

Town of Plymouth, Vermont

Select Board - Regular Meeting

Monday, May 15, 2023 @ 6:00 PM

Town Office Meeting Room

Agenda

Topic: Plymouth Select Board

Time: May 15, 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. May 1, 2023 Meeting Minutes
4. Review Revised Short-Term Rental Ordinance & Enforcement:
5. Review and Possibly Approve Bids for Town of Plymouth Re-Appraisal - 2026 Grand List:
6. Highway Department Budget Adjustment:
7. Mail and Warrants:
8. Other Business:
9. Possible Executive Session:
10. Adjourn:

TOWN OF PLYMOUTH
Selectboard Minutes
May 1, 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 Frank Vetere, Bruce Pauley, Craig O'Briskie, Terry and Willow Bascom, Julie Dupont, Karen Evans, Dave Olster, Bob and Pat Lambert, Jamie and Josh Rose, and Elizabeth Harper.

Participants via Zoom were Pete Fellows and Joan Rubin.

Changes to the agenda were stated:

Add AED Presentation from Plymouth Emergency Services.

Add Validation Resolution

Add annual financials, town roads and bridge standards and budget

The following minutes were reviewed by the Selectboard:

1. October 28, 2022 Special Meeting Minutes. Jay Kullman made a motion to approve the minutes as written. Rick Kaminski seconded the motion.
2. November 21, 2022 Regular Meeting Minutes: Jay Kullman made a motion to approve the minutes as written, Keith Cappellini seconded the motion.
3. April 3, 2023 Regular Meeting Minutes: Jay Kullman made a motion to approve the minutes as written, Keith Cappellini seconded the motion.
4. December 5, 2023 Special Meeting Minutes: Jay Kullman made a motion to approve the minutes as written, Rick Kaminski seconded the motion.
5. April 17, 2023 Regular Meeting Minutes: Jay Kullman made a motion to approve the minutes as written, Rick Kaminski seconded the motion.

Rick Kaminski re-appointed Pete Fellows as our towns 911 Coordinator. Mike Coleman had been appointed at the April 17, 2023 Selectboard meeting. After consulting both Pete and Mike after the meeting, it was decided that Pete should remain as 911 Coordinator on the State level and Mike Coleman and Margot Martell would assist Pete on a local level.

Rick Kaminski reviewed the changes to the administrators of the Short - Term Rental Ordinance. He nominated Frank Vetere as the Town of Plymouth's Short Term Rental Administrator. Frank currently serves as the towns Health Officer with responsibilities that include responding to issues with long term rental properties in Plymouth.

Margot Martell is the coordinator for the Short - Term Rental applications. She will confirm the applications are complete and then notify Frank Vetere when the properties are ready for inspection. Rick explained the Legal Memorandum received from town attorney, Bill Meub, explaining the process to amend and enforce our Short – Term Rental Ordinance.

When asked about changing the ordinance, Rick stated the Selectboard can rule on changes to the existing ordinance without voter approval. The Legal Memorandum explained step by step the process of Notice of Adoption, required Warnings, waiting period, and petition for a special meeting.

Rick Kaminski then reviewed the suggested revisions to the existing ordinance:

Regarding Occupancy, the 6 sub- items set forth in Item # 2 should apply to all sized units. Changes in the wording of the following are recommended:

Item #2 on Ordinance: Strike the words "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":

Item # 2 should read "An application for Short – Term Rental Registration shall be in compliance with the regulations as set by the Town of Plymouth as follows:

Items A,B,C, D, and F were unchanged.

Item E: Strike the words "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."

Item E should read "A certificate of insurance that states the owner has liability insurance covering the dwelling unit and rental usage."

Item # 3 on Ordinance: Strike the words "with a capacity of greater than 8 occupants".

Item # 4 on Ordinance: Strike the words: "The duration of a Short – Term Rental Registration shall be one year from the date of issuance."

Item # 4 should read "All Short – Term Rentals will renew on a set date of November 1st each year. Fees for first year of enrollment will be pro-rated from date of approval.

Items # 5, 6, 7, 8, and 9 will remain as stated in Ordinance.

Item # 10, requiring installation of a Knox Box for all Short – Term Rentals has been debated. Frank Veter recommends making a Knox Box optional, in an effort to make Short Term Rental registration more palatable.

Keith Cappellini stated that all properties with a monitored alarm system should be required to install a Knox Box. This is especially helpful when smoke and CO2 alarms result in a fire department responding to a residence and having to break down a door to gain access if no one answers when they arrive.

Julie Dupont questioned whether appointing Frank would create a conflict of interest, as he is a Short Term Rental property owner. Rick Kaminski replied that it would not.

Jay Kullman suggested the discussion regarding Short Term Rentals and enforcement be postponed until the next Selectboard meeting.

Keith Cappellini moved to approve the Liquor License for Echo Lake Inn and Inn at Waters Edge.

Rick Kaminski seconded the motion.

Jay Kullman read the Adoption of a Broadband Plan. "The Town of Plymouth is served by 2 incumbent broadband providers, VTel of Springfield and TDS Telecom of Ludlow. VTel provides fiber speeds in excess of 500 mbps to most of the town. TDS only covers a small portion of the south of town with max speeds between 75-100 mbps down.

Let it be resolved that on this 1st day of May, 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."

Rick Kaminski made a motion to approve the Adoption of the Broadband Plan for the Town of Plymouth, Keith Cappellini seconded the motion.

Regarding the review of the Town of Plymouth Re-appraisal for the 2026 Grand List, the board asked to postpone the discussion until the Listers could be in attendance. They will ask the Listers to appear at

the next Selectboard meeting to be available if there are questions regarding the re-appraisal proposals they have received.

Next on the agenda, school choice was discussed. Jamie and Josh Rose would like the ability to send their child to a school closer to their home. They live in Tyson and would like to be able to send their child to the Ludlow Elementary School, which is only 11 miles from their home. While the Reading Elementary School is near, it only has classes for pre-K thru grade 4. Woodstock Middle School and High School accept grades 7 – 12. The choice left to them within our district for grades 5-6 are Killington, Barnard, and Prosper Valley schools.

Keith Cappellini explained the complex and timely path towards withdrawing Plymouth from the Windsor County School District.

Julie Dupont gave a detailed history as to how the Plymouth Elementary School was closed, and the subsequent decisions voters made regarding which schools Plymouth children attend.

Elizabeth Harper gave a detailed account of the educational benefits and value to students that were available after the Plymouth school closed. She urged residents to utilize the Windsor Central Unified Union School District web-site to better understand the working of the 2 Plymouth School representatives, Dr. Elliott Rubin and Josh Linton. She urged residents to read the supervisor's reports and urged the Selectboard to allow and encourage more open conversation regarding school issues that directly impact town residents with school age children.

Pete Fellow offered a possible solution in seeking a geographic waiver. Jamie Rose explained they have explored all avenues available to them. It appears their only option is to pay a tuition of \$18,000 in order to send their child to the Ludlow school.

Jay Kullman asked if residents are still interested in pursuing school choice, which would be a long term goal requiring a group of people following the steps required to bring school choice to a vote. How do we address the immediate needs, such as an exemption for hardships, such as travel time for working parents?

Next on the agenda was the Windsor County Sheriff's Department Law Enforcement Services Contract. Jay stated the contract was reviewed by our town attorney, Bill Meub. It is a one year contract for \$60,000 per year, paid in monthly installments. It described the services to be provided. Deputy Sheriffs in patrol vehicles are provided for an average of 15 to 20 hours per week. At the end of the year the total hours should be between 980 and 1040 hours. Quarterly performance reports will be provided to assess goals and to discuss any issues or concerns in order to keep a good working relationship. Keith Cappellini made a motion to approve the contract, Jay Kullman seconded the motion.

Speaking on behalf of the Plymouth Emergency Services, Dave Olster presented the town with an AED, which was donated by the volunteer organization. He will install the device on a wall in the town auditorium. He received a round of applause and gratitude for this gift to our municipal building, its staff, and all who visit during the course of a day. He also noted we have a Vermont Emergency First Responder employed as our town clerk as an added benefit to this gift.

Next, Jay read to the audience a Validation Resolution, required for the Certificate of Posting, Publication, and Vote Capital Improvements – Weatherization Project.

VALIDATION RESOLUTION

WHEREAS the convening of a Special Town Meeting of the Town of Plymouth (the "Town") on January 17, 2023, to validate the result of an earlier vote by the voters of the Town to issue general obligations

bonds in an amount not to exceed \$800,000 to fund weatherization, renovation, and refurbishment of the Town's municipal building ("Project") was approved by the Selectboard of the Town at its duly warned meeting on December 15, 2022;

WHEREAS notice of the Special Town Meeting was given in part by posting the Warning thereof in four public places in the Town (being all the public places in Town available to the Town for such posting and accessible to a broad spectrum of voters); and

WHEREAS the Town neglected to post the Warning for the Special Town Meeting on the Town's website through oversight, inadvertence, or mistake of fact; and

WHEREAS, as provided in 24 V.S.A. S 1756, because a question whether the Town should issue bonds was on the ballot at said Special Meeting, notice thereof was to be "posted in five public places . . . for two weeks immediately preceding the meeting"; and

WHEREAS the statutory requirements for posting a Warning for a Special Town Meeting containing an article of business pertaining bonded indebtedness for the Project was not complied with because no fifth public place/facility exists in Town which is accessible to and likely to be visited by the voters; and

WHEREAS the statutory requirement for posting an Annual or Special Town Meeting Warning on the Town's website was, because of oversight, inadvertence, or mistake of law, not satisfied; and

WHEREAS, at the January 17, 2023, Special Town Meeting the voters approved incurring bonded indebtedness for the Project with those voting in Favor being 94 and those voting Opposed being 55;

NOW THEREFORE, the Selectboard hereby finds that, notwithstanding the failure to comply with all the statutory requirements incident to notice and warning of said Town annual meeting, the required length of notice of and the purposes for said meeting, including to vote on the incurrence of bonded indebtedness, have otherwise been met; accordingly,

BE IT RESOLVED that, to the fullest extent permitted by law, the Selectboard hereby ratifies, confirms, and validates all action taken by the Town at its Special Town Meeting held on January 17, 2023.


Rick Kaminski made a motion to ratify, confirm and validate all actions taken by the Town as stated in the resolution. Jay Kullman seconded the motion. All were in favor.

Next the board reviewed and signed the Annual Financials, Town Roads and Bridge Standards. Rick Kaminski made a motion to approve the documents, Keith Cappellini seconded the motion.

Julie Dupont had questions for the Selectboard regarding the use of ARPA funds. Jay explained the guidelines for ARPA fund use was very specific in it's scope. She mentioned the Community Center has need of a driveway and window upgrade.

The meeting was adjourned at 8:10 P.M.

Respectfully submitted,


Elaine Pauley



LEGAL MEMORANDUM

To: Town of Plymouth
From: Meub Associates, PLC
Date: 4-28-2023
Re: Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

Introduction

This memo provides a summary and discussion of the process and procedure required under the relevant Vermont Laws, 24 V.S.A. § 1971, et. seq., to adopt and/or amend a Town ordinance related to the operation of Short-Term Rental properties in the Town (the “STR Ordinance”) and how to enforce penalties against parties that violate the STR Ordinance. While the present memorandum deals with the Town’s STR Ordinance, the process set forth in Section I can be followed for the adoption and enforcement of any Town ordinance.

I. Adopting / Amending a Town Ordinance.

The procedure to adopt an ordinance is set forth in 24 V.S.A. § 1972, unless a different procedure for adopting an ordinance is provided by charter, or a specific statute. The procedure to amend or repeal an ordinance is the same as it is to adopt a new town ordinance. 24 V.S.A. § 1976.

A proposed STR Ordinance is attached hereto as **Exhibit 1** and a copy of the proposed STR Registration Form is attached hereto as **Exhibit 2**.

In general, it is a two-stage process to adopt an ordinance under 24 V.S.A. § 1972. As will be discussed in more detail below, the first stage is for the Selectboard to adopt the proposed ordinance consistent with the Town’s normal process and procedures. The ordinance, however, does not go into effect immediately. Once adopted by the Selectboard, the Town is required to provide notice of the proposed ordinance and there is a period of time where the town voters can petition for a referendum to disapprove the proposed ordinance. If a petition is properly and timely filed, the Town must then hold a referendum to vote on the proposed ordinance before it goes into effect. The specific process and timelines required by the statute are set forth below:

1. The proposed ordinance must be adopted consistent with Town’s normal process and procedures, as required by the Town’s charter/by laws and relevant statutes, including open meeting laws.¹
2. The proposed ordinance, once duly adopted by the Selectboard, must be entered into the minutes of the Town. A copy of both the Motion to Adopt and the full text of the proposed ordinance should be attached to the minutes.
3. Notice of the adoption of the ordinance must then be posted in at least five conspicuous places within the municipality.² All notices should include copies of both the Motion to

¹ This memo assumes the Town is familiar with these general procedures/requirements.

Adopt and the full text of the adopted ordinance. All notices must also describe the town voters' right to petition for a referendum vote on the adopted ordinance. The following language can be used:

“Under Vermont law, the [ordinance adopted by the Selectboard] may be disapproved by a referendum vote of a majority of the qualified voters of the Town. In order to require a referendum vote on the adopted Ordinance, a petition requesting a vote on the question of disapproving the adopted Ordinance must be submitted to the Selectboard or Town Clerk. The petition must be signed by not less than five percent (5%) of the qualified voters of the Town and submitted no later than 44 days from the date the Ordinance was adopted by the Selectboard. If a petition meeting those requirements is submitted, the Selectboard shall call a meeting within 60 days from the date of receipt of the petition to hold a referendum vote to determine whether the voters will disapprove of the Ordinance. If no petition is submitted, the Ordinance will take effect 60 days from the date the Ordinance was adopted by the Selectboard.”

A proposed copy of the Notice of Adopted Ordinance for the STR Ordinance is attached hereto as **Exhibit 3**.

4. The Town must also make a formal publication of the adopted ordinance, or a concise summary of the ordinance (the “Publication”). In order to satisfy the Publication requirement under 24 V.S.A. § 1972(a)(1), the following is required:
 - a. The Publication must be in a newspaper circulating in the municipality.
 - b. The Publication must occur no more than 14 days after the date that the proposed ordinance was adopted by the Selectboard.
 - c. The Publication must include:
 - a. The name of the Town/Municipality.
 - b. The Town/Municipality’s website.
 - c. The title or subject of the adopted ordinance.
 - d. The name, telephone number, and mailing address of a municipal officer that is designated to answer questions and receive comments on the ordinance.
 - e. Indicate where the full text of the adopted ordinance may be examined.
 - f. Include the same language regarding the right to petition for a vote to disapprove as stated in paragraph 3 (above).

² Examples of “conspicuous places” include the Town Hall, Library, bulletin boards at local stores, community centers, etc.

