

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
030087

Parent Parcel Number

Property Address
MAIN STREET 023

Neighborhood
1 WARDSBORO

Property Class
120 Residential & Commercial

TAXING DISTRICT INFORMATION

Jurisdiction 218 WARDSBORO

Area 687

OWNERSHIP

LOCAL LIBERTY INC
PO BOX 357
WARDSBORO, VT 05355

COMMERCIAL STORE, APT., CARPORT, SHED, LAND

Tax ID 687-218-10186

Printed 05/13/2024 Card No. 1 of 3

TRANSFER OF OWNERSHIP

Date		
12/27/2018	GILFEATHER ENTERPRISES LLC	\$488308
	Bk/Pg: 103, 235-38	
02/21/2015	CHAMBERLAIN ARTHUR & JAN	\$500000
	Bk/Pg: 96, 143-14	
05/16/1996	ARMS WM L & ROBERT G/COLE ELAINE A	\$55000
	Bk/Pg: 51, 292-4	
11/14/1991	HOLDEN KENNETH & LORI A	\$0
	Bk/Pg: 46, 112-3	
11/14/1991	THORPE RICHARD & JOAN	\$197500
	Bk/Pg: 46, 116-7	

RESIDENTIAL

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Improving

Zoning:

Legal Acres:
0.3880

VALUATION RECORD					Act 68 Value Allocations
Assessment Year	04/01/2019	04/01/2021	04/01/2023	04/01/2024	
Reason for Change	2019 Reval	2021	2023	2024	Non Homestead
VALUATION	I	35200	47250	60000	60000
Market	B	407590	407590	475630	673760
	T	442790	454840	535630	733760
VALUATION	I	0	0	0	
Assessed	B	407590	407590	475630	673760
	T	407590	407590	475630	673760

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
	Soil ID	Acreage		-or-					
	-or-	-or-	Depth Factor						
	Actual	Effective	-or-						
	Frontage	Frontage	Effective Depth	Square Feet					
1 Primary Commercial	AV	0.3880		0.00	60000.00	60000.00	60000		SV 60000

COMB: COMBINED for Tax Billing
combined with #030086 (0.088 A.)
G: WARDSBORO VILLAGE
STORE, APT., 2 STORY STORAGE BLDG., GAME
STATION, COVERED FUEL PUMPS, LAND
WASTEWATER PERMIT #PB-2-0635
SURVEY FILED 12/27/2018 SHOWS ACREAGE AS FOLLOWS:
#030086 - 0.088 A AND #030087 - 0.300 A\
FOR A TOTAL OF 0.388 ACRES
L: LAND
(0.30 A) AND INCL. #030086 (0.088 A)
LEGALLY MERGED AS NON-CONFORMING LOTS AND NOW IN THE SAME
OWNERSHIP

Supplemental Cards	
TRUE TAX VALUE	60000
Supplemental Cards	
TOTAL LAND VALUE	60000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Metal
Insulation

