19	1	1,196	1	1981	C	FA	30%	10%		1.00
213002	261 ROCKY RIDGE RD	10	1.16	R5	33,600	151,300	184,900	184,900	329,000	09/14/2021	1	19	1	1,144	1	1973	C	AV	31%		1.00
213024	214 FARMER DR	10	0.36	R5	26,900	124,200	151,100	151,100	130,000	11/20/2015	1	19	1	1,232	1	1976	C	AG	24%		1.00
213025	188 FARMER DR	10	0.36	R5	28,300	110,800	139,100	139,100	141,000	06/18/2015	1	19	1	1,186	1	1972	C	AV	31%		1.00
213026	154 FARMER DR	10	0.37	R5	28,400	133,700	162,100	162,100	229,000	09/21/2021	1	19	1	1,505	1	1970	C	AV	33%		1.00
213028	71 LAWRENCE CIR	10	0.70	R5	31,900	194,500	226,400	226,400	282,000	09/11/2020	1	19	1	2,250	1	1976	C	AV	29%		1.00
213031	16 LAWRENCE CIR	10	0.48	R5	28,100	111,800	139,900	139,900			19	1	1,160	1	1972	C	AV	31%			1.00
213032	94 FARMER DR	10	0.60	R5	30,800	171,800	202,600	202,600	0	04/14/2015	19	19	1	1,532	1	1971	C	AG	25%		1.00
213038	92 LAWRENCE CIR	10	0.64	R5	28,100	137,100	165,200	165,200	0	05/29/2015	19	19	1	1,440	1	1971	C	AV	32%		1.00
213040	134 LAWRENCE CIR	10	0.90	R5	30,600	173,900	173,900	173,900	0	12/12/2019	8	19	1	1,250	1	1971	C+	AV	32%		1.00
213042	166 LAWRENCE CIR	10	0.45	R5	27,800	149,300	177,100	177,100			19	1	1,473	1	1971	C	AG	28%			1.00
213043	172 LAWRENCE CIR	10	0.83	R5	33,200	178,200	211,400	211,400	0	11/19/2013	19	19	1	1,904	1	1970	C	AG	27%		1.00
214012	129 WATERMAN CIR	10	0.83	R5	33,200	109,200	142,400	142,400	126,000	09/25/2013	1	19	1	1,221	1	1971	C	AV	32%		1.00