5. Provided the above notice/publication requirements are met and no petition for a referendum vote is filed pursuant to 24 V.S.A. § 1973, the adopted ordinance becomes effective 60 days after the date of its adoption.³
6. The adopted ordinances must be recorded in the records of the Municipality and a Notice to Property Owners Conducting Short-Term Rentals should be posted at conspicuous places within the municipality. A proposed copy of the Notice of Adopted Ordinance for the STR Ordinance is attached hereto as **Exhibit 4**.⁴

Referendum to Disapprove the adopted Ordinance under 24 V.S.A. § 1973.

As discussed above, once an ordinance is adopted by the Selectboard, but before it can take effect, the voters of the Town have the ability to require a referendum to disapprove the adopted ordinance by filing a petition with the Town. In order to require a referendum on the adopted ordinance, the petition:

- must be submitted to the Selectboard or Town Clerk within 44 days from the date that the Selectboard adopted the ordinance, and
- must be signed by at least 5% of the qualified voters in the municipality.

If a petition meeting those requirements is filed, the Town must schedule a special meeting within 60 days from the date that the petition was filed. If the annual meeting is set to occur within 60 days following the filing of the petition, the referendum to disapprove of the Ordinance can be held at the annual meeting provided it is included in the warning for the annual meeting.

At the meeting to vote on the adopted ordinance, at least two copies of the ordinance must be posted at all polling/voting locations and additional copies should be made available to voters upon request. The adopted ordinance is disapproved if a majority of the qualified voters voting at the meeting vote to disapprove. If the adopted ordinance is disapproved at the meeting, it is of no further force or effect. If the adopted ordinance is not disapproved at the meeting, the adopted ordinance takes effect upon the conclusion of the meeting or at a later date if specified in the ordinance.

³ The Selectboard may also choose a different date for the adopted ordinance to take effect, so long as it is more than 60 days after the ordinance was adopted by the Selectboard.

⁴ The posting of this Notice to Property Owners Conducting Short-Term Rentals is not required, but is a recommended practice.

II. Enforcement of the STR Ordinance

Penalties

Under 24 V.S.A. § 1974a, the Town is permitted to impose a penalty on anyone who violates the STR Ordinance, and all penalties should be clearly stated in the STR Ordinance. As a civil ordinance, the Town may impose a penalty of up to \$800.00 per violation. Each day that the violation continues constitutes a separate violation.

Under the STR Ordinance, as currently drafted, the Town has imposed a penalty of \$100.00 per violation of the STR Ordinance, except for violations of the STR Ordinance's Trash Sorting and Screening Requirements set forth in Section 8 of the STR Ordinance, which imposes a penalty of \$250.00 per violation of Section 8.

Notice of Violations / Investigation

Anyone that suspects a Short-Term Rental is being operated in the Town of Plymouth in violation of the STR Ordinance should submit a STR Violation Complaint to the Town. A proposed STR Violation Complaint Form is attached hereto as **Exhibit 5**.

Upon receipt of a STR Violation Complaint, or if the Town otherwise reasonably suspects that a property is being operated as a Short-Term Rental in violation of the STR Ordinance, the Town should conduct an investigation into the potential violation. A proposed STR Violation Investigation Form is attached hereto as **Exhibit 6**.

If it is determined that a violation has occurred, a Notice of the Violation should be sent to the property owner. A proposed Notice of Violation is attached hereto as **Exhibit 7**.

If the violating property owner does not bring their property into compliance under the STR Ordinance and/or pay any penalties imposed in connection with any violation of the STR Ordinance, the Town may seek to enforce the STR Ordinance and collect any imposed fines in the Vermont Courts.

Judicial Enforcement - Actions to Collect Penalties

The process for enforcing a Town ordinance depends on the remedies sought. If the enforcement action seeks to recover penalties of \$800.00 or less, it must be brought before the Judicial Bureau of the Vermont Judiciary. If the total amount sought to be recovered is greater than \$800.00, or if any other relief is sought as part of the enforcement action, such as injunctive relief, an action to enforce the ordinance must be brought in Vermont Superior Court, Criminal Division.⁵

It is strongly recommended that the Town seek legal assistance if and when it determines it is necessary to pursue judicial enforcement of the STR Ordinance.

⁵ Unless the action relates to enforcement under Chapter 117 of Title 24, which deals with Municipal Planning and Development, in which case the enforcement action is through the Environmental Division of the Superior Court.

Legal Memorandum

Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 1

Dwelling Unit: A furnished house, condominium, or other self-contained room or unit that can be occupied and/or used as a residence.

Dwelling Unit Capacity: When used as a Short-Term Rental, the Dwelling Unit's capacity shall be the number of approved bedrooms multiplied by two (2). For example, a Dwelling Unit with three bedrooms shall have a Dwelling Unit Capacity of six persons (3 bedrooms x 2) when used as a Short-Term Rental. Notwithstanding the above, a Dwelling Unit subject to a Vermont Land Use (Act 250) Permit shall be limited to the Dwelling Unit Capacity stated on that permit.

Owner Occupied Primary Residence: A Dwelling Unit that is occupied by the owner as the owner's primary residence.

Short-Term Rental: The rental of a Dwelling Unit that is rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days.

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

SHORT-TERM RENTAL OF A DWELLING UNIT REGISTRATION

1. The Short-Term Rental of a Dwelling Unit requires a Short-Term Rental Registration issued by the Short-Term Rental Administrator. A person shall not commence the Short-Term Rental of a Dwelling Unit, including the advertising and/or booking of the Dwelling Unit, unless and until the Short-Term Rental Administrator issues the requisite Short-Term Rental Registration.
2. An application for Short-Term Rental Registration for a Dwelling Unit with a Dwelling Unit Capacity of 8 or less must comply with the Town of Plymouth Short-Term Rental Unit Registration Form. For Dwelling Units with a Dwelling Unit Capacity of greater than 8 occupants, the following materials must also be provided in addition to the Short-Term Rental Unit Registration Form:
 - 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.

Legal Memorandum
Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 2

Town Of Plymouth Vermont
Short-Term Rental Unit Registration Form

Owner's Name: _____

Owner's Address: _____

Owner's Phone: _____

Owner's Email: _____

Short-Term Rental Unit Information

Physical Address of Short-Term Rental Unit: _____

Tax Map #: _____ Lot #: _____

Max Number of Bedrooms¹ in the Short-Term Rental Unit: _____

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

Phone Number of LPM: _____

Physical Address of LPM: _____

Permits for Short-Term Rental Unit Application require a nonrefundable fee(s) of:

\$200.00 for a one-bedroom unit

\$100.00 for each additional bedroom

\$40.00 Recording Fee²

Checks shall be made payable to the Town of Plymouth.

Date Application Submitted: _____ Check#: _____

CHECKLIST:

- Obtain a Certificate of Occupancy from state Fire Marshall.
- Order and Install Knox Box.
- Confirm number of bedrooms advertised is consistent with the STR Ordinance.
- Attach all materials identified and required by this Short-Term Rental Registration Form.
- Attach any additional materials required by Section 2 of the STR Ordinance.
- Sign and return completed Short-Term Rental Registration Form and pay application fee.

¹ See Short-Term Rental of a Dwelling Unit Ordinance (the "Ordinance") for determining number of bedrooms.

² Only the recording fee is required for an "Owner Occupied Primary Residence" as defined by the Ordinance.

Proof of ownership may be required if the person submitting the Short-Term Rental Unit Registration Form is not the record title holder as indicated by the documentation maintained by the Town of Plymouth.

The following information for the Short-Term Rental Unit (the "STR Unit") must be provided with the Short-Term Rental Unit Registration Form:

1. Physical address of the specific STR Unit to be advertised, offered for use, or used for STR.
2. Contact information for STR Unit owner, including: name, mailing address/and or physical address, telephone number and email address.
3. Contact information for any person present or residing at the STR Unit and 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 Unit, please state the name of the property manager and the termination date of the agreement.
5. If the STR Unit does not apply to the entire address, please indicate what portions are to be used as a STR Unit. For each STR Unit 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 Unit is located. Please show all proposed on-site parking spaces, including guest parking for the STR Unit and parking for the owners if they still reside in the building when the STR Unit is occupied.
7. Please provide proof of homeowners' liability and casualty insurance that must contain a short-term rental endorsement.
8. Please provide proof of a Vermont tax account for room and meals and/or sales tax.
9. Please provide proof of a Certificate of Occupancy, for both new and existing buildings that make up the STR Unit, including an inspection report with occupancy approved by the State of Vermont Fire Safety. Such proof **must** be included with all registration forms. Failure to include the required proof of a Certificate of Occupancy with this Registration will result in a denial of this Registration.
9. Please provide a copy of any STR Unit rules for the Property that you have required in connection with the STR Unit.

Failure to provide any of the above information and materials could result in a delay and/or denial of the Short-Term Rental Unit Registration.

Important contacts:

- Fire Marshall: Jay Moody; Phone 802 885-8965; Cell 802 775-1748;
Email: Jay.Moody@vermont.gov
- STR Administrator: TBD
- STR Administrative Assistant: Elaine Pauly, Town Office 802-672-3656,
Email: assistant@plymouthvt.org

By signing below, I/we acknowledge I/we have reviewed the Town of Plymouth Short-Term Rental Unit Ordinance and understand I/we must comply with all requirements.

Signed: _____ Date: _____

Signed: _____ Date: _____

Legal Memorandum

Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 3

NOTICE OF ADOPTED TOWN ORDINANCE

Please note that the Town of Plymouth Selectboard voted to adopt/amend a Short-Term Rental of a Dwelling Unit Ordinance (the "STR Ordinance") on _____.

A copy of the Motion to Adopt/Amend the STR Ordinance and full copy of the STR Ordinance are attached to this notice.

Under Vermont law, the STR Ordinance may be disapproved by a referendum vote of a majority of the qualified voters of the Town. In order to require a referendum vote on the adopted Ordinance, a petition requesting a vote on the question of disapproving the adopted Ordinance must be submitted to the Selectboard or Town Clerk. The petition must be signed by not less than five percent (5%) of the qualified voters of the Town and submitted no later than 44 days from the date the Ordinance was adopted by the Selectboard, which was _____. If a petition meeting those requirements is submitted, the Selectboard shall call a meeting within 60 days from the date of receipt of the petition to hold a referendum vote to determine whether the voters will disapprove of the Ordinance.

If no petition is submitted within the required time, the STR Ordinance will take effect 60 days from the date the STR Ordinance was adopted by the Selectboard, which will be _____.

For any questions about the STR Ordinance, please contact the Short-Term Rental Administrator at str@plymouthvt.org.

Legal Memorandum

Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 4

NOTICE TO PROPERTY OWNERS CONDUCTING SHORT-TERM RENTALS

Please note that all property owners conducting Short-Term Rentals in the Town of Plymouth are now required to submit an application and obtain a Short-Term Rental Registration from the Short-Term Rental Administrator pursuant to the Short-Term Rental of a Dwelling Unit Ordinance (the "Ordinance") before conducting any Short-Term Rentals. A Short-Term Rental is defined as a furnished house, condominium, or other self-contained room or dwelling unit that is rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days. If a property owner is found to be operating a Short-Term Rental in violation of the Ordinance, a fine of up to \$100.00 per day may be imposed, or a fine of up to \$250.00 for violations of the trash. Each day that the property remains in violation of the Ordinance will constitute a separate violation.

This Ordinance will be enforced consistent with the laws of the State of Vermont and may result in a lien being placed on the property that is in violation of the Ordinance.

The application can be found on the Town's website under the "Town Administration" page.

To report a violation in confidence please email str@plymouthvt.org.

Legal Memorandum
Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 5

SHORT-TERM RENTAL ORDINANCE VIOLATION COMPLAINT FORM

Town of Plymouth
68 Town Office Rd., Plymouth VT 05056

Violation Address (the "Property): _____

Date and Time of Alleged Violation: _____

Nature of Complaint and Support

Please provide a short description of why you believe the Property identified above is being operated as a Short-Term Rental Unit in violation of the Town's Short-Term Rental Ordinance:

Please attach any advertising/marketing materials that you may have seen that advertise the use of the Property as a short-term rental property.

Check this box if advertising/marketing materials are attached

Please identify any listings for the short-term rental of the Property that you are aware of:

Internet/Websites

- Air B&B
- VRBO
- Other: _____

Print Publications

- Vt. Journal
- Mtn. Times
- Other: _____

Additional Comments: _____

Complainant / Reporting Party

Name (required): _____

Mailing Address: _____

Phone (daytime): _____ Email: _____

Check this box if Complainant wants to keep their identifying information confidential.

Complainant Acknowledgement: As the complainant described above, I hereby submit this Short-Term Rental Ordinance Violation Complaint and the information on this form is true and accurate to the best of my knowledge.

Complainant Signature: _____ Date: _____

Town Use

Received by: _____; Date: _____; Time: _____; Parcel #: _____

Owner of Property: _____

Legal Memorandum

Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 6

SHORT-TERM RENTAL ORDINANCE
VIOLATION INVESTIGATION FORM

Date Complaint Received: _____

Received By: _____

Case Number: _____

copy of Complaint attached (if available)

Staff assigned to Complaint Investigation: _____

DISPOSITION OF INVESTIGATION

Unable to verify violation due to insufficient evidence.

Explanation: _____

Violation Confirmed:

Explanation: _____

Additional Comments: _____

If Violation Confirmed:

Letter sent to Property Owner (attach copy)

Letter sent to Property/Rental Management Company (if applicable) (attach copy)

Investigation and Letters forwarded to Selectboard for review and process.

Date Investigation Closed: _____

Signature: _____

Legal Memorandum

Process to Adopt/Amend and Enforce Short-Term Rental Ordinance

EXHIBIT 7

NOTICE OF VIOLATION OF SHORT-TERM RENTAL ORDINANCE

Based on an investigation by the Town of Plymouth, it has been determined that the property located at:

(hereinafter the "Property")

is in violation of the Town of Plymouth's Short-Term Rental of a Dwelling Unit Ordinance (the "STR Ordinance"), adopted and effective as of _____. The STR Ordinance requires that all property owners operating short-term rentals in the Town of Plymouth must obtain a Short-Term Rental Registration from the Short-Term Rental Administrator before operating any short-term rental property and must at all times operate the short-term rental property consistent with the STR Ordinance.

It has been determined that the Property is in violation of the STR Ordinance for the following reasons:

It has been determined that the violation first occurred on _____.

It has been determined that Property has remained in violation of the STR Ordinance for _____ days as of the date of this Notice. Each day the violation remains constitutes a separate violation.

The Full Penalty due as of the date of this Notice is \$_____. At this time, the Town is willing to resolve this violation if you pay the waiver penalty of \$_____ and bring the Property into compliance with the STR within 14 days of the date of this Notice of Violation.

Please email str@plymouthvt.org within 14 days of the date of this letter to inform the Town of your intent to pay the waiver penalty and bring the property into compliance, or that you dispute the noticed violation. Please also email str@plymouthvt.org or if you have any questions about this enforcement action.

