

Form PVR-4404-ON
OFFICIAL NOTICE
Decision of Board of Civil Authority

TO:

Oliver Ames
872 Grassy Brook Road
Brookline, VT 05345

Appellant notified by certified mail on:

Date of Notice: July 23, 2025

Your appeal to the Board of Civil Authority (BCA) concerning the appraisal of your property, identified in the Grand List Book with school property account number (SPAN) 099-031-10208, parcel ID # 04021.000, has been given careful consideration, with the following results:

Result of Grievance		Value(s) Set by BCA	
Total Listed Value*	1110000.00	Total Listed Value*	1095000.00
Non-Homestead Allocation		Non-Homestead Allocation	
Homestead Allocation		Homestead Allocation	
Housesite Value		Housesite Value	

*If the parcel is enrolled in the Use Value Appraisal Program ("Current Use"), the BCA must establish the allocated values as required by 32 V.S.A. § 3756(d). Attach a copy of the Current Use printout the listers filed with the Division of Property Valuation and Review with any changes made by the BCA and/or complete attachment PVR-4404-ON, Attachment U.

Date Appeal Filed May 29, 2025

BCA Hearing Notice Date June 7, 2025

BCA Hearing

Date: June 19, 2025

Time: 2:00 pm

Place: Brookline Town Office, 734 Grassy Brook Road, Brookline, VT

BCA Members Present: Doug Wellman, Emily Beer, Marjorie Ray, Dot Maggio, Laurie Nau-Martocci

Appearing for Listers: Helen Holt, Alyssa Schmidt, Al Coonradt

Appearing for Appellant: Oliver Ames

Summary of Testimony/Argument by:

Appellant: See attached Tax Appeal Decision Letter

Lists: See attached Tax Appeal Decision Letter

Property Inspected by:	Doug Wellman	Chair
	Name	Position
	Emily Beer	Vice Chair
	Name	Position
	Dot Maggio	JP
	Name	Position

Statute requires
minimum of
three members.

Date of Inspection: July 8, 2025

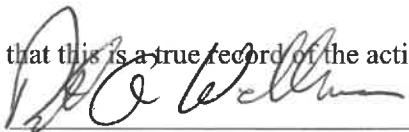
Report of Inspection Committee (Use attachment, if necessary)
See attached Inspection Report

Board's Decision with Reasons (Use attachment, if necessary)
See attached Tax Appeal Decision Letter

☒ Check this box if this parcel is enrolled in the Use Value Appraisal Program (must fill out Attachment U).

Certificate

I hereby certify that this is a true record of the action taken on this appeal by the Board of Civil Authority of the town/city.


_____, Chairman
Board of Civil Authority

Filed in the town/city clerk's office on July 23, 2025 at 11:00am to be recorded
in the Grand List Book of April 1, 2025 (year).

Attest 

Town/City Clerk

32 V.S.A. § 4461. Time and manner of proposal.

If you are aggrieved by this decision, you may appeal either to the Director of the Division of Property Valuation and Review or to the Superior Court of the county in which the property is situated. The appeal to either the director or the superior court is governed by Rule 74 of the Vermont Rules of Civil Procedure and is commenced by filing a notice of appeal with the town clerk within 30 days of the day this decision was mailed to you by the town clerk (date of entry noted on reverse). The town clerk transmits a copy of the notice to the director or to the superior court as indicated in the notice and shall record or attach a copy of the notice in the grand list book.

Be sure your appeal indicates which avenue of appeal you wish to pursue (court or director), clearly identifies the property under appeal, and is accompanied by the correct filing fee. The appeal to the Superior Court shall be accompanied by a \$295 fee for each parcel being appealed; the fee is \$70 per parcel on appeal to the Director. If the property under appeal is enrolled in the use value appraisal program, please indicate that in your appeal. If the property under appeal contains a homestead, please include that information.

Form PVR-4404-ON

Page 2 of 2
Rev. 08/22

Form PVR-4404-ON - ATTACHMENT U

Use Value Allocation

Appeal of Oliver Ames

SPAN 099-031-10208

The subject property has land and/or buildings enrolled in the Use Value Appraisal Program in accordance with 32 V.S.A. Chapter 124. The allocated values have been established in accordance with 32 V.S.A. § 3756(d).