St Johnsbury, VT

Certification Detail

12/1/2021
8:22:27AM

* Land Sale

Parcel ID	Location	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	St. Imp	Ht	Fin. Area	Units	Yr Bld	Gr	—Depreciation—				E S/O Ratio
																		Cn	Ph	F	E	
214027	122 WATERMAN CIR	10	0.43	R5	29,000	129,300	158,300	158,300	135,000	12/21/2010	1	19	1	1,430	1	1978	C	AV	27%			1.00
214033	287 GILMAN AVE	10	0.28	R5	27,400	111,600	139,000	139,000	146,000	06/06/2019	1	19	1	1,564	1	1970	C	AV	33%	10%		1.00
273030	122 RIDGEWOOD DR	10	0.35	R5	25,400	159,700	185,100	185,100	150,000	01/03/2011	1	19	1	1,472	1	1988	C	AV	21%			1.00
273031	104 RIDGEWOOD DR	10	0.29	R5	26,200	96,600	122,800	122,800	0	10/26/2017	19	19	1	1,008	1	1977	C	AV	28%			1.00
273033	62 RIDGEWOOD DR	10	0.23	R5	25,600	114,900	140,500	140,500	145,000	11/22/2016	1	19	1	864	1	1972	C	AG	26%			1.00
273038	11 RIDGEWOOD DR	10	0.34	R5	28,100	102,900	131,000	131,000				19	1	1,144	1	1976	C	AV	29%			1.00
273040	25 RIDGEWOOD DR	10	0.38	R5	28,500	100,400	128,900	128,900	0	06/23/2020	19	19	1	1,092	1	1975	C	AV	29%			1.00
273043	85 RIDGEWOOD DR	10	0.54	R5	30,200	111,100	141,300	141,300	128,000	03/26/2019	1	19	1	1,536	1	1975	C	AV	29%		8%	1.00
273044	113 RIDGEWOOD DR	10	0.53	R5	30,100	95,200	125,300	125,300	59,000	07/31/2020	3	19	1	1,278	1	1974	C	FA	35%		10%	1.00
291002	545 BREEZY HILL RD	10	1.08	R5	35,200	88,300	123,500	123,500				19	1	1,008	1	1971	C	FA	38%	1%		1.00
291012	22 DONNA DR	10	0.64	R5	31,200	87,300	118,500	118,500	0	05/17/2012	19	19	1	960	1	1973	C	AV	31%			1.00
291013	29 DONNA DR	10	0.77	R5	32,600	70,900	103,500	103,500	101,000	07/11/2018	1	19	1	960	1	1974	C	AV	30%			1.00
291014	319 BREEZY HILL RD	10	1.01	R5	35,100	90,400	125,500	125,500	0	09/24/2020	15	19	1	1,008	1	1976	C	AV	29%			1.00
291015	45 DONNA DR	10	0.70	R5	31,900	129,000	160,900	160,900	137,500	08/26/2008	1	19	1	1,360	1	1978	C	AV	27%			1.00
291023	330 HILLSIDE AVE	10	0.77	R5	32,600	131,300	163,900	163,900				19	1	1,144	1	1983	C	FA	24%			1.00
291024	314 HILLSIDE AVE	10	0.68	R5	31,600	95,500	127,100	127,100	0	01/04/2012	19	19	1	1,144	1	1983	C	FA	28%			1.00
291025	294 HILLSIDE AVE	10	0.73	R5	32,200	121,900	154,100	154,100	0	01/04/2012	19	19	1	1,144	1	1983	C	AV	24%			1.00
291026	272 HILLSIDE AVE	10	0.72	R5	32,100	115,800	147,900	147,900				19	1	1,144	1	1984	C	AV	23%			1.00
291044	271 HILLSIDE AVE	10	0.74	R5	32,300	136,100	168,400	168,400	0	09/13/2021	15	19	1	1,144	1	1983	C	AV	24%			1.00
291045	299 HILLSIDE AVE	10	0.82	R5	33,100	128,900	162,000	162,000				19	1	1,382	1	1983	C	AV	24%			1.00
291046	329 HILLSIDE AVE	10	3.87	R5	38,400	142,400	180,800	180,800				19	1	1,288	1	1983	C	AV	24%	1%		1.00
291051	113 BREEZY HILL RD	10	0.41	R5	28,800	93,700	122,500	122,500	122,000	01/03/2017	19	19	1	960	1	1975	C	AV	29%			1.00
292009	124 LAUREL DR	10	2.02	R5	37,300	135,600	172,900	172,900	173,500	09/29/2017	1	19	1	1,216	1	1975	C	AV	29%			1.00
292018	102 SKYVIEW TER	10	0.45	R5	27,800	105,900	133,700	133,700	70,123	08/20/2013	19	19	1	1,290	1	1972	C	FA	37%			1.00
292031	45 ROCKY RIDGE RD	10	4.92	R5	43,600	115,300	158,900	158,900				19	1	1,248	1	1973	C	AV	31%			1.00
501030	887 MOONEY RD	10	2.47	R5	36,500	139,400	175,900	175,900	128,000	07/30/2016	19	19	1	1,424	1	1986	C	FA	26%	5%		1.00
501043	118 MODEL A DR	10	1.16	R5	31,700	150,500	182,200	182,200	176,000	06/30/2015	1	19	1	1,382	1	1985	C	AV	23%	5%		1.00
501048	624 MOONEY RD	10	4.62	R5	41,300	159,200	200,500	200,500	0	08/19/2004	19	19	1	1,624	1	1989	C	AV	20%			1.00
502055	60 MAYHEW DR	10	4.90	R5	40,200	109,400	149,600	149,600				19	1	1,400	1	1977	C	AV	28%			1.00
503010	161 FENOFF CIR	10	0.78	R5	32,700	90,400	123,100	123,100				19	1	1,104	1	1979	C	AV	27%			1.00
503015	67 FENOFF CIR	10	0.60	R5	30,800	170,800	201,600	201,600				19	1	1,560	1	1978	C	AV	27%			1.00
503016	1455 BREEZY HILL RD	10	1.56	R5	30,900	140,500	171,400	171,400	0	11/23/2016	19	19	1	1,536	1	1977	C	AV	28%	5%		1.00
504006	140 FENOFF CIR	10	0.97	R5	34,700	97,900	132,600	132,600	0	02/08/2017	19	19	1	1,008	1	1975	C	AV	29%			1.00