If no action is taken by the Property owner by _____ the Town will enforce the STR Ordinance consistent with Vermont Law and seek any and all penalties, fees, and costs it is entitled to.

SHORT-TERM RENTAL ORDINANCE VIOLATION COMPLAINT FORM

Town of Plymouth
68 Town Office Rd., Plymouth VT 05056

Violation Address (the "Property"): _____

Date and Time of Alleged Violation: _____

Nature of Complaint and Support

Please provide a short description of why you believe the Property identified above is being operated as a Short-Term Rental Unit in violation of the Town's Short-Term Rental Ordinance:

Please attach any advertising/marketing materials that you may have seen that advertise the use of the Property as a short-term rental property.

Check this box if advertising/marketing materials are attached

Please identify any listings for the short-term rental of the Property that you are aware of:

Internet/Websites

- Air B&B
 VRBO
 Other: _____

Print Publications

- Vt. Journal
 Mtn. Times
 Other: _____

Additional Comments: _____

Complainant / Reporting Party

Name (required): _____

Mailing Address: _____

Phone (daytime): _____ Email: _____

Check this box if Complainant wants to keep their identifying information confidential.

***Complainant Acknowledgement:** As the complainant described above, I hereby submit this Short-Term Rental Ordinance Violation Complaint and the information on this form is true and accurate to the best of my knowledge.*

Complainant Signature: _____ Date: _____

Town Use

Received by: _____; Date: _____; Time: _____; Parcel #: _____

Owner of Property: _____

SHORT-TERM RENTAL ORDINANCE
VIOLATION INVESTIGATION FORM

Date Complaint Received: _____

Received By: _____

Case Number: _____

copy of Complaint attached (if available)

Staff assigned to Complaint Investigation: _____

DISPOSITION OF INVESTIGATION

Unable to verify violation due to insufficient evidence.

Explanation: _____

Violation Confirmed:

Explanation: _____

Additional Comments: _____

If Violation Confirmeded:

Letter sent to Property Owner (attach copy)

Letter sent to Property/Rental Management Company (if applicable) (attach copy)

Investigation and Letters forwarded to Selectboard for review and process.

Date Investigation Closed: _____

Signature: _____

Short-Term Rental of a Dwelling Unit Ordinance

DEFINITIONS:

Dwelling Unit: A furnished house, condominium, or other self-contained room or unit that can be occupied and/or used as a residence.

Dwelling Unit Capacity: When used as a Short-Term Rental, the Dwelling Unit's capacity shall be the number of approved bedrooms multiplied by two (2). For example, a Dwelling Unit with three bedrooms shall have a Dwelling Unit Capacity of six persons (3 bedrooms x 2) when used as a Short-Term Rental. Notwithstanding the above, a Dwelling Unit subject to a Vermont Land Use (Act 250) Permit shall be limited to the Dwelling Unit Capacity stated on that permit.

Owner Occupied Primary Residence: A Dwelling Unit that is occupied by the owner as the owner's primary residence.

Short-Term Rental: The rental of a Dwelling Unit that is rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days.

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

SHORT-TERM RENTAL OF A DWELLING UNIT REGISTRATION

1. The Short-Term Rental of a Dwelling Unit requires a Short-Term Rental Registration issued by the Short-Term Rental Administrator. A person shall not commence the Short-Term Rental of a Dwelling Unit, including the advertising and/or booking of the Dwelling Unit, unless and until the Short-Term Rental Administrator issues the requisite Short-Term Rental Registration.
2. An application for Short-Term Rental Registration for a Dwelling Unit with a Dwelling Unit Capacity of 8 or less must comply with the Town of Plymouth Short-Term Rental Unit Registration Form. For Dwelling Units with a Dwelling Unit Capacity of greater than 8 occupants, the following materials must also be provided in addition to the Short-Term Rental Unit Registration Form:
 - 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. Proof that the liability insurance policy that covers the Dwelling Unit extends bodily injury and property damage insurance coverage that occurs during or as result of the use of the Dwelling Unit as a Short-Term Rental Unit.
3. No Short-Term Rental Registration shall be issued by the Short-Term Rental Administrator for Dwelling Units until the materials set forth in subsection 2 above are provided depending upon the capacity of a Unit.
4. The duration of a Short-Term Rental Registration shall be one year from the date of issuance and needs to be renewed annually in order to continue as a Short-Term Rental Unit.
5. The maximum number of bedrooms at the Dwelling Unit shall be determined by the lesser of the following:
 - A. The number of bedrooms as indicated by the Wastewater Permit.
 - B. The number of bedrooms as indicated by the State Fire Marshall's Certificate of Occupancy.
 - C. The number of bedrooms as indicated by the Listers Card.
6. The use of a Dwelling Unit by any number of lessees, guests, or other persons in excess of the Dwelling Unit's maximum capacity shall constitute a violation of this Ordinance by both the Registration holder and/or the person with whom the Registration holder contracted for the Short-Term Rental of the Dwelling Unit and the Registration holder must disclose to all people who contract to use the Dwelling Unit what the maximum capacity of the Dwelling Unit is.
7. The number of vehicles parked at the Dwelling Unit shall not exceed the number of bedrooms.
8. **Trash sorting and screening requirements.** Trash shall be sorted according to state regulations. Dwelling Unit owners 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. Notwithstanding subsection 12, if a Dwelling Unit is found to be out of compliance with the aforementioned expectations, the Dwelling Unit owner shall be fined \$250.00 per occurrence as a penalty for violating subsection 8 of the Ordinance. Every day a violation of subsection 8 continues shall constitute a separate violation of the Ordinance. Such fine will be in lieu of the \$100.00 fine imposed by subsection 12.
9. A Knox Box (emergency key) is required for the Short-Term Rental of a Dwelling Unit in order to receive a Short-Term Rental Registration. The Knox Box must be registered with the Town of Plymouth Fire Department. To order the recommended Knox Residential Box, see the attached form. Also visit knoxbox.com or call 800-552-5669.

10. Any outside lighting at the Dwelling Unit shall not unreasonably interfere with any neighboring properties.
11. In preserving the peaceful quiet of the community, all lessees, guests, or other persons at the Dwelling Unit are required to maintain public decency in volume and behavior from 11:00 P.M. – 7:00 A.M.
12. Any person who commences or continues the Short-Term Rental of a Dwelling Unit without first obtaining the required Short-Term Rental Registration or is otherwise found to be in violation of this Ordinance shall be subject to a civil penalty of \$100.00 per violation. Every day the violation continues shall constitute a separate violation of the Ordinance.
13. Compliance with the Town of Plymouth’s Short-Term Rental of a Dwelling Unit Ordinance does not relieve the property owner from complying with any and all other laws, regulations, or requirements for Short-Term Rental properties in Vermont.

Town Of Plymouth Vermont
Short-Term Rental Unit Registration Form

Owner's Name: _____

Owner's Address: _____

Owner's Phone: _____

Owner's Email: _____

Short-Term Rental Unit Information

Physical Address of Short-Term Rental Unit: _____

Tax Map #: _____ Lot #: _____

Max Number of Bedrooms¹ in the Short-Term Rental Unit: _____

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

Phone Number of LPM: _____

Physical Address of LPM: _____

Permits for Short-Term Rental Unit Application require a nonrefundable fee(s) of:

\$200.00 for a one-bedroom unit

\$100.00 for each additional bedroom

\$40.00 Recording Fee²

Checks shall be made payable to the Town of Plymouth.

Date Application Submitted: _____ Check#: _____

CHECKLIST:

- Obtain a Certificate of Occupancy from state Fire Marshall.
- Order and Install Knox Box.
- Confirm number of bedrooms advertised is consistent with the STR Ordinance.
- Attach all materials identified and required by this Short-Term Rental Registration Form.
- Attach any additional materials required by Section 2 of the STR Ordinance.
- Sign and return completed Short-Term Rental Registration Form and pay application fee.

¹ See Short-Term Rental of a Dwelling Unit Ordinance (the "Ordinance") for determining number of bedrooms.

² Only the recording fee is required for an "Owner Occupied Primary Residence" as defined by the Ordinance.

Proof of ownership may be required if the person submitting the Short-Term Rental Unit Registration Form is not the record title holder as indicated by the documentation maintained by the Town of Plymouth.

The following information for the Short-Term Rental Unit (the "STR Unit") must be provided with the Short-Term Rental Unit Registration Form:

1. Physical address of the specific STR Unit to be advertised, offered for use, or used for STR.
2. Contact information for STR Unit owner, including: name, mailing address/and or physical address, telephone number and email address.
3. Contact information for any person present or residing at the STR Unit and 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 Unit, please state the name of the property manager and the termination date of the agreement.
5. If the STR Unit does not apply to the entire address, please indicate what portions are to be used as a STR Unit. For each STR Unit 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 Unit is located. Please show all proposed on-site parking spaces, including guest parking for the STR Unit and parking for the owners if they still reside in the building when the STR Unit is occupied.
7. Please provide proof of homeowners' liability and casualty insurance that must contain a short-term rental endorsement.
8. Please provide proof of a Vermont tax account for room and meals and/or sales tax.
9. Please provide proof of a Certificate of Occupancy, for both new and existing buildings that make up the STR Unit, including an inspection report with occupancy approved by the State of Vermont Fire Safety. Such proof **must** be included with all registration forms. Failure to include the required proof of a Certificate of Occupancy with this Registration will result in a denial of this Registration.
9. Please provide a copy of any STR Unit rules for the Property that you have required in connection with the STR Unit.

Failure to provide any of the above information and materials could result in a delay and/or denial of the Short-Term Rental Unit Registration.

Important contacts:

- Fire Marshall: Jay Moody; Phone 802 885-8965; Cell 802 775-1748;
Email: Jay.Moody@vermont.gov
- STR Administrator: TBD
- STR Administrative Assistant: Elaine Pauly, Town Office 802-672-3656,
Email: assistant@plymouthvt.org

By signing below, I/we acknowledge I/we have reviewed the Town of Plymouth Short-Term Rental Unit Ordinance and understand I/we must comply with all requirements.

Signed: _____ Date: _____

Signed: _____ Date: _____

NOTICE OF VIOLATION OF SHORT-TERM RENTAL ORDINANCE

Based on an investigation by the Town of Plymouth, it has been determined that the property located at:

(hereinafter the "Property")

is in violation of the Town of Plymouth's Short-Term Rental of a Dwelling Unit Ordinance (the "STR Ordinance"), adopted and effective as of _____. The STR Ordinance requires that all property owners operating short-term rentals in the Town of Plymouth must obtain a Short-Term Rental Registration from the Short-Term Rental Administrator before operating any short-term rental property and must at all times operate the short-term rental property consistent with the STR Ordinance.

It has been determined that the Property is in violation of the STR Ordinance for the following reasons:

It has been determined that the violation first occurred on _____.

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The Full Penalty due as of the date of this Notice is \$ _____. At this time, the Town is willing to resolve this violation if you pay the waiver penalty of \$ _____ and bring the Property into compliance with the STR within 14 days of the date of this Notice of Violation.

Please email str@plymouthvt.org within 14 days of the date of this letter to inform the Town of your intent to pay the waiver penalty and bring the property into compliance, or that you dispute the noticed violation. Please also email str@plymouthvt.org or if you have any questions about this enforcement action.

If no action is taken by the Property owner by _____ the Town will enforce the STR Ordinance consistent with Vermont Law and seek any and all penalties, fees, and costs it is entitled to.

NOTICE TO PROPERTY OWNERS CONDUCTING SHORT-TERM RENTALS

Please note that all property owners conducting Short-Term Rentals in the Town of Plymouth are now required to submit an application and obtain a Short-Term Rental Registration from the Short-Term Rental Administrator pursuant to the Short-Term Rental of a Dwelling Unit Ordinance (the "Ordinance") before conducting any Short-Term Rentals. A Short-Term Rental is defined as a furnished house, condominium, or other self-contained room or dwelling unit that is rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days. If a property owner is found to be operating a Short-Term Rental in violation of the Ordinance, a fine of up to \$100.00 per day may be imposed, or a fine of up to \$250.00 for violations of the trash. Each day that the property remains in violation of the Ordinance will constitute a separate violation.

This Ordinance will be enforced consistent with the laws of the State of Vermont and may result in a lien being placed on the property that is in violation of the Ordinance.

The application can be found on the Town's website under the "Town Administration" page.

To report a violation in confidence please email str@plymouthvt.org.



Proposal For
TOWN OF PLYMOUTH
2026 REAPPRAISAL

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

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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 that reads "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.

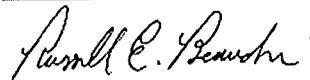
Address

4 Doon Way

Essex Jct. Vermont 05452

Name of Authorized Signer

Russell E. Beaudoin, President



Date:

April 20, 2023

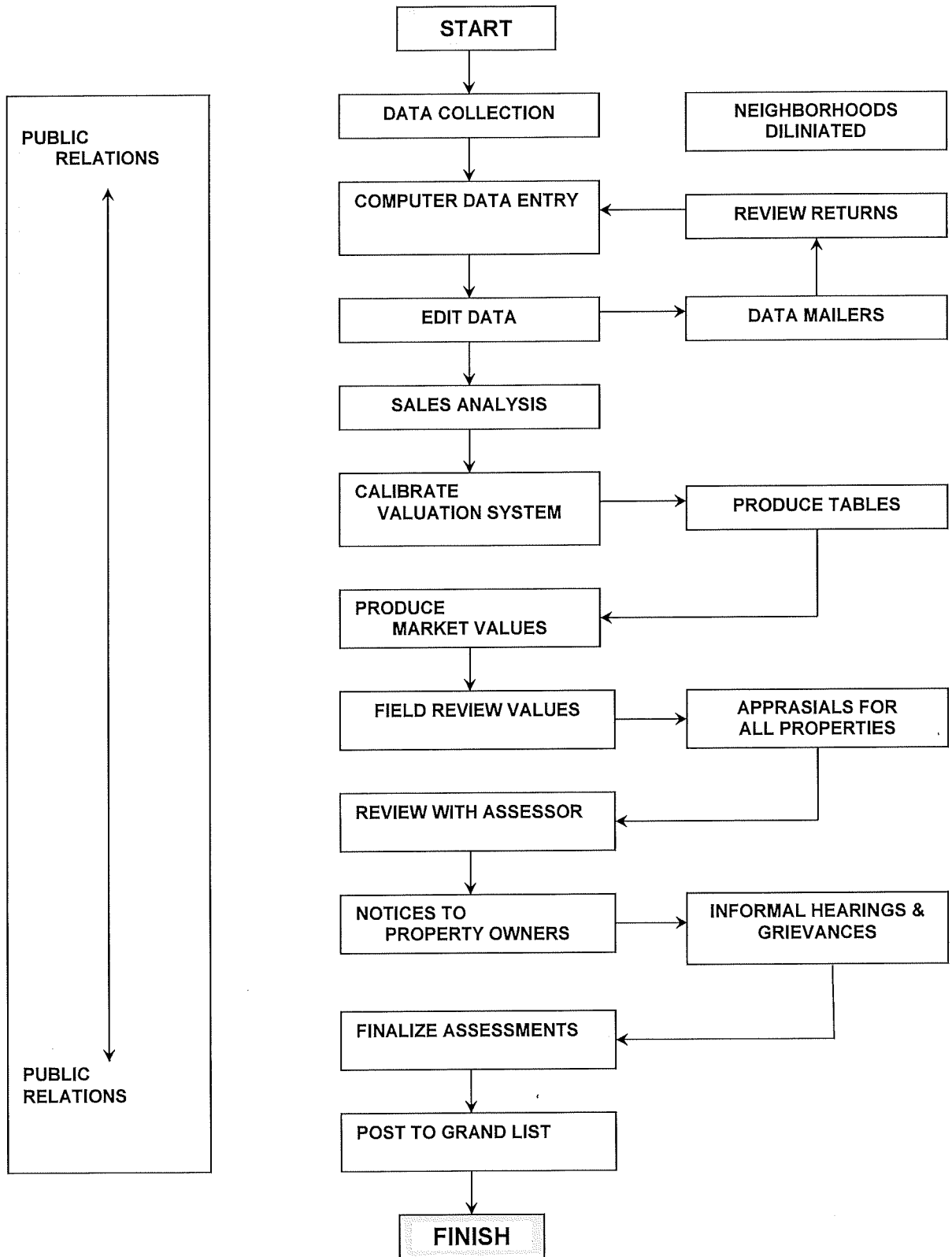
REAPPRAISAL PROJECT SCHEDULE

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[®] 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.

