

COMPARABLE PROPERTIES

I've included the original Mangan cost sheet with the Quality Code of 4.5, creating a listed value of \$673,600, and the corrected cost sheet with the Quality code of 3.5 set at reappraisal with a listed value of \$545,800.

I believe the most similar property is the one at 1313 VT Route 215 South. It is similar in age, similar quality, somewhat less square footage, a little more acreage. It sold for \$590,000, which equals \$523,802 when the CLA is applied.

Jeanne Johnson

Cabot Board of Listers

Comparable Sheet

Parcel	Designation	#	Street	Grand List	Sale	Sale Price	Sq Ft	Year Built	Quality	Con- dition	Acreege
09-016.000	Subject July	1407	Whitter Hill Road	\$673,600	4/22/2022	\$260,000	3066	1836	4.50	8	9.8
09-016.000	Subject Aug	1407	Whitter Hill Road	\$545,800	"	"	"	"	3.50	"	9.8
01-031.004	COMP 1	330	Bayley Hazen Road	\$382,500	8/15/2024	\$615,000	1177	2000	4.00	8	10.23
07-029.000		3821	Cabot Road	\$370,400	8/1/2026	\$570,000	2360	1850	3.50	6	14.13
09-031.000	COMP 6	267	Thistle Hill Road	\$562,100	7/31/2025	\$750,000	2359	2000	3.50	7	61
10-015.000	COMP 8	1313	VT Route 215S	\$423,600	8/24/2023	\$590,000	2981	1830	3.50	6	11.5

[illegible]

2024 Itemized Property Value

From Table: MAIN Section 1

Town of Cabot

Record # 512

Property ID: 09-016000 Span #: 117-036-10365 Last Inspected: 02/02/0020 Cost Update: 07/01/2026

Owner(s): MANGAN JOSEPH
MANGAN KAIRA

Sale Price: 0

Book: 95

Validity: No Data

Sale Date: 12/20/2024

Page: 90

Address: 1086 THISTLE HILL ROAD

Bldg Type: Single

Quality: 4.50 GOOD/VG

City/St/Zip: MARSHFIELD VT 05658

Style: 1.5 Fin

Frame: Studded

Location: 1407 WHITTIER HILL ROAD

Area: 3066

Yr Built: 1836 Eff Age: 190

Description: AC & DWL

Rms: 9

Bedrm: 6

Kitchens: 2

Tax Map #: 09-016.000

1/2 Bath: 1

Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		126.31	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		2.72	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		9.50	
Heat/cooling #1:	HW BB/ST	50.00		1.43	
Heat/cooling #2:	HW Rad	50.00		1.78	
Energy Adjustment	Average				
ADJUSTED BASE COST				3,066.00	434,510
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			7.00	3,206.25	22,444
Roughins (beyond allowance of 1)			3.00	963.00	2,889
Dormers	Gable roof		8.00	364.50	2,916
Features #1:	commercial kitchen		1.00	10,000.00	10,000
Features #2:	kitchenette		1.00	5,100.00	5,100
Porch #1:	OpenStp/NoWall/Roof/Ce		250.00	51.90	12,976
Porch #2:	WoodDck/NoWall/Roof/N		624.00	43.62	27,221
Basement	Conc 8"		1,488.75	34.73	51,704
Finished Basement	Partition		1,250.00	57.00	71,250
Basement Outside Entrance				3,575.00	3,575
Garage/Shed #1:	A/1.5S/WdSidng/No		546.00	66.18	36,133
Subtotal					680,717
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					680,717
Condition	Avg/Good	Percent			
Physical depreciation		15.00			-102,108
Functional depreciation		4.00			-27,229
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					551,400
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	2.00	1.00	1.20		60,000
Total	7.80	1.00	1.10		32,200
	9.80				92,200
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	y / y	Typical	Average		10,000
Ponds	y / y	Typical	Average		15,000
Total	y / y	Typical	Average		5,000
					30,000
TOTAL PROPERTY VALUE					673,600
NOTES					
HOUSESITE VALUE :					641,400
HOMESTEAD VALUE :					673,600

2024 Itemized Property Value

From Table: MAIN Section 1

Town of Cabot

Record # 512

Property ID: 09-016000 Span #: 117-036-10365 Last Inspected: 02/02/0020 Cost Update: 08/19/2026