12/1/2021

8:22:27AM

St Johnsbury, VT Certification Detail

Page 3 of 3

* Land Sale

Parcel ID	Location	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	L	St. Imp	Ht.	Fin. Area	Units	Yr Blt	Gr	Cn	Ph	F	E	S/O	Ratio
-----------	----------	-----	-------	-----	------------	-------------	---------------	-------------	------------	-----------	---	---	---	---------	-----	-----------	-------	--------	----	----	----	---	---	-----	-------

Summary For:

Current Total: 10,556,700 Total Acres: 100.89 Sale Price: 4,265,623 Average Assessment: 148,686

Previous Assessment: 10,556,700 Finished Area: 89,688.00 Parcel Count: 71 Assessment vs Previous: 1.00

Grand Totals

Current Total: 10,556,700 Total Acres: 100.89 Sale Price: 4,265,623 Average Assessment: 148,686

Previous Assessment: 10,556,700 Finished Area: 89,688.00 Parcel Count: 71 Assessment vs Previous: 1.00

End of Report

New England Municipal Consultants Vermont AssessPro Client List

MUNICIPALITY	CLIENT CONTACT	TELEPHONE	PARCELS	SOFTWARE	REAPPRAISAL DATE (S)	Ongoing Contracts
Barnard, VT	Assessor's Office - NEMC	802-234-9574	900	AssessPro	2019	Assessor/Consultant
Barre City, VT	Assessor's Office		3,660	AssessPro	2025	Assessor
Barton, VT	Board of Listers - Allison Lyon	802-526-6222	1,600	AssessPro	2006, 2012	
Brighton, VT	Assessor's Office	802-723-4405	1,054	AssessPro	2026	Assessor
Burke, VT	Assessor's Office - NEMC	802-467-3717	1,145	AssessPro	2006, 2012, 2015, 2023	Assessor
Burlington, VT	Assessor's Office - John Vickery	802-865-7114	12,000	AssessPro	Software Client	
Castleton, VT	Assessor's Office - MJ Teetor	802-754-2266	2,500	AssessPro	2004, 2006, 2015	
Concord, VT	Assessor's Office - NEMC	802-695-2220	1,030	AssessPro	2005, 2012, 2019	Assessor
Coventry, VT	Assessor's Office - NEMC	802-468-5394	700	AssessPro	2021	Assessor
Derby, VT	Board of Listers	802-766-2012	2,500	AssessPro	2007, 2020	
Dorset, VT	Assessor's Office	802-362-4571	1,544	AssessPro	2025	
Dover, VT	Assessor's Office - Linda Sherman		3,475	AssessPro	2025	
Grafton, VT	Board of Listers - Nancy Merrill	802-843-2426	650	AssessPro	2004, 2009, 2021	
Hardwick, VT	Assessor's Office - NEMC	802-472-6120	1,484	AssessPro	2006, 2016, 2024	Consultant
Jamaica, VT	Board of Listers	802-874-4908	1,000	AssessPro	2018	
Jay, VT	Board of Listers - Arlene Abadi	802-988-9615	900	AssessPro	2008, 2015	Consultant
Ludlow, VT	Assessor's Office - NEMC	802-228-7206	3,600	AssessPro	2006, 2011, 2012, 2021	Assessor
Lyndon, VT	Board of Listers - Larry Willey	802-626-5785	2,200	AssessPro	2005, 2011, 2012, 2026	Consultant
Manchester, VT	Assessor - Gordon Black	802-362-1313	2,850	AssessPro	2023	
Marshfield, VT	Board of Listers	802-426-3305	800	AssessPro	2022	
Montpelier, VT	Assessor's Office - Steve Trombly	802-223-9502	3,000	AssessPro	2010, 2023	
Newfane, VT	Board of Listers - Doris Knechtel	802-365-7772	1,400	AssessPro	2002, 2007, 2017, 2026	Consultant
Norwich, VT	Assessor's Office - Spencer Potter	802-649-1419	1,700	AssessPro	2013, 2016	
Randolph, VT	Assessor's office	802-728-5433	2,145	AssessPro	2024	
Roxbury, VT	Board of Listers	802-485-7840	600	AssessPro	2022	
Rutand, VT	Assessor's Office	802-773-1800	6,500	AssessPro	Software Client	
Salisbury, VT	Board of Listers - Kim Cunningham	802-352-4228	800	AssessPro	2005, 2012, 2025	
Springfield, VT	Assessor's Office - Nicole Knight	802-885-2104	4,000	AssessPro	2019, 2022	
St Johnsbury, VT	Assessor's Office - NEMC	802-749-4272	3,300	AssessPro	2020	Assessor
Troy, VT	Assessor's Office - NEMC	802-988-4785	1,100	AssessPro	2005, 2012	Assessor
Walden, VT	Board of Listers	802-563-2220	700	AssessPro	2006, 2014, 2022	Consultant
Weston, VT	Board of Listers	802-824-4449	650	AssessPro	2026	