WALLS

	B	1	2	U
Frame	Yes	Yes	Yes	
Brick				
Metal				
Guard				

FRAMING

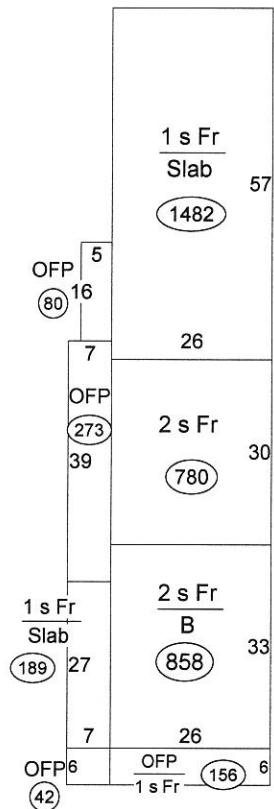
	B	1	2	U
Wd Jst	858	3465	1638	0

HEATING AND AIR CONDITIONING

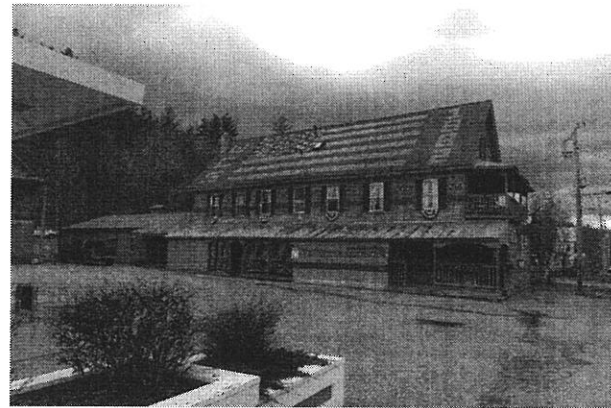
	B	1	2	U
Heat	858	3465	1638	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths	1	3		
Half Baths			1	2
Extra Fixtures				
TOTAL	3		2	



01



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 2020		C 01	GENRET PAVING	0.00		Avg	1882	2021	AV	0.00	N	0.00	3465	0	0	0	0	100	618480
				0.00	85	Avg	2002	2002	AV	2.30	N	2.30	100x100	23000	30	0	100	100	16100

Data Collector/Date

01/01/1900

Appraiser/Date

01/01/1900

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

634580

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

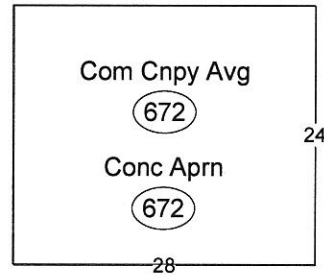
LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage	Effective	-or-					
	-or-	-or-		Depth Factor					
	Actual	Effective	Effective	-or-	Rate	Rate	Value	Factor	
	Frontage	Frontage	Depth	Square Feet					

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Item Description	Units	Cost	Total	Pct



(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Adj	% Comp	Value		
		01	COMCNPYA	0.00		Avg	1994	1994	AV	56.50	N	56.50	672	37970	35	0	100	100	24680
		02	CONCAPRN	0.00		Avg	1994	1994	AV	0.00	N	0.00	0	0	0	SV	100	100	5000

Data Collector/Date

01/01/1900

Appraiser/Date

01/01/1900

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

29680

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage	Effective	-or- Depth Factor					
	-or- Actual Frontage	-or- Effective Frontage		-or- Square Feet					

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Metal

WALLS

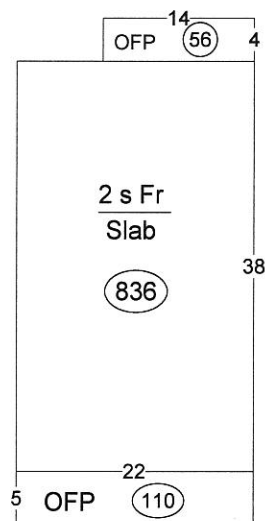
	B	1	2	U
Frame		Yes	Yes	
Brick				
Metal				
Guard				

FRAMING

	B	1	2	U
Wd Jst	0	836	836	0

HEATING AND AIR CONDITIONING

	B	1	2	U



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 07/2020				
Base Cost	1672	15.16	25348	
Exterior Walls	1672	5.28	8828	
Basic Structure Cost	1672	20.44	34176	
Physical	0	0.00	27340	80.00
Depreciated Cost	1672	4.09	6836	
Rounded Total	0	0.00	6840	
Total Exterior Features				
Depreciated Ext Features				
Total Before Adjustments			6840	
Neighborhood Adjustment				
TOTAL VALUE			6840	

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol Depr	Market Depr	% Adj	Comp	Value
C UTLSTOR				0.00		Avg	1900	1975	AV	0.00	N	0.00	836	0	0	0	0	100	6840
01 OFF				0.00		Low-	1950	1950	AV	0.00	N	0.00	0	3480	55	0	100	100	1570
02 OFF				0.00		Low	1950	1950	AV	0.00	N	0.00	0	2430	55	0	100	100	1090

Data Collector/Date

01/01/1900

Appraiser/Date

01/01/1900

Neighborhood

Neigh 1 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

9500