If you choose to use the current use worksheet format in place of this, please label each and attach to this document, then include worksheet after listers' grievance with decision.

Current Use Value(s) Set as a Result of Grievance

	Acres	Total	Homestead	Nonhomestead
Value of Dwellings and Non-Farm Buildings		780300.00		780300.00
Value of Enrolled Farm Buildings		0.00		0.00
Value of Excluded Land	4.00	165000.00		165000.00
Value of Enrolled Land	78.93	164700.00		164700.00
Total Values	82.93	1110000.00	0.00	1110000.00

Current Use Value(s) Set by BCA

	Acres	Total	Homestead	Nonhomestead
Value of Dwellings and Non-Farm Buildings		765300.00		765300.00
Value of Enrolled Farm Buildings		0.00		0.00
Value of Excluded Land	4.00	165000.00		165000.00
Value of Enrolled Land	78.93	164700.00		164700.00
Total Values	82.93	1095000.00	0.00	1095000.00

Do not adjust number of acres enrolled in current use or the number of enrolled farm buildings.

32 V.S.A. § 3756(d). Qualification for use value appraisal.

The assessing officials shall appraise qualifying agricultural and managed forestland and farm buildings at use value appraisal as defined in subdivision 3752(12) of this title. If the land to be appraised is a portion of a parcel, any portion not receiving a use value appraisal shall be valued at its fair market value as a stand-alone parcel, and, for the purposes of the payment under section 3760 of this chapter, the entire parcel shall be valued at its fair market value as other similar parcels in the municipality.

INDIVIDUAL PARCEL REPORT**** Use Value Appraisal Program: 2025 ****

		Prior Yr.	Current Yr.
Town: Brookline	CLA:	0.7571	1.0000

Oliver Ames

872 Grassy Brook Road

Brookline, VT 05345

STATUS: Enrolled

Account ID: 54119

Parcel ID:

ACRES**VALUES****Total****HS****NR**

Agricultural	8.91	1 Dwelling/NonFrm Bldg	780,300	0	780,300
Forest < 1 Mile	70.02	2 Eligible Farm Bldg	0	0	0
Forest > 1 Mile	0.00	3 Excluded Land	165,000	0	165,000
Total Program	78.93	4 Enrolled Land	164,700	0	164,700
Excl. Acres	4.00	5 Total Listed Value	1,110,000	0	1,110,000
Total Parcel	82.93	6 Use Value Enrl Acres	18,700	0	18,700
		7 Owner's Grand List	964,000	0	964,000
		8 Exempt Reduction	146,000	0	146,000

PVR Location: 872 Grassy Brook Road

Prev. Owner: Ames, Oliver and Ames, Nicholas

Excluded Desc: 4.00 acres surrounding homestead, labelled "Ex" on map

Number of Dwellings: 1

Farmer by Income? N

Land Leased to Farmer? N

Bldgs Leased to Farmer? N

Farm Empl Housing? N

\$2K Sale Farm Crops? N

BUILDINGS**All Bldgs # Enrolled**

Sugarhouses:	0	0
Greenhouses:	0	0
Farm Empl House:	0	0
Crop Processing:	0	0
Barns:	0	0

All Bldgs # Enrolled

Sheds:	0	0
Silos:	0	0
Garages:	0	0
Other:	0	0

TOTAL Number Enrolled Farm Bldgs: 0

Board of Civil Authority – Town of Brookline, VT

Tax Appeal Decision

To: Oliver Ames, Appellant
Date: July 22, 2025
From: Board of Civil Authority
RE: 872 Grassy Brook Road

This is the decision, with reasons, of the Board of Civil Authority (BCA) of the Town of Brookline, after hearing and evidence, in an appeal brought by you on your property at 872 Grassy Brook Road, Brookline, VT.