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Camp
 Occupancy: Single family
 Story Height: 1.5
 Finished Area: 760
 Attic: None
 Basement: None

ROOFING

Material: Metal
 Type: Gable
 Framing: Std for class
 Pitch: Not available

FLOORING

Slab 1.0
 Sub and joists 1.5
 Base Allowance 1.0, 1.5

EXTERIOR COVER

Wood 1.0, 1.5

INTERIOR FINISH

Typical 1.0, 1.5

ACCOMMODATIONS

Finished Rooms 3
 Bedrooms 1

HEATING AND AIR CONDITIONING

Primary Heat: NO HEAT

Lower /Bsmt 1 Upper

PLUMBING

 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 2

REMODELING AND MODERNIZATION

Amount Date

32	1/2 s Fr Loft 1 s Fr (608)	19
OFF-s (352)	32	11

Outhouse

01 02

(LCM: 95.00)



SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

ID	Description	Value	Use	Hgt	Const	Year	Const	Rate	Base	Feat-	Adj	Size or	Computed	Phys	Market	%		
					Type		Grade	Rate	Rate	ures	Rate	Area	Value	Depr	Adj	Comp	Value	
01	DWELL	0.00		0.00	Low+	1913	1970	Fr	0.00	N	0.00	1216	75150	58	0	90	100	28400
02	SHEDGP	1.00	1	1.00	Fair	1913	1965	Fr	28.70	N	23.25	14x 16	5210	70	0	100	100	1560
02	SHEDGP	1.00	1	1.00	Fair	1913	1965	Pr	28.70	N	23.25	14x 16	5210	85	0	100	100	780

Data Collector/Date
 MPDB 10/27/2015

Appraiser/Date
 TOP 04/01/2016

Neighborhood
 Neigh 3 AV

Supplemental Cards
 TOTAL IMPROVEMENT VALUE 30740

BROWN RUSSELL
2 HICKORY LANE
YORK, ME 03909

PARCEL NUMBER
000207

Parent Parcel Number

Property Address
LYNDS HILL RD 0622

Neighborhood
3 RESIDENTIAL

Property Class
200 Camp or Vacation

TAXING DISTRICT INFORMATION
Jurisdiction 153 PLYMOUTH, VT
Area 153

Section & Plat 08-194

DISCLAIMER: All Data and Values are subject to Change

12/21/2012 BROWN ORVEL GILLINGHAM TRUST
Bk/Pg: 116, 322

01/24/2008 BROWN ORVEL G
Bk/Pg: 105, 287

\$80000

\$0

RESIDENTIAL

VALUATION RECORD

Assessment Year	04/01/2009	04/01/2012	04/01/2016	04/01/2018	04/01/2019	Housesite
Reason for Change	GRV	2012	2016 Reval	Grievance	2019 Reval	
VALUATION	L 67000	89390	77130	59880	43950	35960
Market	B 32310	32530	29330	30200	25990	30740
	T 99310	121920	106460	90080	69940	66700

Site Description

Topography: Low
 Public Utilities: Electric
 Street or Road: Unpaved
 Neighborhood:
 Zoning: 1 Res Housesite
 2 Excess Acreage
 3-5000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	-or- Acreage	-or- Effective	Depth	Rate	Rate	Value	Factor	
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value		
1.00	2.0000	1.00	1.00	27750.00	27750.00	55500 4	-10% N	-20% R
1.00	1.5000	1.00	1.00	1800.00	1800.00	2700		
								35960
								2700

M: MISCELLANEOUS
ADDED -10 NO POWER, NO SEPTIC

Permit Number
 Type
 FilingDate
 Est. Cost
 Field Visit
 Est. Sqft

Supplemental Cards
 TRUE TAX VALUE
 38660

Supplemental Cards
 TOTAL LAND VALUE
 38660



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

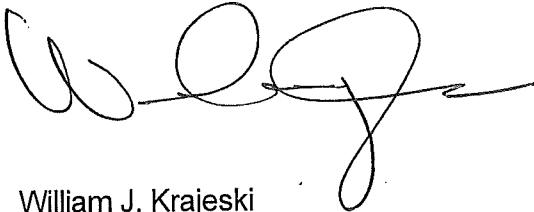
This bid provides assessment software with all required user licenses, installation of the same, and a complete re-listing and reappraisal of all property along valuation defense services.

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 'William J. Krajeski', with a long horizontal line extending to the right.

William J. Krajeski
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. Krajieski, 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. Krajieski 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. Krajieski 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

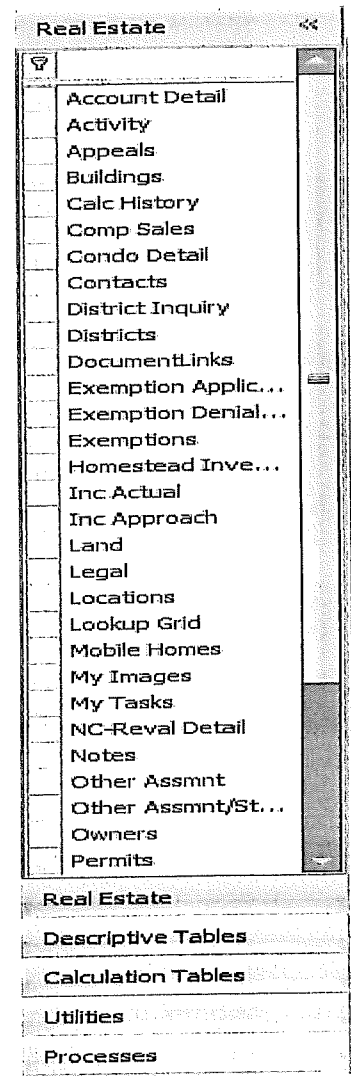
The shutter menu is flexibly designed to open and close at the click of a mouse. This menu offers the user all the entry and information forms that will be used to enter parcel information in real estate and account information in tangible personal property.

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

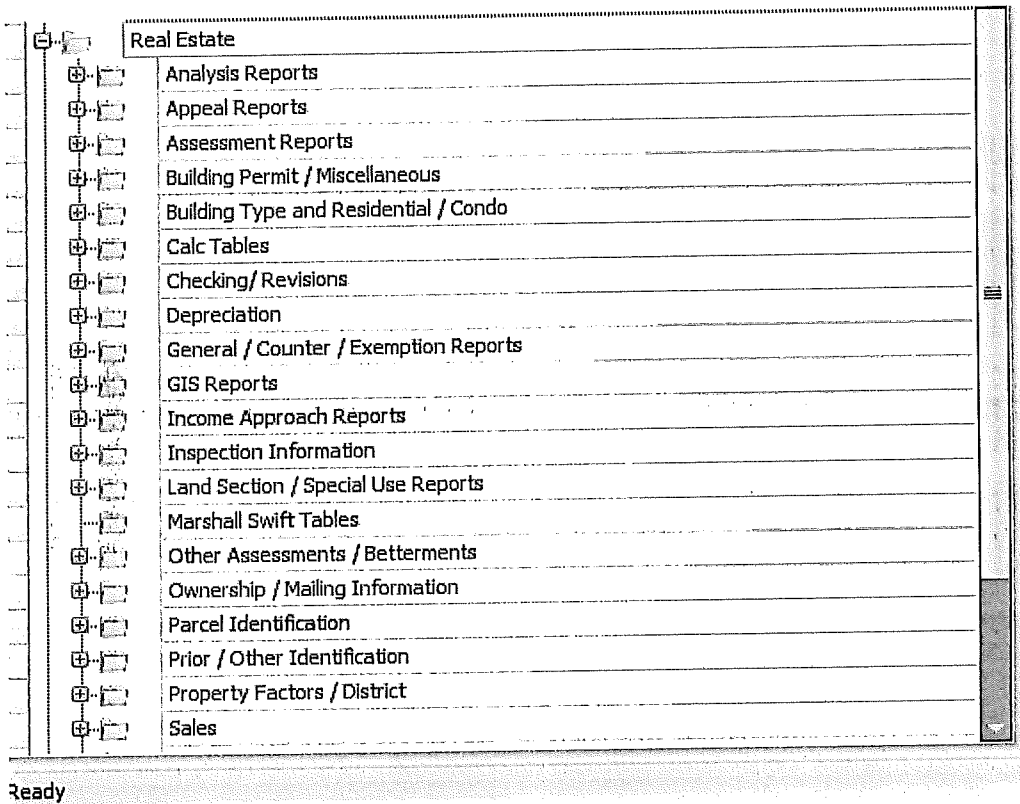
Report Viewer

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.

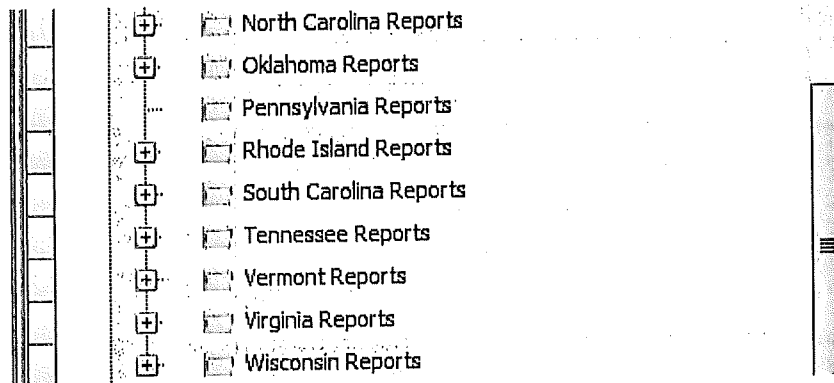
All Vermont required reports are maturely developed and included. Reports are generated in the Crystal Report viewer which has its own export capabilities. Custom filter outputs can be created that have output capability directly to print in a grid output or one-click to Microsoft Excel, where further 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 enables 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.



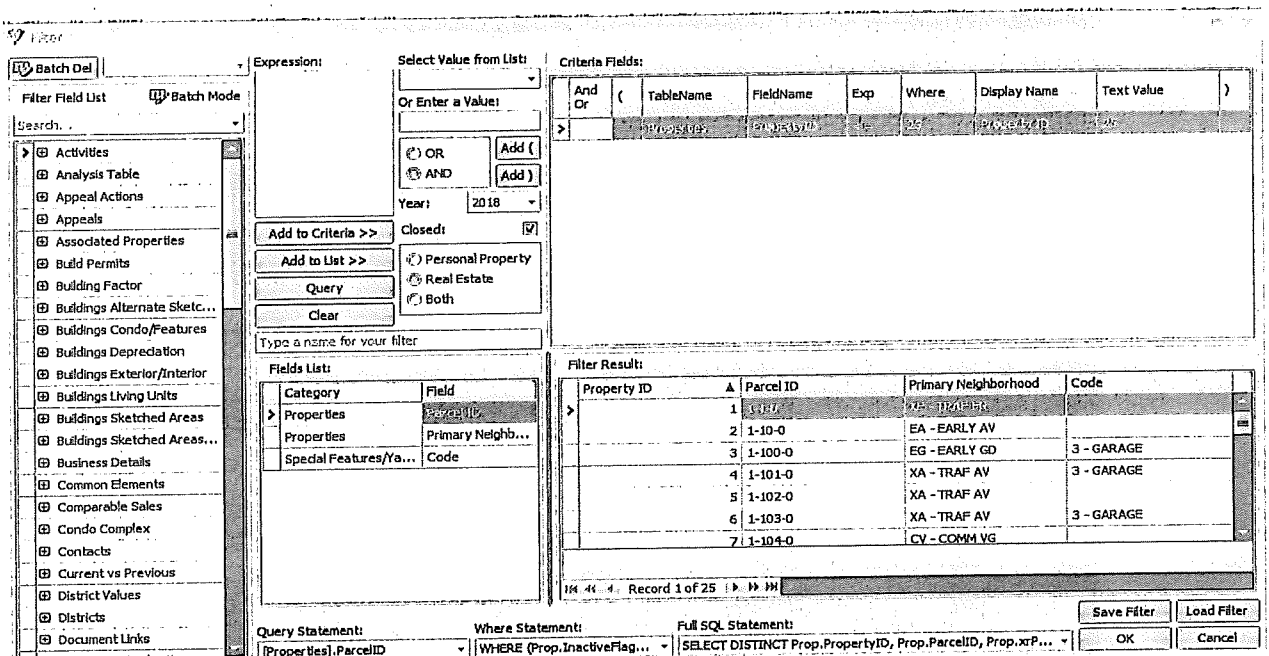
Filter Utility

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.



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.

Fields List: Execute Batch			
Category	Field	Batch	Value
Properties	Parcel ID	<input type="checkbox"/>	
Properties	Primary Neighb...	<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
DWV	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

Create Filter	Edit Filter	Delete Filter	Load Filter
Create Folder	Edit Folder	Delete Folder	Save
Overwrite Selected	Close		

SketchPro

Our sketching application is acknowledged as one of the best in the industry and is fully integrated into the AP5 system as a graphical data entry tool like no other. All sketches are referenced to a unique property. Each building of a property has its own sketch, and the sub-areas will be written and calculated upon saving changes to the sketch.