New England Municipal Consultants, Ltd

Serving New England's Town Government

New England Municipal Consultants' Scope of Services

- We specialize in small and mid-sized communities with a desire to maintain compliance with State regulators. Our experience in such communities is that the need for information, the fiscal constraints and expertise required is no less than in larger metropolitan areas.
- With the impending changes in Vermont's Grand List process and property valuation, good tools are critical to moving forward. Valuation, reporting, public records, listing itself, are all undergoing change. Robust CAMA that changes with the times is critical. From early DOS systems, to Windows systems to the newest dot.net technology, Patriot's AssessPro is the industry leader. Our CAMA software is AssessPro. AssessPro software is fully compliant with all Vermont statutes. Current use, homestead, SPAN ID's and various other features are included. The software can provide you with internet public access, GIS interfaces, Marshall-Swift cost models and many other valuable tools. Patriot's newest CAMA software, AP 5, is internet ready and is scheduled to go to the cloud soon
- Specific reports are easily constructed to provide you and your community with the information needed and the format needed.
- We provide highly qualified field listers and appraisers for each contract. We feel strongly that providing consistent and quality data collection is the key to compliance and fair taxation.
- Each Vermont client is provided with a full interface with the VTPIE and NEMRC billing and collection system. We maintain a good business relationship with Axiomatic and NEMRC to help provide our clients with the best transition from appraisal to grand list.
- With over 30 Vermont clients signed in the last 22 years, New England Municipal Consultants has made a commitment to Vermont.
- Available Services
 - 1. Database setups – we convert your CAMA files to create the base record in AssessPro.
 - 2. Data conversion – we use your records to create a "field ready" listing card.
 - 3. Analysis – we will create a market model for your properties using sales in the community.

P.O. Box 372 Lyndon Center, VT 05850

603 475-9991

E-mail bill@nemcvl.net

4. Model creation – we can construct residential and commercial valuation models utilizing the cost, market and income approaches.
5. Data collection – we use experienced people to collect all possible data. We use good public notification and relation plans to get people aware and as comfortable with the process as possible.
6. Informal public or grievance hearings – we can participate directly or as a resource for your office.
7. Ongoing maintenance programs – we do annual pickups, cyclical inspection programs, annual analysis to assist you in decision making and projection analysis for large projects. We are the contracted Assessor in 8 towns and actively consult in another 6 towns. Our services are available through an annual contract or a per diem/per need basis.