1. We find that Oliver Ames is the owner of an 82.93 acre property with buildings at 872 Grassy Brook Road, Brookline, VT 05345. The property contains two separate dwellings, three outbuildings, and a solar array. The primary dwelling was originally constructed in 1780. The second dwelling (the “Cottage” as it is called in the Inspection Report) was built in 2005.
2. Appellant purchased the property in 2019 for \$649,000. (Appellant A)
3. The Listers appraised the property at a value of \$1,110,000. Appellant grieved within the proper time and the Listers did not change their appraisal on the basis of the grievance. Appellant appealed to this Board, and the Board convened to hear the appeal on June 19, 2025 at the town office. An Inspection Committee visited the property on July 8, 2025. The Board continued the hearing on July 15, 2025 to receive the Inspection Committee’s Report and hear any additional evidence. A copy of the Inspection Committee’s Report (the “Report”) is included with this decision.
4. Appellant argued that the Listers calculation did not account for the property’s history of flood or future flood potential. Appellant testified that prior owners built a berm to protect the dwelling after it was flooded during Hurricane Irene in 2011. Despite the berm, Appellant testified that the property flooded in 2023 and provided a photograph (Appellant A) showing the primary dwelling surrounded by flood water. The basement regularly floods with rainfall.
5. Appellant argued that the property should be valued at \$447,016, which is the amount Appellant paid for the property in 2019 (\$649,000) minus \$201,983.95 in damages from flooding in 2023. Appellant submitted a document showing they received \$279,802.59 from National Flood Insurance Program in 2023. Appellant stated that insurance money was used to make repairs and improvements, like moving mechanicals out of the basement of the dwelling.
6. Appellant identified several properties as comparables.

7. The Listers provided documentary evidence (Lister #4) showing their calculation of the fair market value of the subject property. Al Coonradt, who works for the New England Municipal Resource Center (NEMRC) and performed the reappraisal of the subject property, provided testimony explaining the details of this document. For example, he testified that land values specified in Listers #4 are based on a land schedule from three years of land sales from Brookline and the surrounding towns. The values under "Site Improvements" are determined by the state of Vermont. A rating of "50% Good" for an Outbuilding means that the structure is considered to be 50% depreciated at the time of inspection.
8. Mr. Coonradt testified for that Appellant's equation (sale price minus flood damage) is not a method they would use to calculate fair market value.
9. Mr. Coonradt testified that he was unable to develop an opinion of the condition of the interior of the home because he was not allowed access. Mr. Coonradt did evaluate the exterior of the dwellings and determined their condition accordingly.
10. Mr. Coonradt testified that the Federal Emergency Management Agency and the Vermont Agency of Natural Resources (ANR) do not have the subject property listed within a flood zone. Listers #5 is a printout from the ANR Natural Resources Atlas showing that the property is not in a flood zone (the first page shows the blue highlighting that is present when there is a floodplain, the second page shows Appellant's property and no blue highlighting is present). While the BCA understands that these State and Federal resources may require update, this is beyond the purview of the BCA. The BCA does not dispute the evidence submitted by Appellant that the property did in fact flood in 2023, Appellant's testimony that it flooded before his purchase during Hurricane Irene in 2011, or the reasonable conclusion that water intrusion will remain a risk for this property.
11. We find that there was insufficient evidence to demonstrate that Appellant's comparables were appropriate for comparison with the subject property. Mr. Coonradt provided testimony on this subject for the Listers. Mr. Coonradt testified that the dwelling on the Klitgaard property (78 Parker Road) has significantly less square footage, and is materially different condition as the second floor is stripped to the studs. Similarly the Ehrgood (793 Grassy Brook Road) and Daly (6 Parker Road) properties listed by Appellant are also not considered comparable based on acreage and square footage.
12. Appellant also offered the Rink property (341 Greer Road) as a comparable parcel for determination of land value. Mr. Coonradt testified that this property is not comparable, as access to the Rink property is "deplorable" and the land has much heavier contours than Appellant's property. We do not find the evidence sufficient to override the Listers' determination of land value based upon the land schedule described above.
13. Appellant noted an inaccuracy in the Report. The Report states that "[t]he home is now all electric w/ Tesla batteries - no oil tanks are left." Appellant informed the BCA that the

property does still use some propane. This does not materially impact our decision, but we wish to ensure this correction is noted.