Owner(s): MANGAN JOSEPH
MANGAN KAIRA

Sale Price: 0 Book: 95 Validity: No Data

Sale Date: 12/20/2024 Page: 90

Address: 1086 THISTLE HILL ROAD

Bldg Type: Single Quality: 3.50 AVG/GOOD

City/St/Zip: MARSHFIELD VT 05658

Style: 1.5 Fin Frame: Studded

Location: 1407 WHITTIER HILL ROAD

Area: 3066 Yr Built: 1836 Eff Age: 190

Description: AC & DWL

Rms: 9 # Bedrm: 4 # Ktchns: 2

Tax Map #: 09-016.000

1/2 Bath: 1 # Baths: 3

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		102.01	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		1.25	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		5.08	
Heat/cooling #1:	HW BB/ST	50.00		1.44	
Heat/cooling #2:	HW Rad	50.00		1.47	
Energy Adjustment	Average				
ADJUSTED BASE COST			3,066.00	111.23	341,040
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			7.00	2,283.75	15,986
Roughins (beyond allowance of 1)			5.00	805.50	4,028
Dormers	Gable roof		8.00	297.00	2,376
Features #1:	commercial kitchen		1.00	10,000.00	10,000
Features #2:	kitchenette		1.00	5,100.00	5,100
Porch #1:	OpenStp/NoWall/Roof/Ce		250.00	43.00	10,751
Porch #2:	WoodDck/NoWall/Roof/N		624.00	35.97	22,447
Basement	Conc 8"		1,488.75	30.25	45,035
Finished Basement	Partition		901.00	38.75	34,914
Basement Outside Entrance				2,842.50	2,843
Garage/Shed #1:	A/1.5S/WdSidng/No		546.00	52.02	28,405
Subtotal					522,923
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					522,923
Condition	Very Good	Percent			
Physical depreciation		15.00			-78,438
Functional depreciation		4.00			-20,917
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					423,600
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.20		60,000
AC Other	7.80	1.00	1.10		32,200
Total	9.80				92,200
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		10,000
Sewer	y / y	Typical	Average		15,000
Ponds	y / y	Typical	Average		5,000
Total					30,000
TOTAL PROPERTY VALUE					545,800
NOTES					
HOUSESITE VALUE :					513,600
HOMESTEAD VALUE :					545,800

2024 Itemized Property Value

Town of Cabot

Record # 561

From Table: MAIN Section 1

Property ID: 10-015000 Span #: 117-036-10045 Last Inspected: 05/21/2020 Cost Update: 05/02/2024

Owner(s): PRATT JACQUELYN T
PRATT MELISSA M
Address: 1313 VT ROUTE 215 SOUTH
City/St/Zip: MARSHFIELD VT 05658
Location: 1313 VT ROUTE 215 SOUTH
Description: AC & DWL
Tax Map #: 10-015.000

Sale Price: 0 Book: 83 Validity: No Data
Sale Date: 04/06/2016 Page: 434-435
Bldg Type: Single Quality: 3.50 AVG/GOOD
Style: 1.5 Fin Frame: Studded
Area: 2981 Yr Built: 1830 Eff Age: 196
Rms: 7 # Bedrm: 4 # Ktchns: 1
1/2 Bath: 1 # Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	BrkVenr / Ht=8	61.00		67.08	
Exterior Wall #2:	Plywood / Ht=8	39.00		39.59	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		5.08	
Heat/cooling #1:	HW BB/ST	75.00		2.15	
Heat/cooling #2:	None	25.00			
Energy Adjustment	Average				
ADJUSTED BASE COST				2,981.00	339,546
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			4.00	2,283.75	9,135
Roughins (beyond allowance of 1)				805.50	
Features #1:	Att. Lean-to		384.00	2.50	960
Features #2:	AGR Shop FNA		925.00	5.00	4,625
Porch #1:	WoodDck/Solid/Roof/Ceil		112.00	86.28	9,664
Porch #2:	WoodDck/NoWall/NoRoo		438.00	18.18	7,963
Porch #3:	OpenSlb/NoWall/NoRoof/		295.00	8.84	2,607
Basement	Conc 8"		2,005.00	28.74	57,624
Finished Basement	Dirt Floor		1,189.00	-3.69	-4,387
Garage/Shed #1:	A/1.5S/WdSidng/No		925.00	45.08	41,699
Subtotal					469,435
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					469,435
Condition	Avg/Good	Percent			
Physical depreciation		20.00			-93,887
Functional depreciation		11.00			-51,638
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					323,900
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
AC Other	2.00	1.00	1.00		50,000
Total	9.50	1.00	0.70		23,900
	11.50				73,900
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	y / y	Typical	Average		10,000
Total	y / y	Typical	Average		15,000
					25,000
OUTBUILDINGS					
Toolshed	Hsite/Hstd	% Good	Size	Rate.	Extras
Total	y / y	25	234	3.38	800
					800
TOTAL PROPERTY VALUE					423,600