New England Municipal Consultants, Ltd

Serving New England's Town Government

William J. Krajewski

Business/Assessment Experience

2001 to Present

New England Municipal Consultants, Ltd

Lyndon Center, Vermont

Title: President/Owner

New England Municipal Consultants, Ltd was formed to provide services to small New England towns. The initial focus of the company has been to provide property reappraisal and contract assessing services. Working in partnership with Patriot Properties, Inc., NEMC provides all valuation field services for new CAMA installations projects in Vermont, New Hampshire and Maine. Patriot supplies CAMA software and technical support to all clients. NEMC provides ongoing assessment and valuation support.

1980 to Present

Appraisal Consultant

Town of Groveland, Massachusetts

1999-2002

Patriot Properties, Inc

Lynn, Massachusetts

Title: Vice President

- National Client Installations/Consulting
- Customer Service and Support
- Contract Administration

Patriot Properties, Inc. is a developer and seller of CAMA software. My primary function was training and installation of software systems nationally. I supervised the successful installation of the assessment software in Davidson County (Nashville), Tennessee and Mecklenburg County (Charlotte), North Carolina. The tasks included the training of staffs exceeding fifty employees in all functions of the software, solving complex interface issues with legacy computer systems and providing analytical training and advise on the achievement of statutory and equitable assessment levels.

1989-1999

Town of Andover

Andover, MA

Title: Chief Assessor

- Responsible of installation of two CAMA systems
- Supervised 4 complete revaluations
- Completed the annual assessment of over 1 billion dollars of commercial property
- Lead appraiser for all appeal work

I served as both Chief Assessor and a member of the Board of Assessors. I was responsible for the annual completion of a property roll exceeding three billion dollars. I acted as the

primary appraiser for all property and was qualified before the Appellate Tax Board to defend the values. As the Chief Assessor, I was required to develop public relations programs, present the annual valuation figures to the Board of Selectmen for the classification hearing process, develop an annual budget and generally act as an advisor to the Town Manager and other town boards as required.

1986-1989

City of Methuen

Methuen, MA

Title: Municipal Appraiser

- Responsible of installation of CAMA system
- Supervised 2 complete revaluations
- Lead appraiser for all appeal work

1985-1986

City of Salem

Salem, MA

Title: Chief Assessor

- Responsible of installation of CAMA system
- Supervised 1 complete revaluation
- Completed the assessment of all commercial property
- Lead appraiser for all appeal work

1983-1985

City of Haverhill

Haverhill, MA

Title: Assessor

- Responsible of installation of CAMA system
- Supervised 1 complete revaluation
- Completed the assessment of all commercial property
- Lead appraiser for all appeal work

1980-1983

Town of Danvers

Danvers, MA

Title: Assistant Assessor

- Responsible of installation of CAMA system
- Supervised 1 complete revaluation

1976-1980

MMC, Inc (now Vision Appraisal)

Chelmsford, MA

Title: Project Supervisor

- Supervised over 20 complete revaluations

Appraisal Education

IAAO Courses

Fundamentals of Real Property Appraisal (Course 1)
Income Approach to Valuation (Course 2)
Income Approach to Valuation II (Course 202)
Industrial Property Appraisal (Course 207)
Mass Appraisal of Residential Property (Course 301)
Mass Appraisal of Income Producing Property (Course 302)
CAMA Valuation Model Building (Course 305)
MRA for Real Property Valuation (Course 604)
Valuing Property Affected by Environmental Contamination (Course 628)
Personal Property Valuation (Course 5)
Residential Modeling Concepts (Course 311)
Income Approach to Valuation II (Course 112 - revised)
Standards of Practice and Professional Ethics (Course 151)

Appraisal Institute Courses

Appraising Manufactured Housing
USPAP (2011)

Professional Accomplishments

Past President of the Massachusetts Chapter of the IAAO (1997-1998)
Past President of the Essex County Assessors Association (1985-1986)

Appraisal Supervisor in Vermont

Professional Affiliations

IAAO
Vermont Assessors and Listers Association

Contact Information

Mail	NEMC P.O. Box 372 Lyndon Center, VT 05852
Cell	(603) 475-9991
E-Mail	bill@nemcvt.net