14. We find that Appellant's method of calculation is not a generally accepted method for calculating fair market value. Even if it were, a sale from over 5 years ago is too remote to be an appropriate starting point for calculating current value. We are very sympathetic to Appellant's concern about flooding. However, we have insufficient evidence to rebut the presumption that the Listers' valuation of the dwellings, outbuildings, or land was correct. We note that the Listers have accounted for significant depreciation due to the condition of the dwellings. For instance, the value of the primary dwelling was reduced by \$196,034 for physical depreciation and the value of the cottage was reduced by \$51,400 for physical depreciation. Similarly, the outbuildings have "% Good" values of 50 to 80, which reduces the value of the structures. We do not find the condition of the property to be worse than the Listers accounted for in their valuation.
15. As noted above, Mr. Coonradt was unable to observe the interior of the buildings. Appellant testified that there are "many parts" of the house "stripped down to studs." The Inspection Committee reported that the interior of the dwellings were modernized, very nicely renovated with original features preserved, furnished, and in good condition. Original flooring was saved despite the flooding. There is insufficient evidence that the condition of the interior of the dwellings, which Mr. Coonradt could not observe, justify reducing the Listers' fair market value determination.
16. There is one area where the Listers' calculation has errors: Site Improvements. The Listers' calculation includes one well and two septic systems and values for these are provided by the state (\$5,000 for a well, \$20,000 for a septic system). However, the subject property has two wells and only one septic system. Therefore, there is sufficient evidence to correct this by removing one septic system from the valuation (resulting in a reduction of \$20,000) and adding one well (resulting in an addition of \$5,000), for a net reduction of \$15,000.
17. For the reasons stated herein, we find that the fair market value of Appellant's property is \$1,095,000.
18. Pursuant to Title 32 VSA § 4461, if you are dissatisfied with the decision of the BCA, you may appeal that decision either to the Director of the Division of Property Valuation and Review of the Vermont Department of Taxes or the Superior Court of the county in which the property is situated. The appeal to either the Director or the Superior Court is governed by Rule 74 of the Vermont Rules of Civil Procedure and is commenced by filing a notice of appeal within 30 days of the BCA's decision. See 32 VSA § 4461 for more details on appealing a BCA decision.

Report of the Inspection Committee – Brookline, VT

To: The Board of Civil Authority
Date: July 15, 2025
From: Inspection Committee - Doug Wellman, Laurie Nau-Martucci, Dot Maggio, Marjorie Ray, and Emily Beer
RE: Inspection of Property at - 872 Grassy Brook Road, owned by Oliver Ames

Inspection was made on July 8, 2025 at 2:00 p.m. Property owner Oliver Ames and Emily Ames were present.

The Committee was shown the out-building shed where a car was parked and the attached Cottage. The property owner showed the Inspection Committee water lines inside the Cottage purportedly from flooding during Hurricane Irene and a more recent flood event. Furniture was moved to open up a hatch in the floor where a sump pump was. The property owner allowed the BCA members to access upstairs rooms as well. The Cottage is in good condition and has been nicely renovated to modernize it while keeping original features.

The team then went outside again and entered into the Main House via the empty glass greenhouse. The owner took the BCA members through the home. The Main House has also been very nicely renovated and modernized, while keeping original features wood floors and fireplaces. The BCA viewed some of the Irene repairs which were made after that storm by previous owners. The BCA also observed modifications to the original structure presumably to preserve it, like extra bracing in the basement to support the home. One portion of the basement has a modern concrete foundation. The other portion of the "basement" is constructed of stone (likely original) and has such a low ceiling it is better described as a crawlspace. The low ceiling "basement" has previously flooded, along with all of the mechanicals (oil tank etc.) it contained. The home is now all electric w/ Tesla batteries - no oil tanks are left. The basements regularly flood and are not suitable for living space. Original flooring which was saved remains in the home. The upstairs rooms were also viewed. The home appears sound and to be in good condition. The home is furnished on both the first and second floors.

There is only one septic system for the property which serves both the Cottage and Main House. Two wells are in use. According to the property owner, the wells were not contaminated by flooding. The highest and best use of the property is residential, as it is currently used. While the property has experienced some flooding the overall condition of the two living spaces (the Cottage and Main House) are good with high-end renovations.

The group then walked up onto the artificial berm which was constructed to protect the home from flooding. When functioning, it appears able to collect about 8 acres of water in the lower lying areas, which are primarily field. Flood water drains south via several culverts on the property. The berm is below street grade. The home site level with Grassy Brook Road on approximately 4 acres. Additional sitework has been conducted around the home to protect it

from flooding. The rest of the property's land is up the forested hillside, with a slope that ranges from slight, to moderate, to very steep. The BCA did not go up the hillside to hike the undeveloped portion of the property, as the acreage is vast, the weather was very warm, and portions of the property are steep.