SketchPro, working in conjunction with the multi-year logic of AP5, will enable the user to save changes that will only apply to the particular year in use at the time, should a special situation arise, that would require that. Otherwise, the saving of the sketch will act the same as all CAMA data; it will be saved for the current year and all years going forward.

Building Form – Sub Areas Detail Tab

The Sub Areas tab of the building form is automatically updated whenever the sketch for a parcel is opened for editing in SketchPro. When the user closes the sketch, they are prompted to Save the changes or cancel and leave the information as it was. This tab will be tied to the information in SketchPro and will update automatically upon save.

Sketches		Buildings		Section Ref		Last Update Year		Primary LUC		Models		Reseq Bldgs			
Bldg Seq	1	Ref	1	Section Ref	0	Last Update Year	2015	Primary LUC	101-ONE ...	Models		Reseq Bldgs			
Sub Areas															
Sketched Areas															
Sketched Area				Sketched Area Detail								Values			
Bld Seq	Code	Sk Area	Adj Area	Sketch ID	Fin Area	Year	Count	Start Floor	Grade	Cond	H	Rate	Qual Factor	Depre	Value
1	BMT - BASEME...	270.0	270.0	11	0.0		1.00					24.09	1.30000	11.20	\$5,776
1	BMT - BASEME...	1,312.0	1,312.0	5	0.0		1.00					24.09	1.30000	11.20	\$28,065
1	EFP - ENCLP...	204.0	204.0	9	0.0		1.00					41.64	1.30000	11.20	\$7,542
1	FFL - 1ST FLO...	240.0	240.0	12	240.0		1.00					96.35	1.30000	11.20	\$20,535
1	FFL - 1ST FLO...	348.0	348.0	7	348.0		1.00					96.36	1.30000	11.20	\$29,776
1	FFL - 1ST FLO...	1,312.0	1,312.0	4	1,312.0		1.00					96.36	1.30000	11.20	\$112,260
		7,918	7,262		3,892										\$389,160
Record 1 of 20															
Show All Summary															
Alternate Areas															
Bld Seq	Sketch ID	Code	Alternate Type	Area	Percent	# Of Tenants	Quality	% Usable							

SketchPro Features

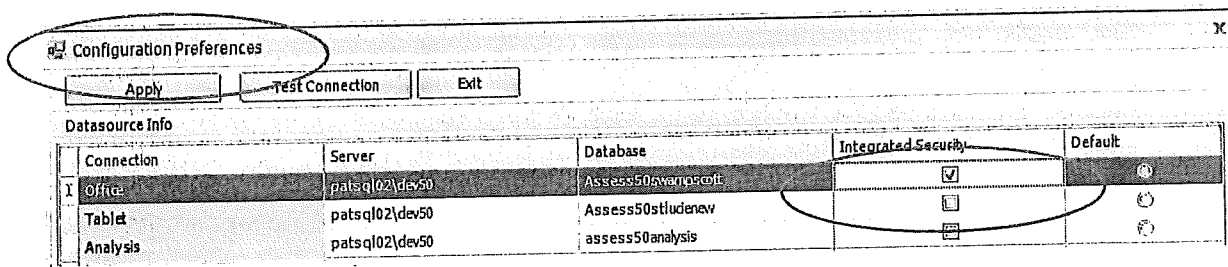
- Sketch from blueprints – open blueprint, trace over a line, set the scale from that line and continue to trace.
- Sketch smaller pieces separately, copy and rotate them as needed and attach to other buildings.
- Add notes to sketch
- Easy to draw or keyboard enter exact angles.
- Stylus capability in Sketch on Mobile Device

Security Module

Logins and Passwords

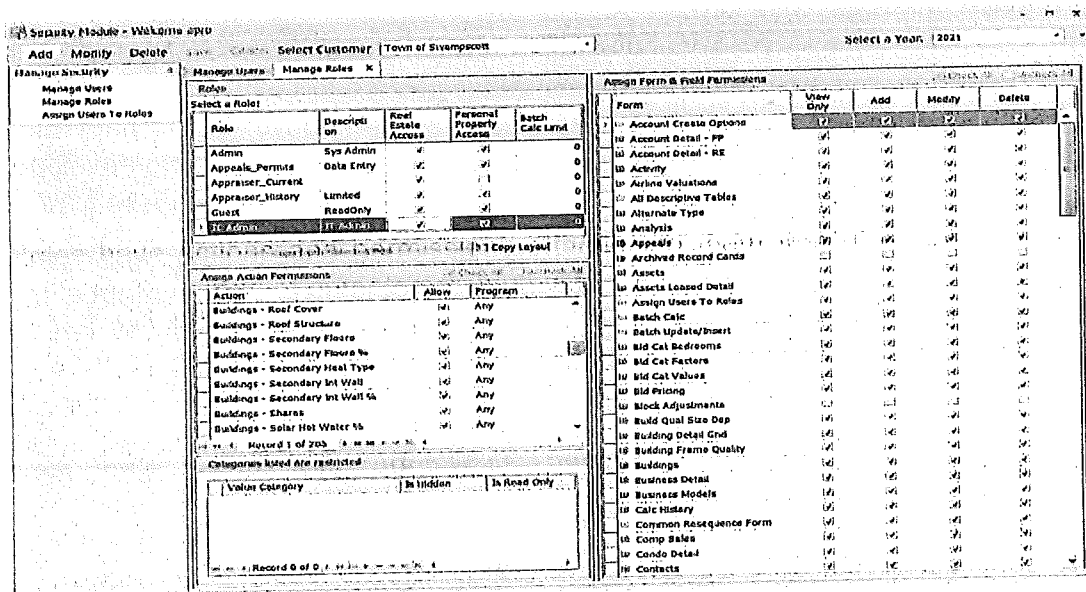
Integrated Security with Active Directory

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.



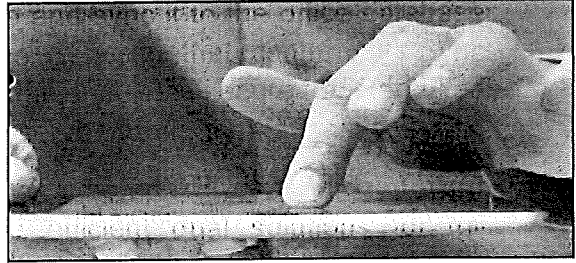
Roles have actions and permissions attached to them that determine the user rights for hundreds of entry forms and system actions. By creating specific roles, it simplifies the ability to assign a number of similar users to the same role, at once giving them the same rights and system capabilities. Patriot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

Manage Security



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. Krajeski



Patriot
Properties Inc.
User Defined
12-20-26.10
MAP ID

Current Owner	Percent	Current Value Information	Yard Items	Land Value	Agr. Value	Total Value	Assessed
Use Code	Land Size	Building Value					
11	2.00	1,202,600	1,500	98,500	0	1,302,600	1,302,600
21	8.78	0	0	14,000	0	14,000	14,000
TOTAL	10.78	1,202,600	1,500	112,500	0	1,316,600	1,316,600

100 BARCLAY ST, NEW YORK, NY 10007-0000

Previous Owner
PHILIP R CARTER

General Notes
QUAL CONST & DESIGN; H/END MAT
THROUGHOUT; V-WELL MAINTAINED

Previous Value Information

TaxYr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val
2022	GL	11	936,300	0	10.78	501,400	1,437,700	1,437,700
2021	GL	11	618,400	0	10.78	312,400	930,800	0
2020	GL	11	618,400	0	10.78	312,400	930,800	0
2019	GL	11	618,400	0	10.78	312,400	930,800	0
2018	GL	11	618,400	0	10.78	312,400	930,800	930,800

Sales Information

Grantor	Legal Ref	Type	Sale Date	Map	Sale Price	V	Verif	General Notes
CARTER PHILIP R	357-74		02/05/2021	VALID SA	1732500	N		

District Data

Code	Desc.	%	Code	Desc.	%

Property Factors

Code	Desc.
Census	12-20-26.10
Flood Haz	
Topo:	
Street:	
Traffic:	

Legal Description

HSE & LAND

Assr Map:
GIS 1:
GIS 2:
Reval Dist: 2022
Year:
Mrkt Area:

Activity Information

Date	Results	By
08/26/2021	MEAS/LEFT CD	R SILVESTRI

Building Permit Information

Amount	Visit Date	Closed Date	Status	General Notes

Land Data (1st 7 lines)

Line	Use	Description	LUC Factor	Units	Depth	Unit Type	Base Value	Price	Adj	Neigh Influ	Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Spec Land	Fact Land	Use Value	Notes
1	11	RES D 2	1.00	1,000		SA	95,000	95,000.00		T	1.00				95,000		1.00	0	
1	11	RES D 2	1.00	1,000		ES	3,500	3,500.00		T	1.00				3,500		1.00	0	
2	21	RES D 2 EXC	1.00	8,780		AC	3,500	1,594.53		T	1.00				14,000		1.00	0	

Total Area: 10.78 **Total Appraised: 112,500** **Agr Total: 0** **Use Value: 0** **Assessed Value: 112,500**

Signature: _____
Date: _____

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

Exterior Information		Bath Features (Rating)		Condo Information		Other Features (Rating)		Depreciation		% Descrptio Unit RmBe Floor Lv Inc Type			
Bldg Type	CONTEMPORARY	Full Bath	1	A	Location			PhysCon(Good)		1	7	4	M
Stry Ht	11	Addtl	0		Tot Units	0		Func					
Liv Units	1	3/4 Bath	1	V	Floor Leve	AG		Econ					
Foundatio	1	Addtl	2	V	Num Floor	1		Spec					
Frame	1	1/2 Bath	2	A	% Own	0		OV					
Wall	1	Addtl	0		Name								
Wall2	2	50%Othr Fix	0										
RoofStruc	1												
Roof Cove2													
Color	RED/STONE												
ViewCode													
Bld Name													
Grade	B+ GOOD (+)												
Year Blt	1993	Eff Yr BI											
Alt LUC		Fact	1.00										
Jurisdct													
Constr Mo													
LumpSumA													
Commercial Un	0												

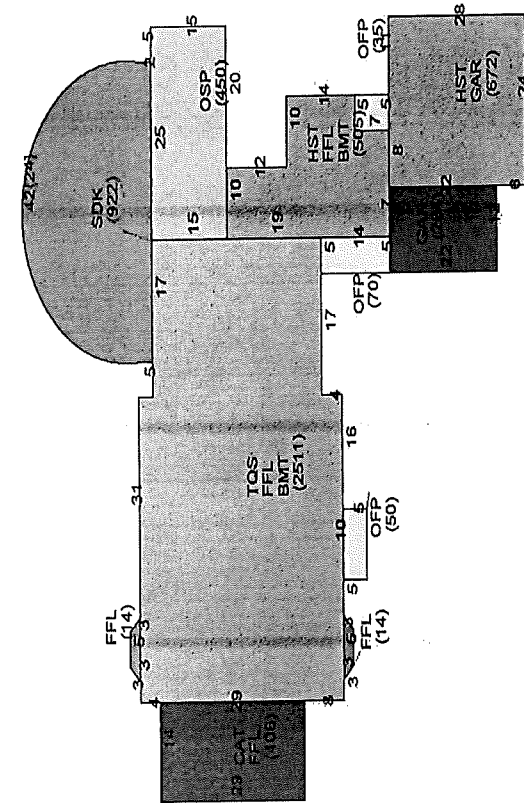
General Information	
Year Bld	1993
Alt LUC	0%
Jurisdct	Fact 1.00
Constr Mo	
LumpSumA	
Commercial Un	0

Interior Information	
Avg Ht/Ft	8.00
Prime Wall	DRYWALL
Sec Wall	SOLID WOOD
Partition	TYPICAL
Prime Fl	HARDWOOD
Sec Floors	ABOVE AVG
Bsmt Floor	CONCRETE
Subfloor	
Bsmt Gar	0
Electric	3
Insulation	2
Int vs Ext	S
Heat Fuel	2
Heat Type	3
Sec Ht Tpt	
# Heat Sys	1
% Heated	100
% Sprinkle	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		Sub Area Detail - 1st 9 Lines Displayed					
SubArea	% AltType	Code	Desc.	F.Area	Area	Rate	UnDeprVal
FFL	1ST FLOOR	FFL	1ST FLOOR	3,450	3,450	97.70	337,066
TQS	3/4 STORY	TQS	3/4 STORY	2,134	2,134	89.88	191,835
HST	HALF STORY	HST	HALF STORY	824	824	89.88	74,053
OFF	OPEN PORCH	OFF	OPEN PORCH	0	155	19.54	3,029
OSP	SCRN PORCH	OSP	SCRN PORCH	0	450	24.42	10,989
SDK	STONE DECK	SDK	STONE DECK	0	922	12.87	11,866
BMT	BASEMENT	BMT	BASEMENT	0	3,016	24.42	73,651

Special Features / Yard Items (1st 6 Lines Displayed)		Total Appraised: 1,500		Total Assessed Value: 1,500																	
Code	SFYIDesc	A	Y/S Qty	Len	Width	Size	Qual	Con	Year	Unit Price	Adj UP	DIS	Dep%	LUC	L.Fac	NB	N.Fact	Juris	UndepValue	Apprds 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 Appraised: 1,500		Total Assessed Value: 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.YearBit >= 1970) AND (DataBuilding.YearBit < 1991) AND (DataBuilding.ExtType = '19'

System Generated Report

St Johnsbury, VT
Certification Detail by Location

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.	Imp	Units	Yr	Fin. Area	Blt	Gr	Cn	Ph	F	E	S/O	Ratio			
Location: BREEZY HILL RD																												
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	1	1975	960	1	1975	C					AV	29%	1%	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	1976	1,008	1	1976	C					AV	29%		1.00
291002	545 BREEZY HILL RD		10	1.08	R5	35,200	88,300	123,500	123,500			19	1	1	1	1971	1,008	1	1971	C				FA	38%	1%	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	1977	1,536	1	1977	C				AV	28%	5%	1.00	

Subtotals for: **BREEZY HILL RD**
 Current Total: **542,900**
 Previous Assessment: **542,900**
 Total Acres: **4.06**
 Finished Area: **4,512.00**
 Sale Price: **122,000.00**
 Parcel Count: **4**
 Average Assessment: **135,725**
 Assessment vs Previous: **1.00**

Location:	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N A L	St. Ht.	Imp	Units	Yr	Fin. Area	Blt	Gr	Cn	Ph	F	E	S/O	Ratio				
Location: CHESTERFIELD HOLLOW RD																												
072009	1049 CHESTERFIELD HOLL		10	3.10	R5	39,600	99,600	139,200	139,200	0	11/02/2007	19	19	1	1	1987	1,056	1	1987	C					FR	30%		1.00

Subtotals for: **CHESTERFIELD HOLLOW RD**
 Current Total: **139,200**
 Previous Assessment: **139,200**
 Total Acres: **3.10**
 Finished Area: **1,056.00**
 Sale Price: **0.00**
 Parcel Count: **1**
 Average Assessment: **139,200**
 Assessment vs Previous: **1.00**