2024 Itemized Property Value

From Table: MAIN Section 1

Town of Cabot

Record # 528

Property ID: 09-031000		Span #: 117-036-10843	Last Inspected: 02/21/2020	Cost Update: 05/02/2024	
Owner(s): SIMMONS JONATHAN M WELLS REBECCA		Sale Price: 750,000	Book: 95	Validity: Yes	
Address: 267 THISTLE HILL ROAD		Sale Date: 07/31/2025	Page: 756		
City/St/Zip: CABOT VT 05647		Bldg Type: Single	Quality: 3.50	AVG/GOOD	
Location: 267 THISTLE HILL ROAD		Style: 1.5 Fin	Frame: Studded		
Description: AC & DWL		Area: 2359	Yr Built: 2000	Eff Age: 26	
Tax Map #: 09-031.000		# Rms: 5	# Bedrm: 3	# Ktchns: 1	
		# 1/2 Bath: 0	# Baths: 2		

Item	Description	Percent	Quantity	Unit Cost	Total
3/12/24 homestead declared. jml					
02/24/23 HS declared. jml					
5/22 PTTR from Wright. jml					
2020 Reappraisal TB: EXTERIOR review and conversation with owner. LAND: SITE: Above average for good protection and views west. BULK: .9 for topo/soil minus 1 pt for odd shape. DWL: Assumed slightly above average for construction, size and old notes. Removed side-hill BSMT for lack of fenestration. Average physical depreciation for age. 4% functional for size. OB: OB#1- Add \$2.5/sf for loft in OB camp shed.					
61 Acres & Log Dwl. Very good views from site and privacy within balance of property. Land is rolling and mostly open. Buildings very well maintained. 64 Sf DSA (NV).					

2024 Itemized Property Value

From Table: MAIN Section 1

Town of Cabot

Record # 428

Property ID: 07-029000	Span #: 117-036-10615	Last Inspected: 10/04/2023	Cost Update: 12/10/2025
Owner(s): JAMIESON LARRY D & JANICE K	Sale Price: 70,000	Book:	Validity: No Data
	Sale Date: 12/10/2025	Page:	
Address: PO BOX 357	Bldg Type: Single	Quality: 3.50	AVG/GOOD
City/St/Zip: CABOT VT 05647	Style: 1.5 Fin	Frame: Studded	
Location: 3821 CABOT ROAD	Area: 2360	Yr Built: 1850	Eff Age: 35
Description: AC & DWL	# Rms: 7	# Bedrm: 3	# Kitchens: 1
Tax Map #: 07-029.000	# 1/2 Bath: 0	# Baths: 2	

Item	Description	Percent	Quantity	Unit Cost	Total
11/25	Pttr removing Jerome Lipani from property. Corrected acreage from 12.12 to 14.13.jml				
2024	- Data Quality Study. Adjusted energy package, heat-type by area, removed heat pump feature and update physical depr.				

01/21 PTTR from Paull. jml

11/20 PTTR removing Cynthia Paul from ownership. jml

2020 - Land size reflects subdivision and sale of balance. Large detached shed removed and pond constructed since the last reappraisal. Small sheds (NV - spring & outhouse). Dwelling maintained. Functional depr. for relative dwelling size (4%) and porch over-improvement (3%).

Sold 2 subdivisions to Matthew (one has small house) 07-029.100. Acreage does not line up with Plat 280/jml

5/2019 Pttr to Matthews (07-029.100) of small house (section 2) and 17.21 acres. jml

4/19 permit #2243 for 4 lot subdivision - plat 280. jml

2019: 22.19 % rental use of property declared. jml

4/2019: Business use of outbuilding declared. Only the cottage across street, no DGS. jml

12/2018 Noted that roofing was coded channel metal but roofing is actually standing seam. jml

3/21/2017 100% rental use of property and business use of outbuilding (section 2 cottage) declared on HS-122. jj

7/20/2016: Office visit w/ HO to review cost card. Added second site for existing guest cottage.