Finally, the group went up onto Grassy Brook Road to see the parcel from a different angle and perspective. Town culverts were noted as well as a nearby pond above the property owned by the Parkers.

The Site visit ended at 3:00 PM

Ames Grievance Appeal Form | June 19, 2025

872 Grassy Brook Road, Brookline, VT 05345

Parcel ID: 000004-021 SPAN: 099-031-10208

Our Estimated Value: \$447,016 (2019 Purchase Price, less 2023 flood damages)

We believe that the recent, repeated, and historic flooding of our property has not been accounted for in our property value and that more information needs to be reviewed by the appropriate parties before an accurate appraisal can be delivered. Moreover, the proposed, assessed condition of our property is average, but the property and dwellings are generally in poor condition due to repeated flood damage and age. We also believe that our assessed land value is in error. Please see enclosed additional pages for rationale and data.

Our property has historically flooded, and those floods have increased in severity and frequency in recent years. In 2011, Tropical Storm Irene damaged both dwellings, with water on the first floor of each dwelling. We purchased the property in 2019 after it sat on the market for over a year, and its valid sale price was reduced to \$649,000, which was a loss and 9% less than the \$715,000 the previous owner paid in 2003. In retrospect, we believe that we overpaid for the property.

Our property then had a major flood in the summer of 2023, this caused at least \$201,983.95 in damage, see attached details (building payments) and photos. There have been numerous other floods, and these are predicted to increase.

Further, the roofs of our garage and shed, both basements and associated infrastructure, as well as our porch, storage area, and greenhouse have been significantly damaged by storms. All will need to be replaced. Our swimming pool was also destroyed in the 2023 flood. We do not believe this damage and the overall depreciation of the dwellings have been fully accounted for.

Additionally, we believe that the recent non-sales of similar properties have not been accounted for. For example, Missy Ehrgood's property at 793 Grassy Brook Road, which has documented flooding and mold from the 2023 flood and has been on and off the market for the past 10 months, and she has reduced it by 9% from her initial listing price and 4% from the price she paid in 2022.

Lastly, the proposed, appraised land value per acre for our property is \$3,975.64. We believe that our land value is significantly lower and comparable to Lester, Kim, and Pam Rink at 341 Greer Road, Brookline, VT 05345. Parcel ID 000003-004 SPAN: 099-031-10252. Their proposed, appraised land value per acre is \$1,020.16. This is a significant difference, and we do not understand the rationale for our proposed, appraised land value.

Appellant ~~1021~~ A

11-123894
12572 0002701901



FEMA



Policy Number: 0002701901
Insurance Provider: SELECTIVE INSURANCE COMPANY OF A
Insured Property Location: 872 GRASSY BROOK RD
BROOKLINE, VT 05345-

Date: January 31, 2025

NFIP PROPERTY CLAIMS HISTORY

Keep this for your records. **THIS IS NOT A BILL**

The following information reflects the claims paid by the National Flood Insurance Program (NFIP) since 1978 for the property listed above. This claims history applies to a building's property address regardless of ownership or mitigation actions. Claims paid within 180 days of the date of this claims history report may not be included.

In some instances, the total number of claims listed in this claims history may differ from the number of NFIP Prior Claims listed on your Declarations Page. Some claims captured below may not be reported there. Refer to the "What happens to my premium if I file a claim?" section on page 2 for a more detailed explanation.

How can I limit flood damage and property loss?

There are several mitigation actions you can take to reduce the impacts of flood damage, such as elevating your structure (for example, on posts, piles, or piers), elevating your machinery and equipment, or installing flood openings. Contact your insurance agent or provider and community official to discuss mitigation options.

The Flood Mitigation Assistance (FMA) program provides funds on an annual basis to states, local communities, tribes, and territories to spend on mitigation projects that can help reduce the risk of flood damage to your property and, ultimately, your flood insurance premium. While individual policyholders cannot apply directly, please contact your local Floodplain Manager or State Hazard Mitigation Officer (SHMO) or visit [fema.gov/grants/mitigation/floods](https://www.fema.gov/grants/mitigation/floods) for more information.