Location:	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N A L	St. Ht.	Imp	Units	Yr	Fin. Area	Blt	Gr	Cn	Ph	F	E	S/O	Ratio				
Location: CREPEAULT HILL RD																												
050028	1267 CREPEAULT HILL RD		10	4.96	R5	46,600	106,800	153,400	153,400	146,000	06/13/2014	1	19	1	1	1974	1,288	1	1974	C					AV	30%		1.00

Subtotals for: **CREPEAULT HILL RD**
 Current Total: **153,400**
 Previous Assessment: **153,400**
 Total Acres: **4.96**
 Finished Area: **1,288.00**
 Sale Price: **146,000.00**
 Parcel Count: **1**
 Average Assessment: **153,400**
 Assessment vs Previous: **1.00**

Location:	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N A L	St. Ht.	Imp	Units	Yr	Fin. Area	Blt	Gr	Cn	Ph	F	E	S/O	Ratio				
Location: DONNA DR																												
291012	22 DONNA DR		10	0.64	R5	31,200	87,300	118,500	118,500	0	05/17/2012	19	19	1	1	1973	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	1	1974	960	1	1974	C					AV	30%		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	1978	1,360	1	1978	C					AV	27%		1.00

Subtotals for: **DONNA DR**
 Current Total: **382,900**
 Previous Assessment: **382,900**
 Total Acres: **2.11**
 Finished Area: **3,280.00**
 Sale Price: **238,500.00**
 Parcel Count: **3**
 Average Assessment: **127,633**
 Assessment vs Previous: **1.00**

Location:	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N A L	St. Ht.	Imp	Units	Yr	Fin. Area	Blt	Gr	Cn	Ph	F	E	S/O	Ratio				
Location: FARMER DR																												
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	1980	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	1974	1,400	1	1974	C					AV	30%		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	1971	1,532	1	1971	C					AG	26%		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	1973	1,652	1	1973	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	1970	1,505	1	1970	C					AV	33%		1.00
212075	163 FARMER DR		10	0.34	R5	26,700	95,900	122,600	122,600			19	1	1	1	1981	1,196	1	1981	C				FA	30%10%		1.00	
213025	188 FARMER DR		10	0.36	R5	28,300	110,800	139,100	139,100	141,000	06/19/2015	1	19	1	1	1972	1,186	1	1972	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	1976	1,232	1	1976	C					AG	24%		1.00

Certification Detail by Location

Parcel ID	Location	LUC C/Code	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N A L	St. Ht. Imp	Fin. Area	Units	Gr Cn Ph F E S/O	Ratio	
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:	Yr	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
503015	67	FENOFF CIR							1.00
504006	140	FENOFF CIR							1.00
503010	161	FENOFF CIR							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:	Yr	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
214033	287	GILMAN AVE							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:	Yr	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
112044	261	HIGGINS HILL RD							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:	Yr	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
291044	271	HILLSIDE AVE							1.00
291026	272	HILLSIDE AVE							1.00
291025	294	HILLSIDE AVE							1.00
291045	299	HILLSIDE AVE							1.00
291024	314	HILLSIDE AVE							1.00
291046	329	HILLSIDE AVE							1.00
291023	330	HILLSIDE AVE							1.00

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

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	St	Fin. Area	Yr	Units	Blt	Gr	Cn	Ph	F	E	S/O	Ratio	
080004	HOLLOW VIEW DR 75 HOLLOWVIEW DR	10	2.31	R5		37,900	74,200	112,100	112,100	115,000	01/24/2020	1	19	912	1	1976	C							AV 29%	1.00

Subtotals for: HOLLOW VIEW DR
 Current Total: 112,100
 Previous Assessment: 112,100

Total Acres: 2.31
 Finished Area: 912.00
 Sale Price: 115,000.00
 Parcel Count: 1
 Average Assessment: 112,100
 Assessment vs Previous: 1.00

Location: JOHNSON RD 64 JOHNSON RD	10	1.00	R5			35,000	112,800	147,800	147,800	129,000	11/19/2018	1	19	1,196	1	1975	C							AV 29%	5%	1.00
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Subtotals for: JOHNSON RD
 Current Total: 147,800
 Previous Assessment: 147,800

Total Acres: 1.00
 Finished Area: 1,196.00
 Sale Price: 129,000.00
 Parcel Count: 1
 Average Assessment: 147,800
 Assessment vs Previous: 1.00

Location: LACKEY HILL RD 381 LACKEY HILL RD	10	3.10	R5			39,600	86,300	125,900	125,900	80,000	08/31/2015	19	19	1,224	1	1972	C							AV 31%	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	1,104	1	1975	C							AV 29%	1.00

Subtotals for: LACKEY HILL RD
 Current Total: 277,400
 Previous Assessment: 277,400

Total Acres: 5.87
 Finished Area: 2,328.00
 Sale Price: 80,000.00
 Parcel Count: 2
 Average Assessment: 138,700
 Assessment vs Previous: 1.00

Location: LAUREL DR 124 LAUREL DR	10	2.02	R5			37,300	135,600	172,900	172,900	173,500	09/29/2017	1	19	1,216	1	1975	C							AV 29%	1.00
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Subtotals for: LAUREL DR
 Current Total: 172,900
 Previous Assessment: 172,900

Total Acres: 2.02
 Finished Area: 1,216.00
 Sale Price: 173,500.00
 Parcel Count: 1
 Average Assessment: 172,900
 Assessment vs Previous: 1.00

Location: LAWRENCE CIR 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
213028	71 LAWRENCE CIR	10	0.70	R5		31,900	194,500	226,400	226,400	282,000	09/11/2020	1	19	2,250	1	1976	C							AV 29%	1.00
213038	92 LAWRENCE CIR	10	0.64	R5		28,100	137,100	165,200	165,200	0	05/29/2015	19	19	1,440	1	1971	C							AV 32%	1.00
213040	134 LAWRENCE CIR	10	0.90	R5		30,600	143,300	173,900	173,900	0	12/12/2019	8	19	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 26%	1.00	
213043	172 LAWRENCE CIR	10	0.83	R5		33,200	178,200	211,400	211,400	0	11/19/2013	19	19	1,904	1	1970	C						AG 27%	1.00	

Subtotals for: LAWRENCE CIR
 Current Total: 1,093,900
 Previous Assessment: 1,093,900

Total Acres: 4.00
 Finished Area: 9,477.00
 Sale Price: 282,000.00
 Parcel Count: 6
 Average Assessment: 182,317
 Assessment vs Previous: 1.00

Location: MAYHEW DR

St Johnsbury, VT
Certification Detail by Location

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	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
502055	60 MAYHEW DR		10	4.90	R5	40,200	109,400	149,600	149,600			19	1	1,400	1	1,400	1	1977	C-								1.00

Subtotals for: MAYHEW DR
 Current Total: 149,600
 Previous Assessment: 149,600

Total Acres: 4.90
 Finished Area: 1,400.00
 Parcel Count: 1

Average Assessment: 149,600
 Assessment vs Previous: 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	1,382	1	1,382	1	1985	C								1.00
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Subtotals for: MODEL A DR
 Current Total: 182,200
 Previous Assessment: 182,200

Total Acres: 1.16
 Finished Area: 1,382.00
 Parcel Count: 1

Average Assessment: 182,200
 Assessment vs Previous: 1.00

501048	624 MOONEY RD		10	4.62	R5	41,300	159,200	200,500	200,500	0	08/19/2004	19	19	1,624	1	1,624	1	1989	C								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	1,424	1	1,424	1	1986	C								1.00

Subtotals for: MOONEY RD
 Current Total: 376,400
 Previous Assessment: 376,400

Total Acres: 7.09
 Finished Area: 3,048.00
 Parcel Count: 2

Average Assessment: 188,200
 Assessment vs Previous: 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	1,396	1	1,396	1	1975	C								1.00
071031	1263 MT PISGAH RD		10	1.00	R5	33,300	75,800	109,100	109,100			19	1	800	1	800	1	1970	C-								1.00

Subtotals for: MT PISGAH RD
 Current Total: 273,300
 Previous Assessment: 273,300

Total Acres: 4.76
 Finished Area: 2,196.00
 Parcel Count: 2

Average Assessment: 136,650
 Assessment vs Previous: 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	1,272	1	1,272	1	1972	D+								1.00
030005	2210 NEW BOSTON RD		10	3.10	R5	39,600	137,700	177,300	177,300			19	1	1,184	1	1,184	1	1977	C								1.00

Subtotals for: NEW BOSTON RD
 Current Total: 283,300
 Previous Assessment: 283,300

Total Acres: 4.30
 Finished Area: 2,456.00
 Parcel Count: 2

Average Assessment: 141,650
 Assessment vs Previous: 1.00

273038	11 RIDGEWOOD DR		10	0.34	R5	28,100	102,900	131,000	131,000			19	1	1,144	1	1,144	1	1976	C								1.00
273040	25 RIDGEWOOD DR		10	0.38	R5	28,500	100,400	128,900	128,900	0	06/23/2020	19	19	1,092	1	1,092	1	1975	C								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	864	1	1972	C							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	1,536	1	1975	C							8%

Subtotals for: RIDGEWOOD DR
 Current Total: 283,300
 Previous Assessment: 283,300

Total Acres: 1.49
 Finished Area: 4,636.00
 Parcel Count: 4

Average Assessment: 141,650
 Assessment vs Previous: 1.00

St Johnsbury, VT
Certification Detail by Location

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	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
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	1,008	1	1977	1	1977	C	AV	28%				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	1,278	1	1974	1	1974	C	FA	35%				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	1,472	1	1988	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
212011	106 ROCKY RIDGE RD
213002	261 ROCKY RIDGE RD

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 RODDRD

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

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
111003	971 SPAULDING RD
072046	1265 SPAULDING RD
072040	1588 SPAULDING RD

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**

St Johnsbury, VT
Certification Detail by Location

* 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	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
061039	1320 STARK DISTRICT RD	10	2.85	R5	39,100	86,200	125,300	125,300	125,300			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	78,100			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

Average Assessment: 101,700
Assessment vs Previous: 1.00

Location: WATERMAN CIR

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
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

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	10	3.70	R5	40,900	35,600	76,500	76,500	76,500	0	09/30/2015	19	19	1	1,056	1	1976	C-	FR	40%					1.00
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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	10	3.00	R5	36,000	121,500	157,500	157,500	157,500	157,000	09/27/2019	1	19	1	1,848	1	1989	D+	FA	24%	10%	5%			1.00
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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.YearBlit >= 1970) AND (DataBuilding.YearBlit < 1991) AND (DataBuilding.ExtType = '19'

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	St. Ht.	Imp	Fin. Area	Units	Yr	Gr	Cn	Ph	F	E	S/O	Ratic
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%			5%	1.00
292031	45 ROCKY RIDGE RD		10	4.92	R5	43,600	115,300	158,900	158,900					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	135,500	09/13/2013	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	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	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	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	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					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	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	0	06/07/2021	8	19	1		1,104	1	1975	C	AV	29%				1.00
072009	1048 CHESTERFIELD HOLLOW		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
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
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
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
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
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
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
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
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
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
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
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
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
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
213042	166 LAWRENCE CIR		10	0.45	R5	27,800	149,300	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	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	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	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	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					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	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%				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

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+
 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

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St Johnsbury, VT 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	Blt	Gr	Cn	Ph	F	E	S/O	Ratio		
Subtotals for: C+																													
Current Total:		173,900		Total Acres:		0.90		Sale Price:		0		Average Assessment:		173,900		Assessment vs Previous:												1.00	
Previous Assessment:		173,900		Finished Area:		1,250		Parcel Count:																					
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	1,848	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	1,080	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	864	1	1973	D+	AV	31%							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			

Subtotals for: D+

Current Total: 433,200
Previous Assessment: 433,200

Total Acres: 5.39
Finished Area: 5,064

Average Assessment: 108,300
Assessment vs Previous: 1.00

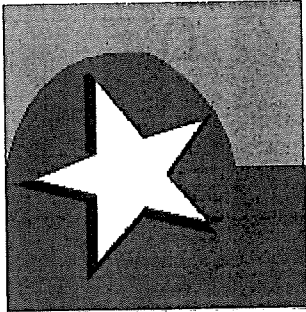
Grand Totals

Current Total: 10,556,700
Previous Assessment: 10,556,700

Total Acres: 100.89
Finished Area: 89,688

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

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 Crds	LUC	NBC	ZN	City Code	Land Size	Type	Fin. Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Depreciation	Ovr	Units	Brs	Baths	Full	1/2	Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
100028	305 OLD CENTER	F 1	10	R3			2.84	CONVENT	1,545	2,910	1935	C	AG	0%	0%	0%	0%	0%	1	3	1	0	0	1	8/22/2018	120,700	150,000	0.805	
100029.002	271 OLD CENTER	F 1	10	R3			0.68	MULTI-CO	2,464	5,196	1965	C	FA	5%	2%	5%	5%	0%	2	4	2	0	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 0 %between 95 and 105
 Min Ratio: 0.805 Weighted Mean: 1.090 COD: 32.252 0 %between 90 and 110
 Median: 1.188 Standard Dev: 0.542 PRD: 1.090 50 %between 80 and 120

St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

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

12/01/2021
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ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Depreciation	Or	Units	Brs	Baths	Full	1/2	Baths	NAI	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%	0%	1	3	2	0	0	0	1	2/15/2019	160,300	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%	0%	1	2	2	0	0	0	1	11/16/2018	150,300	160,000	0.939
061014	23- COFFIN RD	2	10	R4			1.85	RANCH	7,272	10,995	1957	C	AV	0%	0%	0%	0%	0%	2	4	2	0	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%	0%	1	3	2	0	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%	0%	1	3	1	0	0	0	1	6/30/2020	132,000	140,000	0.943
273046	1201 CONCORD A	1	10	R4			0.17	CAPE	1,214	2,458	1945	C	AV	0%	0%	0%	0%	0%	1	3	1	0	0	0	1	6/28/2019	94,100	95,000	0.991
280014	79 PARKER AVE	1	10	R4			0.66	CAPE	1,904	3,752	1945	C	AG	0%	0%	0%	0%	0%	1	4	2	0	0	0	1	7/20/2018	151,600	163,000	0.930
280036	191 COSTA AVE	1	10	R4			0.29	RANCH	1,062	2,500	1950	C	FA	0%	0%	0%	0%	0%	1	3	1	0	0	0	1	10/9/2019	81,400	83,000	0.981
280038	134 SUNSET DR	1	10	R4			0.80	RANCH	1,116	3,108	1970	C	FA	0%	0%	0%	0%	0%	1	2	1	0	0	0	1	5/27/2020	126,300	108,200	1.167
280040	130 SUNSET DR	1	10	R4			0.24	RANCH	1,054	2,950	1965	C	AV	0%	0%	0%	0%	0%	1	2	1	0	0	0	1	9/24/2018	116,100	102,000	1.138
280053	156 SUNSET DR	1	10	R4			0.23	RANCH	875	2,218	1959	C	AG	0%	0%	0%	0%	0%	1	2	1	0	0	0	1	12/6/2019	112,700	125,000	0.902
280062	215 ADAMS DR	1	10	R4			1.04	RANCH	1,120	2,324	1980	C-	AV	0%	0%	0%	0%	0%	1	3	1	0	0	0	1	4/10/2018	121,600	125,000	0.973
501036.001	209 SUNSET DR	1	10	R4			0.22	RANCH	1,750	3,500	1955	C	AV	0%	10%	0%	0%	0%	1	3	1	0	0	0	1	5/29/2019	121,200	116,000	1.045
	73 DEPOT HILL RD	1	10	R4			3.08	COLONIA	2,240	5,276	1991	C	AV	0%	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		

