

[illegible]

SKETCH

8/19-25;12:07PM;Town of Derby

MSTDL020A6

PROP

L

SUB

1 of 1
CARD

RESIDENTIAL

Working Grand list

APPAISED: 367,100/
USE VALUE: 367,100/
ASSESSED: 367,100/
Total Card / Total Parcel 367,100/ 367,100/ 367,100/

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		MAIN ST DERBY LINE, DERBY

OWNERSHIP

Owner 1:	Owner 2:	Owner 3:
NEWPORT NATURAL LLC		
194 MAIN ST		
NEWPORT		
VT	Country	Own Occ
05855		Type: CORPOR

PREVIOUS OWNER

Owner 1:	Owner 2:
COLLEGE OF MOUNT SAINT VINCENT -	
6301 RIVERDALE AVENUE	
BRONX	
NY	Country
10471	

RELATIVE DESCRIPTION

Parcel contains 1.29 ACRES of land mainly classified as SD 1 with a COLONIAL Building built about 1860, having mainly CLAPBOARD Exterior and 4063 Square Feet, with 1 Bath, 4 3/4 Baths, 1 Half Bath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Description	No	Amount	Com. Int

PROPERTY FACTORS

Code	Description	%	Item	Code	Description
			water		
			Sewer		
			Electri		
			Exmpl		
			Topo		
			Street		
			Gas		

VD SECTION (First 7 lines only)

Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
RESID 1		1		SITE ACRE	SITE		0	45,000	1.00	VX									45,000						45,000	
RESID 1		0.29		SITE EXCE	SITE		0	2,500	1.00	VX									725						700	

AC/HA: 1.29000	Total SF/SM: 56192	Parcel LUC: 10	RESID 1	Prime NB Desc: VILLAGE TRAF	Total: 45,725	Sp Credit:	Total: 45,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - DerbyVT

Nancy

2024

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
10	1.290	303,100	18,300	45,700	367,100

Total Card	1.290	303,100	18,300	45,700	367,100
Total Parcel	1.290	303,100	18,300	45,700	367,100
Source: Market Adj Cost	Total Value per SQ unit / Card: 90.34				/Parcel: 90.34

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2026	10	PL	303,100	18300	1.29	45,700	367,100			6/16/2025
2025	10	TR	303,100	18300	1.29	45,700	367,100		Year end	6/19/2025
2024	10	GL	271,200	18300	1.29	45,700	335,200			6/12/2024
2023	10	GL	271,200	18300	1.29	45,700	335,200			7/20/2023
2022	10	GL	271,200	18300	1.29	45,700	335,200			7/7/2022
2021	10	GL	271,200	18300	1.29	45,700	335,200			8/2/2021
2020	10	GL	271,200	18300	1.29	45,700	335,200		Year End Roll	8/6/2020
2019	10	GL	269,400	8000	1.29	48,600	326,000	326,000		7/2/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLEGE OF MOUN	309-280-282	2	10/20/2022		385,000	No	No	3	
FOSTER, MARILYN	304-99-101	2	12/20/2021	INVOLV CHARI		No	No	3	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2022	INF FROM OTH	14	CM MARSH
1/24/2022	INF FROM OTH	14	CM MARSH
9/8/2021	INF FROM OTH	14	CM MARSH
6/25/2019	MEAS+INSPCTD	6	J GUERTIN
8/1/2007	GRV GRANT	L	LISTERS
6/24/2007	HRG-CHANGE	1	NEMC
1/11/2007	LEFT NOTICE	7	T ROBERTS
6/12/2006	MEASURED	1	NEMC

Sign:

VERIFICATION OF VISIT DATE DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	177-056-10
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	A6
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

PRINT

Date	Time
08/14/25	12:31:34

LAST REV

Date	Time
02/27/25	10:58:58

Nancy

PAT ACCT.

531