#	Date of Loss	Building Payments	Contents Payments	Total Payments
1	7/10/2023	\$42,268.60	\$0.00	\$42,268.60
2	7/10/2023	\$159,715.35	\$77,818.64	\$237,533.99
Amount of Total Claims Paid:				\$279,802.59



GRIEVANCE APPEAL FORM

All grievance appeals must be submitted in writing. Return this form to the Brookline Listers, PO Box 403, 734 Grassy Brook Rd, Brookline, VT 05345 or email to brookline.listers@comcast.net by May 15 – May 16, 2025

Grievance Hearings will be held May 15 and May 16, 2025 from 9:00am – 3:00pm at Town Hall, 734 Grassy Brook Rd, Brookline

APPLICANT INFORMATION

Property Owner(s) Oliver Ames

Applicant Name Same as above
(if different) Note: If you are NOT the property owner, provide written authorization of representation signed by the owner

Mailing Address 872 Grassy Brook Road, Brookline, VT 05345

Phone 802-221-8057 Email oliverendicottames@gmail.com

PROPERTY INFORMATION

Property Address 872 Grassy Brook Road, Brookline, VT 05345

Parcel ID 000004-021 SPAN 099-031-10208

NEW Value \$1,110,000 Your Estimated Value \$447,016

REASON FOR GRIEVANCE

Please explain the reason for your appeal here. You can attach additional pages if needed.

For example, are there errors in the physical data of your property? Considerations from recent sales of similar properties?

We believe that the recent, repeated, and historic flooding of our property has not been accounted for in our property value and that more information needs to be reviewed by the appropriate parties before an accurate appraisal can be delivered.

Moreover, the proposed, assessed condition of our property is average, but the property and dwellings are actually in poor condition due to repeated flood damage and age. We also believe that our assessed land value is in error. Please see enclosed additional pages for rationale and data.

COMPARABLE PROPERTIES (Properties you believe are of similar value to your own.)

Parcel ID & Sub	Owner	Address	NEW Value
<u>03005-200</u>	<u>Missy FERGUSON</u>	<u>793 Grassy Brook Road</u>	<u>\$702,700</u>
<u>03002-000</u>	<u>Christina and Leah Daly</u>	<u>6 Parker Road</u>	<u>\$634,300</u>
<u>03001-000</u>	<u>Daniel Klitgaard, Laura Willis</u>	<u>78 Parker Road</u>	<u>\$549,200</u>

Applicant Signature

Oliver Ames

Date

5/12/2025

Annex 11A not a B

22980 (2048x1536)

51-35 120"

6/19/25, 10:42 AM



22979 (2048x1536)

120'

#51-35

6/19/25, 10:41 AM



RESIDENTIAL PROPERTY RECORD CARD

Date Printed 06/19/25

Owner Information

Parcel 04021000
 Owner AMES OLIVER R P
 872 GRASSY BROOK RD
 BROOKLINE, VT 05345
 Location 872 GRASSY BROOK ROAD
 Descr: LAND & BLDG

Parcel Value Information

Land Value 329,700 Homestead 1,110,000
 Dwelling Value 708,400 Housesite 829,200
 Site Imprvmnt 45,000
 Outbuildings 26,900
 Misc. Adj. 0
 Total 1,110,000

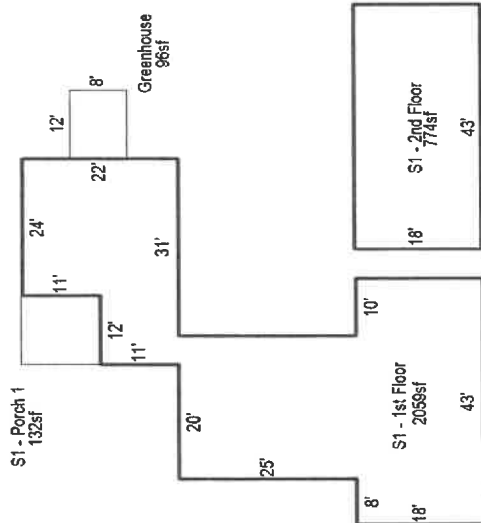


Parcel Information

Tax Map # + 874 GRASSY NBHD 1
 Span 099-031-10208 Acres 82.93
 Status A - Active Last Update 03/20/25