St Johnsbury, VT
Analysis Report
Grouped by NBC

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cnds	LUC	NBC	ZN	City	Land Size	Building Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Full	1/2	Baths	NAL	Date	Sales	Current Value	Sale Price	Ratio
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	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	0	1	8/26/2020	279,700	265,000	1.055		
091067	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	0	1	7/26/2019	138,900	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	0	1	8/27/2019	157,500	157,000	1.003		
080004	75 HOLLOW VIEW 1	1	10	R5			2.31	RANCH	912	2,104	1976	C-	AV	0%	0%	0%	0%	1	2	1	0	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	0	1	11/19/2018	147,800	129,000	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	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	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	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	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	1986	C	AV	0%	2%	0%	0%	1	4	2	0	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	0	1	5/25/2018	169,800	189,900	0.894		
214009	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	0	1	8/31/2018	142,400	149,000	0.956		
214033	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	2	6/6/2019	139,000	146,000	0.952		
214036	233 GILMAN AVE	1	10	R5			0.53	CONVENT	1,642	3,714	1900	C	AV	0%	0%	0%	0%	1	4	2	0	0	1	7/27/2018	146,800	160,000	0.918		
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	0	1	4/25/2019	110,300	110,900	0.995		
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	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%	0%	0%	1	3	1	0	0	1	9/26/2019	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	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	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	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	1989	C	AV	0%	0%	0%	0%	1	3	1	0	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	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	0	1	8/14/2018	144,800	139,500	1.038		
501037	55 MODELA DR	1	10	R5			2.90	CAPE	1,955	4,416	2010	C	AV	0%	0%	0%	0%	1	3	2	0	0	1	6/26/2020	247,600	265,000	0.934		
501039.002	156 MODELA DR	1	10	R5			3.85	RANCH	1,396	3,530	1955	C	GD	0%	0%	0%	0%	1	3	2	0	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	0	1	4/17/2020	107,900	112,000	0.963		

Summary for NBC: R5

Max Ratio:	1.146	Count:	27	COV:	9.459	% between 95 and 105	56
Min Ratio:	0.723	Weighted Mean:	0.949	COD:	6.646	% between 90 and 110	70
Median:	0.975	Standard Dev:	0.091	PRD:	1.013	% between 80 and 120	96

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St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

From: To:

* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City Code	Land Size	Building		Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	NAL	Date Sales	Current Value	Sale Price	Ratio
								Type	Fin Area																
111026	898 ROCKY RIDGE	1	10	R6			2.95	2,324	4,728	1973	C	AG	0%	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	1,560	3,840	2007	C-	AV	0%	10%	0%	0%	1	3	2	0	1	8/24/2020	175,300	197,000	0.890
212045	439 FARMER DR	1	10	R6			0.81	2,188	4,280	1979	C-	FA	0%	10%	0%	0%	1	3	2	1	1	12/5/2019	165,200	160,500	1.029
212071	387 FARMER DR	1	10	R6			3.45	1,655	4,055	1982	C	AG	0%	0%	0%	0%	1	4	2	0	1	5/18/2018	215,400	210,500	1.023
213018	77 MORGAN CIR	1	10	R6			0.42	2,308	4,436	1984	C	AV	0%	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	1,592	5,284	1976	C	AV	0%	25%	0%	0%	1	3	3	0	1	5/20/2020	227,600	219,500	1.037
291042	225 HILLSIDE AVE	1	10	R6			0.35	2,212	4,252	1977	C	AV	0%	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	2,212	4,252	1977	C	AV	0%	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
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St Johnsbury, VT Analysis Report Grouped by NBC

* Indicates Sold as Vacant

Date Range

From: To:

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City Code	Land Size	Building			Year Built	Grade	Cond.	Econ	Depreciation			Units	Brs	Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area	Gross Area					Func	Spec	Ovr									
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%	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%	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	PRD:	1.153	%between 90 and 110	60
Median:	1.001	Standard Dev:	0.499					%between 80 and 120	80

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Parcell or Account#	Location	# of Crds	LUC	NBC	ZN	City	Land Size	Building	Year Built	Grade	Cond.	Econ	Func	Depreciation	Units	Brs	Baths	Full	1/2	NAL	Date	Current Value	Sale Price	Ratio			
														Our	Spec												
211067	113 OAK ST	1	10	V3			0.21	OLD STYL	1,611	3,578	1905	C	FA	0%	0%	10%	0%	1	3	1	0	0	1	12/25/2019	75,500	75,000	1.007
211070	67 OAK ST	1	10	V3			0.15	CONVENT	1,221	2,630	1900	C	AV	0%	0%	0%	0%	1	3	1	0	1	7/11/2018	88,700	104,000	0.853	
214071.002	41 GILMAN AVE	1	10	V3			0.77	COLONIA	2,562	5,072	1998	C	AV	0%	0%	0%	0%	4	2	1	1	8/30/2019	240,700	251,500	0.957		
233089	88 BAGLEY ST	1	10	V3			0.28	APARTME	2,675	6,637	1900	C	FA	0%	0%	10%	0%	5	10	5	0	1	3/4/2020	115,800	104,000	1.113	
235014	86 MAPLE ST	1	10	V3			0.09	OLD STYL	1,384	2,298	1900	C	AG	5%	0%	0%	0%	1	3	1	0	1	8/31/2020	93,400	108,400	0.862	
235014	86 MAPLE ST	1	10	V3			0.09	OLD STYL	1,384	2,298	1900	C	AG	5%	0%	0%	0%	1	3	1	0	1	10/4/2019	93,400	100,000	0.934	
237045	26 ALLEN CT	1	10	V3			0.17	MULTI-CO	2,247	3,598	1900	C	FR	10%	0%	0%	0%	2	6	2	0	1	1/24/2020	56,300	55,500	1.014	
237049	167 FEDERAL ST	1	10	V3			0.68	RANCH	768	1,664	1955	C	AV	5%	0%	0%	0%	1	3	1	0	1	6/19/2019	81,600	89,000	0.917	
241013	142 CONCORD AV	1	10	V3			0.27	CONVENT	1,896	3,418	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	MULTI-CO	2,160	4,690	1900	C	FA	0%	0%	0%	0%	3	8	3	0	1	4/28/2019	97,000	77,000	1.260	
244038	45 JAMES ST	1	10	V3			0.31	BUNGALO	1,066	1,936	1930	C	AV	0%	1%	0%	0%	1	3	1	0	1	10/30/2018	69,400	70,000	0.991	
245015	280 LAFAYETTE S	1	10	V3			0.52	CAPE	1,469	2,622	1970	C	FR	0%	0%	50%	0%	1	2	0	0	22	9/16/2020	45,400	28,000	1.621	
245023	376 LAFAYETTE S	1	10	V3			0.58	MULTI-CO	2,305	5,071	1900	C	FA	0%	0%	0%	0%	3	5	3	0	1	11/6/2019	93,600	75,000	1.248	
245024	390 LAFAYETTE S	1	10	V3			0.23	MULTI-CO	3,036	5,124	1888	C	FA	0%	0%	10%	0%	2	6	2	2	1	8/16/2018	95,600	85,000	1.125	
271027	10 DUKE ST	1	10	V3			0.32	OLD STYL	2,217	4,820	1880	C	AV	5%	0%	0%	0%	1	4	1	0	1	7/26/2019	117,900	120,000	0.983	
273003	39 CLAYTON ST	1	10	V3			0.46	OLD STYL	2,640	4,709	1920	C	FR	0%	0%	20%	0%	1	4	2	1	1	6/29/2018	60,800	57,500	1.057	
273007	44 LADD AVE	1	10	V3			0.68	CONVENT	1,143	2,064	1900	C	FA	0%	2%	0%	0%	1	4	1	0	1	10/25/2019	145,900	73,000	0.982	
273008	50 CLAYTON ST	1	10	V3			1.99	RANCH	1,364	3,534	1967	C	AV	0%	0%	0%	0%	1	3	1	0	1	11/16/2018	155,000	155,000	0.941	
273017	59 CLAYTON ST	1	10	V3			0.42	CAPE	1,591	2,976	1952	C	AV	0%	0%	0%	0%	1	3	1	0	1	11/16/2018	93,400	103,000	0.907	
280019	313 CALEDONIA S	1	10	V3			0.20	CAPE	1,469	2,672	1950	C	AG	0%	0%	0%	0%	1	3	1	0	1	3/25/2020	94,100	126,250	0.745	
502037	1815 BREEZY HILL	1	10	V3			0.48	OLD STYL	1,548	2,979	1858	C	AV	0%	0%	0%	0%	1	3	1	1	1	12/7/2018	87,300	92,785	0.941	

Summary for NBC: V3

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

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St Johnsbury, VT
Analysis Report
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* Indicates Sold as Vacant

ParcelID or Account#	Location	# of Creds	LUC	NBC	ZN	City	Land Code	Size	Year Built	Grade	Cond.	Econ	Func	Spec	Depreciation	Units	Brs	Baths	Full	1/2	Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
211035	122 EMERSON ST	1	10	V4			0.42	1,579	1874	C	AG	0%	0%	0%	0%	1	3	2	0	0	0	1	8/17/2020	119,600	160,000	0.748
211059	109 PLEASANT ST	1	10	V4			0.24	1,997	1992	C	GD	0%	0%	0%	0%	1	3	2	0	0	0	1	7/31/2019	145,700	159,000	0.916
211075	27 PLEASANT ST	1	10	V4			0.05	972	1890	C	FA	0%	0%	0%	0%	1	2	1	0	0	0	1	2/10/2020	59,400	61,900	0.960
214040	75 SCHOOL ST	1	10	V4			0.24	3,119	1900	C	FA	0%	0%	0%	0%	1	5	2	0	0	0	1	7/24/2020	78,100	77,000	1.014
214044	28 SCHOOL ST	1	10	V4			0.12	1,152	1965	C	AV	0%	0%	0%	0%	1	3	1	0	0	0	1	9/30/2020	110,200	147,000	0.750
214050	156 PLEASANT ST	1	10	V4			0.20	1,394	1880	C	AG	0%	0%	0%	0%	1	2	1	0	0	0	1	10/24/2019	103,900	105,000	0.990
214055	58 PLEASANT ST	1	10	V4			0.38	1,857	1880	C	AV	0%	1%	0%	0%	1	4	1	1	1	1	1	6/28/2018	109,100	118,000	0.925
220043	77 MT VERNON ST	1	10	V4			0.19	1,469	1900	C	AG	0%	0%	0%	0%	1	2	1	0	0	0	1	6/26/2019	108,700	113,000	0.962
220045	58 MT VERNON ST	1	10	V4			0.14	2,168	1900	C	FA	5%	1%	5%	0%	4	4	4	0	0	0	1	9/21/2019	88,600	85,000	1.042
220053	184 MT VERNON S	1	10	V4			1.02	1,194	1948	C	FA	5%	5%	0%	0%	1	3	1	0	0	0	1	4/9/2020	86,800	98,000	0.886
236005	129 CENTRAL ST	1	10	V4			0.18	2,368	1900	C+	AV	0%	0%	0%	0%	2	5	2	1	1	1	1	8/26/2020	145,400	224,500	0.648
242029	120 ELM ST	1	10	V4			0.27	4,812	1900	C	FA	0%	5%	5%	0%	3	7	3	0	0	0	1	6/9/2020	96,300	95,000	1.014
242036	41 DROUIN ST	1	10	V4			0.16	1,713	1900	C	FA	0%	0%	0%	0%	2	2	2	0	0	0	1	1/25/2019	74,300	50,000	1.486
242037	114 HARRISON AV	1	10	V4			0.14	1,473	1940	C	AV	0%	0%	0%	0%	1	2	1	0	0	0	1	10/3/2019	70,200	75,500	0.930
242045	427 CONCORD AV	1	10	V4			0.52	1,053	1955	C	AV	0%	0%	0%	0%	1	2	1	0	0	0	1	12/28/2018	105,000	114,950	0.913
242071	121 HARRISON AV	1	10	V4			0.23	960	1962	C	AG	0%	0%	0%	0%	1	3	1	0	0	0	1	10/10/2018	127,700	140,000	0.912
244040	42 LAFAYETTE ST	1	10	V4			0.62	1,440	1920	C	AV	0%	0%	0%	0%	1	3	1	1	1	1	1	4/26/2019	100,600	107,000	0.940
280012	165 COSTA AVE	1	10	V4			0.28	1,100	1958	C-	AG	0%	0%	0%	0%	1	3	1	0	0	0	1	1/25/2019	100,800	104,900	0.961
280013	167 COSTA AVE	1	10	V4			0.49	2,757	1930	C+	AV	10%	1%	0%	0%	1	4	1	1	1	1	1	2/12/2019	155,400	147,000	1.057
504035	42 KUMPF CIR	1	10	V4			0.83	2,000	1948	C	AG	0%	0%	0%	0%	1	4	1	1	1	1	1	7/16/2018	168,200	180,000	0.934

Summary for NBC: V4

Max Ratio:	1.486	Mean:	0.949	Count:	20	COV:	17.071	35	% between 95 and 105
Min Ratio:	0.648	Weighted Mean:	0.912	COD:	9.945	75	% between 90 and 110		
Median:	0.937	Standard Dev:	0.162	PRD:	1.041	80	% between 80 and 120		