Moved garage from non- residential to homestead. Added heat, 70% space heater, to cottage (2nd floor no heat). Should inspect Guest Cottage before 4/1/2017. JG RH

3/3/2016: Spoke with homeowner to determine which outbuilding was declared business use with HS122.

Homeowner said guest cottage across road (Section 2) was business use; 1050 sf shed (previous OB 2) has been torn down. jj

31.33 Acres & Dwl. Owner indicated land has been surveyed with 16 Acres on the south and 13.91 Acres on the north sides of the Cabot Road. Land is mostly wooded. Three small detached sheds (48 Sf, 56 Sf & 80 Sf) - No Value. Larger equipment shed metal sides, dirt floor. Det. one story garage also has dirt floor - addressed in quality grades of the outbuildings.

Dwl is average to good quality, older structure in two sections. One story on crawl and a 1.5 story on full basement. Dwl has been updated over time to current standards and maintained.

Functional depreciation:

6% for porch overimprovement (>5% RCN).

Surveyed acreage is 40.42 acres before sale of 9.09 acres

2024 Itemized Property Value

From Table: MAIN Section 1

Town of Cabot

Record # 39

Property ID: 01-031004	Span #: 117-036-10623	Last Inspected: 08/14/2019	Cost Update: 05/02/2024
Owner(s): HOWE ANDREW HOWE MARTINA	Sale Price: 615,000	Book: 94	Validity: Yes
Address: 330 BAYLEY HAZEN ROAD	Sale Date: 08/15/2024	Page: 554	
City/St/Zip: CABOT VT 05647	Bldg Type: Single	Quality: 4.00	GOOD
Location: 330 BAYLEY HAZEN ROAD	Style: 1.5 Fin	Frame: Studded	
Description: AC & DWL	Area: 1177	Yr Built: 2000	Eff Age: 26
Tax Map #: 01-031.004	# Rms: 5	# Bedrm: 2	# Ktchns: 1
	# 1/2 Bath: 1	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
4/7/25	Homestead declared. jml				
8/24	Pttr from Winner/Hofmeister to Howe. jml				
4/11/24	homestead declared.jml				
04/13/23	Homestead declared. jml				
6/16/2022	Permit # 2367-2022 space over detached garage converted into an office.				
3/15/2022	added estimated (low) 442 sf finished area above garage - unsure if bathroom needs to be added. jj/bb				
11/12/21	PTTR from Langlais. jml				
3/20	PTTR from Richard Aronson. jml				
2020	Reappraisal: DWL: Very well maintained dwelling with approx. half the normal depreciation for the age of the dwelling. Very well maintained, new outbuilding. Finished area in BSMT is a sitting room with relatively low light. 3% functional for darker space and 3% functional for overcontribution of porches. Slightly above average dwelling for design, layout, kitchen, and exterior architecture. Good landscaping/terracing around dwelling. LAND: Above average lot for excellent views SW, bulk land is cleared and gently sloping to terminus of Tetreault Rd.				
10/27/2015:	Inspected property. Confirmed second (lower) deck sf; confirmed finished basement sf 272, not 292. Confirmed fixtures and rough-ins. Also addressed 5% economic depreciation previously (erroneously) added to property; according to 2006 Reappraisal Guidelines, Class IV road residences with Neighborhood Code of 1.0 are not to have economic depreciation applied for the Class IV road. Advised homeowner 5% economic depreciation would be removed for 2016 property tax year. jj/rh				
6/15/2015:	Homeowner requested review of property record; reported removal of portion of Porch#1. In reviewing property with homeowner, listers discovered several changes needed: Basement garage door removed; deleted garage sf, confirmed basement sf and added 292 sf basement finished area. Basement entry removed; already included in shallow foundation moderate hill computation. Porch #1 reduced from 408sf to 256sf. Property Class changed from 201 to 101 to reflect full-time residence, no longer seasonal. HO requested inspection. Pictures needed.				
9/14	- Rec'd call from Aronson, request for reinspection, removed deck				
6/13/2013	TR/JJ inspected new deck and DGS 1.5S from outside.				
4/11/2012	Permit # 1890 approved for a barn style detached garage.				
2006:	10.23 AC & DWL: Well above average site with very good views. Balance of the land is very good protection with good characteristics (topo/cover/soils/shape). Class 4 road, 5% econ				