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Date Range

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ParcelID or Account#	Location	# of Cncls	LUC	NBC	ZN	City Code	Land Size	Building		Year Built	Grade	Condt.	Econ	Func	Depreciation		Ovr	Units	Brs	Full Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area						Gross Area	Spec										
201013	168 GREEN ST	1	10	V5			0.12	MULTI-CO	1,866	3,219	1900	C	PR	0%	0%	0%	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 BRAGO 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
2111003	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			0.13	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			0.14	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
214080	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
214082	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
214086	27 ORIENT ST	1	10	V5			0.59	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
214089	53 ORIENT ST	1	10	V5			0.15	CONVENT	1,431	2,110	1900	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	8/15/2019	150,900	160,000	0.943
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	9/22/2020	162,500	187,000	0.869
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	9/28/2018	124,000	120,000	1.033
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	11/16/2018	144,900	132,500	1.094
232003	400 CLIFF ST	1	10	V5			0.14	MULTI-CO	4,570	8,236	1901	C	FA	0%	10%	0%	0%	3	9	4	0	1	9/4/2018	176,500	179,000	0.986
232011	407 SPRING ST	1	10	V5			0.25	OLD STYL	2,995	6,519	1858	C	AV	0%	0%	0%	0%	2	5	2	0	1	8/26/2020	101,800	93,000	1.095
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	8/15/2018	185,000	185,000	0.949
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	8/20/2019	165,400	180,000	0.919
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	5/22/2019	253,500	260,000	0.975
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	9/30/2020	255,400	185,000	1.381
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	5/8/2019	120,500	125,000	0.964
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	6/22/2018	111,400	131,000	0.850
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	9/28/2020	128,900	137,000	0.941
233056	85 CLARKS AVE	1	10	V5			0.28	MULTI-CO	2,080	4,448	1860	C	FA	0%	0%	0%	0%	2	6	2	0	1	7/18/2019	151,700	120,000	1.264
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	5/31/2019	117,100	126,100	0.929
234021	431 SUMMER ST	1	10	V5			0.31	OLD STYL	2,250	5,150	1880	C	FA	0%	0%	0%	0%	1	4	2	0	1	5/3/2018	104,300	103,000	1.013
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	11/21/2018	159,800	159,000	1.005
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	6/4/2018	149,400	147,000	1.016
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	7/1/2020	101,300	135,500	0.748
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

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

ParcelID or Account#	Location	# of Ctds	LUC	NBC	ZN	City Code	Land Size	Building		Year Built	Grade	Cond.	Econ	Depreciation		Ovr Units	Full Brs	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio	
								Type	Fin Area					Gross Area	Func								Spec
234047	102 CLIFF ST	1	10	V5			0.19	RANCH	1,204	2,604	1950	C	AG	0%	0%	0%	2	1	0	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%	5	2	0	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%	3	2	0	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%	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%	2%	0%	3	3	0	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%	4	3	0	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%	3	2	0	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%	3	1	0	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

12/01/2021
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Date Range

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

ParcelID or Account#	Location	# of Cnds	LLUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Full Baths	1/2 Baths	NAL	Date	Sales	Current Value	Sale Price	Ratio
232091	47 CARY PLACE	1	10	V6		0.13	COLONIA	2,030	4,586	1898	C+	AG	0%	0%	1%	0%	0%	1	5	2	2	0	1	4/9/2018	181,000	190,000	0.953	
232092	1463 MAIN ST	1	10	V6		0.19	COLONIA	3,599	8,240	1907	C+	-AV	0%	0%	0%	0%	0%	1	5	3	3	1	1	8/10/2020	250,400	425,000	0.589	
233049	1520 MAIN ST	1	10	V6		1.07	MULTICO	4,116	5,847	1820	B-	:AG	0%	0%	0%	0%	0%	2	6	3	3	2	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**

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Date Range

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

St Johnsbury, VT
Analysis Report
Grouped by NBC

ParcelID or Account#	Location	# of Cds	LUC	NBC	ZN	City Code	Land Size	Building		Year Built	Grade	Cond.	Econ		Depreciation		Ovr	Units	Brs	Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
								Type	Fin Area				Gross Area	Func	Spec	Func										
201014	167 BOYNTON AV	1	10	V7			0.64	COLONIA	2,944	6,463	1909	B	GD	0%	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%	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%	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%	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 % between 95 and 105
 Min Ratio: 0.970 Weighted Mean: 0.989 COD: 1.568 % between 90 and 110
 Median: 0.981 Standard Dev: 0.023 PRD: 0.999 % between 80 and 120

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St Johnsbury, VT Analysis Report Grouped by NBC

Date Range

From: To:

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* Indicates Sold as Vacant

ParcellID or Account#	Location	# of Cds	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	Full	1/2	Baths	NAL	Date	Sales	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	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		

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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 Crds	LUC	NBC	ZN	City Code	Land Size	Type	Fin Area	Gross Area	Year Built	Grade	Cond.	Econ	Func	Spec	Ovr	Units	Brs	Baths	1/2 Baths	NAL	Sales Date	Current Value	Sale Price	Ratio
120052	1064 US RTE 2 E	1	10	X3		0.62	COMM/FRE	2,503	4,824	1907	C-	FA	0%	0%	0%	10%	0%	1	2	1	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%	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	0	0	0	1	1/18/2019	13,400	77,500	0,173
502023	1688 MEMORIAL D	1	10	X3		0.19	MULTI-CO	1,300	2,600	1900	C	AV	0%	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	1,886	2,771	1940	C	AV	0%	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%	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%	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	% between 95 and 105	0
Min Ratio:	0.173	Weighted Mean:	0.991	COD:	45.304			% between 90 and 110	14
Median:	1.184	Standard Dev:	0.749	PRD:	1.301			% between 80 and 120	43

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Date Range

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

St Johnsbury, VT
Analysis Report
Grouped by NBC

ParcelID or Account#	Location	# of Crds	LUC	NBC	ZN	City	Land Size	Building		Year Built	Grade	Cond.	Depreciation		Ovr Units	Full Brs	1/2 Baths	Sales Date	Current Value	Sale Price	Ratio			
								Type	Fin Area				Gross Area	Econ								Func	Spec	
022037	3680 MEMORIAL	1	10	X4			1.03	RANCH	836	1,672	1970	C	AV	5%	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%	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%	4	2	1	1	2/21/2020	236,900	249,000	0.951
233001	46 HASTINGS HILL	1	10	X4			0.35	RANCH	1,440	3,012	1954	C	AV	10%	2%	0%	3	1	1	1	5/14/2018	109,200	106,000	1.030

Summary for NBC: X4

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



Patriot Properties

St Johnsbury, VT

Certification Detail

12/01/2021
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Filter Used: DataProperty.NBC = 'R5' AND (DataProperty.LUC = '10') AND (DataBuilding.YearBit >= 1970) AND (DataBuilding.YearBit < 1991) AND (DataBuilding.ExtType = '19'

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St Johnsburry, VT
Certification Detail

* 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	Ratic
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
050028	1267 CREPEAULT HILL RD	10	4.96	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
061012	1660 STARK DISTRICT RD	10	0.75	R5	29,100	49,000	78,100	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	157,000	09/27/2019	1			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					19	1	1,848	1	1989	D+	FA	24%	10%	5%	1.00
071031	1263 MT PISGAH RD	10	1.00	R5	33,300	75,800	109,100	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	06/31/2015	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	1568 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	91,600					19	1	1,080	1	1987	D+	FR	30%			1.00
080004	75 HOLLOW VIEW 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	496 WEST HILL RD	10	3.70	R5	40,900	35,600	76,500	76,500	0	03/60/2015	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	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	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	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	26%			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	143,300	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	177,100					19	1	1,473	1	1971	C	AG	26%			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

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St Johnsburry, VT Certification Detail

* Land Sale

Parcel ID	Location	LUC	Acres	NBC	Land Value	Impr. Value	Current Value	Prev. Value	Sale Price	Sale Date	N	A	St. Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	Cn	Ph	F	E	S/O	Ratio
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	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	03/25/2019	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	0	05/17/2012	19	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			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	08/24/2020	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	AV	24%				1.00
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%				1.00
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%				1.00
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%			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	113,300	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%				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

St Johnsbury, VT Certification Detail

* 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	Blt	Gr	Cn	Ph	F	E	S/O	Ratio
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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 Assessor/Consultant
Barnard, VT	Assessor's Office - NEMC	802-234-9574	900	AssessPro	2019	Assessor
Barre City, VT	Assessor's Office		3,660	AssessPro	2025	
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 Teator	802-754-2266	2,500	AssessPro	2004, 2006, 2015	Assessor
Concord, VT	Assessor's Office - NEMC	802-695-2220	1,030	AssessPro	2005, 2012, 2019	Assessor
Covertny, 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	802-895-2104	4,000	AssessPro	2019, 2022	
St Johnsbury, VT	Assessor's Office - NEMC	802-748-4272	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@nemcvt.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. Krajeski

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)

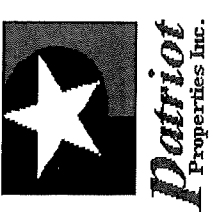
Appraisal Supervisor in Vermont

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



PROPERTY LOCATION
No: 272
Alt No: ANDOVER ROAD, LUDLOW
Direction/Street/City

OWNERSHIP
Owner 1: BIGELOW DENNIS
Owner 2:
Owner 3:
Street 1: 58 STARR LANE
Street 2:

PREVIOUS ASSESSMENT
Parcel ID: 090165-000
Tax Yr: 2022
Use: 11 GL
Cat: 531,800
Blg Value: 72,800
Yrd Items: 11.05
Land Size: 11.05
Land Value: 783,700
Total Value: 783,700

PREVIOUS OWNER
Owner 1: COHEN - LAURA TRUSTEE
Owner 2:
Street 1: 48 EVERETT ROAD
Street 2:
Twn/City: DEMAREST
SP/Prov: NJ
Postal: 07627

NARRATIVE DESCRIPTION
This parcel contains 11.05 ACRES of land mainly classified as RESD 2 with a COLONIAL Building built about 2002, having primarily CLAPBOARD Exterior and 4095 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code: Description/No Amount Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
	Exmpt			
D	Topo	100		
s	Street			
t	Gas			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ Price/Units
11	RESD 2		1	SITE ACRES SITE
11	RESD 2		1	EXCESS SJ SITE
21	RES 2 EXCE		9.05	ACRES EXCESS

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Tax District	V	Tst	Verif	Notes
COHEN, LAURA TRU	391-513		1/29/2016	FAMILY	No	No	No	582,000
COHEN, ADAM	382-544		1/29/2015	FAMILY	No	No	No	740,000
NEFF, GARETT	348-18		2/3/2011		No	No	No	798,700

PROPERTY FACTORS

Date	Number	Description	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment
4/7/2016	16-043	GARAGE		C				
1/2/2008	08-052	NEW DWLNG		C				ON LOT 090167.300
6/17/2004	04-177	NEW DWLNG		C	4/7/2005			NEW DWELLING

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
11	2.000	531,800	72,800	163,500	768,100
21	9.050			15,600	15,600
Total Card	11.050	531,800	72,800	179,100	783,700
Total Parcel	11.050	531,800	72,800	179,100	783,700

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z	water			
o	Sewer			
n	Electri			
	Exmpt			
D	Topo	100		
s	Street			
t	Gas			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth/ Price/Units
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NEFF, GARETT	348-18		2/3/2011		No	No	No	798,700

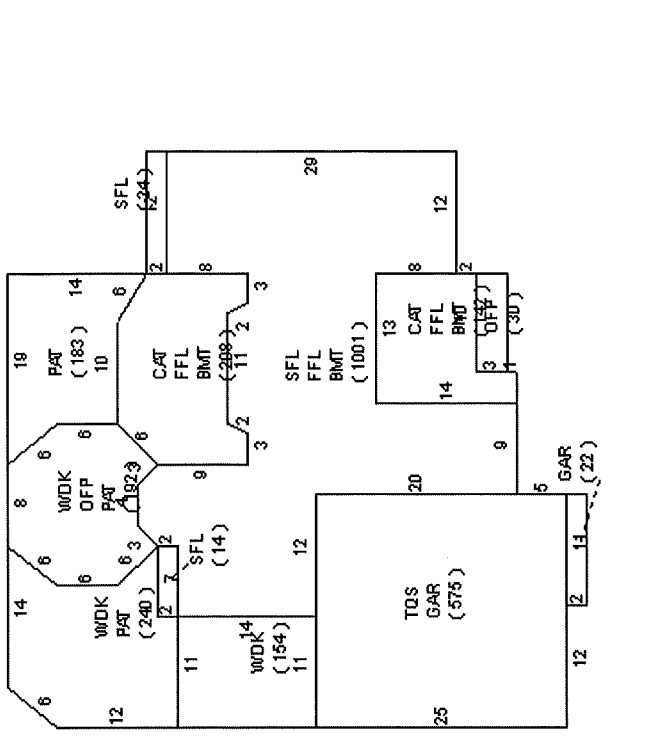
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11	RESD 2		1	EXCESS SJ SITE
21	RES 2 EXCE		9.05	ACRES EXCESS

SKETCH



COMMENTS

QUAL BUILD/DESIGN; GOOD FINIS; KEPT WELL; HEAT PUMPS; POND IN FRNT; BIG VIEWS FROM LOT.

BATH FEATURES

Table with 2 columns: Feature Name (e.g., Full Bath, 3/4 Bath) and Rating (e.g., AVG GOOD, VERY GOOD).

RESIDENTIAL GRID

Table with 2 columns: Grid Line (1st Res Grid) and Units (# Units).

OTHER FEATURES

Table listing other features like Kitchens (1), Fireplaces (2), etc.

CONDO INFORMATION

Table with 2 columns: Location, Total Units, etc.

REMODELING

Table for remodeling details: Exterior, Interior, Additions, etc.

DEPRECIATION

Table for depreciation: Phys Cond, Functional, Economic, etc.

COMPARABLE SALES

Table showing comparable sales with columns: Rate, Parcel ID, Typ, Date, Sale Price.

MOBILE HOME

Table with 2 columns: Make, Model, Year, Color.

SPEC FEATURES/YARD ITEMS

Table listing specifications and yard items with columns: Code, Description, Qty, Size/Dim, etc.

EXTERIOR INFORMATION

Table listing exterior features: Type, Sty Ht, (Liv) Units, Foundation, etc.

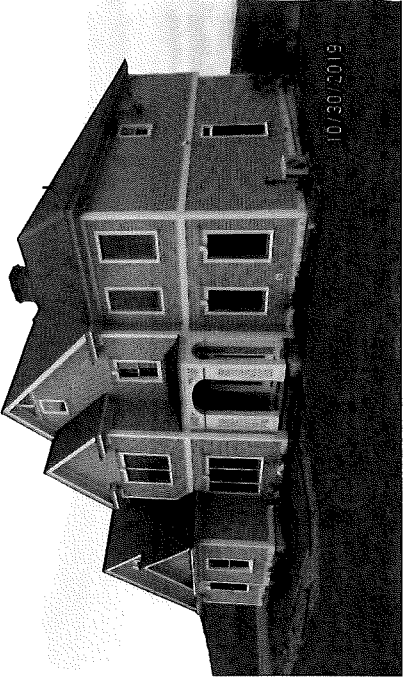
INTERIOR INFORMATION

Table listing interior features: Avg Ht/Ft, Prim Int Wall, Sec Int Wall, etc.

SUB AREA DETAIL table with columns: Code, Description, Area, SQ, Rate, AV, Undepr Value, % Sub, % Area, % USBl, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc



10/30/2013

Summary table with columns: More, N, Total Yard Items, Total Special Features, Total, 72,800, 72,800, 72,800.