Sales Information

Book 43 Sale Date 09/15/23
 Page 234-235 Sale Price 435,000



Sketch Updated: 09/17/24

BUILDING

Total Rooms	10	Year Built	1780	Building SF	2833	Energy Adj	Average	Roughins	1
Bedrooms	4	Effect Age	50	Quality	4.00	Bsmt Wall	Stone	Plumb Fixt	10
Full Baths	2	Condition	Average	Style	2 Story	Bsmt SF	774.00	Fireplaces	1
Half Baths	1	Phys Depr	30	Design	Colonial	Bsmt Fin	Dirt Floor	Porch	228
Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	774	Gar/Shed	0
		Econ Depr	0				% Complete:		0

INSPECT

INSPECT INSP. Homeown INSP. Left Card INSP. Reapprais APPT NoData APPTSCHD

NOTES

Itemized Property Costs					
From Table: MAIN Section 1		Town of Brookline 25		Record # 268	
Property ID: 04021000		Span #: 099-031-10208	Last Inspected: 09/16/2024	Cost Update: 06/19/2025	
Owner(s): AMES OLIVER R P		Sale Price: 435,000	Book: 43	Validity: No Data	
Address: 872 GRASSY BROOK RD		Sale Date: 09/15/2023	Page: 234-235		
City/St/Zip: BROOKLINE VT 05345		Bldg Type: Single	Quality: 4.00	GOOD	
Location: 872 GRASSY BROOK ROAD		Style: 2 Story	Frame: Studded		
Description: LAND & BLDG		Area: 2833	Yr Built: 1780	Eff Age: 50	
Tax Map #: + 874 GRASSY BROOK		# Rms: 10	# Bedrm: 4	# Kitchens: 1	
		# 1/2 Bath: 1	# Baths: 2		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		133.67	
ADJUSTMENTS					
Roof #1:	CompShg	80.00		-1.11	
Roof #2:	Mtl-Sms	20.00		0.16	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		10.55	
Heat/cooling #1:	WrmCool	100.00		3.49	
Energy Adjustment	Average				
ADJUSTED BASE COST			2,833.00	146.76	415,771
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 11)			-1.00	3,125.00	-3,125
Roughins (beyond allowance of 1)				1,000.00	
Fireplaces	2 Story / Single		1.00	9,450.00	9,450
Porch #1:	WoodDck/NoWall/Roof/C		132.00	69.89	9,225
Porch #2:	OpenSlb/Solid/Roof/NoC		96.00	76.43	7,337
Basement	Stone		774.00	39.99	30,952
Finished Basement	Dirt Floor		774.00	-3.70	-2,864
Subtotal					466,747
Local multiplier		1.40			
Current multiplier		1.00			
REPLACEMENT COST NEW					653,446
Condition		Average	Percent		
Physical depreciation			30.00		-196,034
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					457,400
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	1.10		82,500
AC Other	78.93	1.00	0.80		164,700
SI AddlBldLot	2.00	1.00	1.10		82,500
Total		82.93			329,700
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	y / y	Typical	Average		20,000
Sewer	n / y	Typical	Average		20,000
Total					45,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Mat sheltr	y / y	50	156	6.75	1,100
Barn, GP	y / y	60	600	20.40	12,200
Equip bldg	n / y	80	600	22.60	13,600
Total					26,900
SUB-TOTAL THIS SECTION					859,000

Itemized Property Costs						
From Table: MAIN Section 1		Town of Brookline 25			Record # 268	
Property ID: 04021000 Span #: 099-031-10208 Last Inspected: 09/16/2024 Cost Update: 06/19/2025						
Owner(s): AMES OLIVER R P Address: 872 GRASSY BROOK RD City/St/Zip: BROOKLINE VT 05345 Location: 872 GRASSY BROOK ROAD Description: LAND & BLDG Tax Map #: + 874 GRASSY BROOK				Sale Price: 435,000 Book: 43 Validity: No Data Sale Date: 09/15/2023 Page: 234-235 Bldg Type: Single Quality: 4.00 GOOD Style: 2 Story Frame: Studded Area: 2833 Yr Built: 1780 Eff Age: 50 # Rms: 10 # Bedrm: 4 # Ktchns: 1 # 1/2 Bath: 1 # Baths: 2		
Item NOTES	Description	Percent	Quantity	Unit Cost	Total	

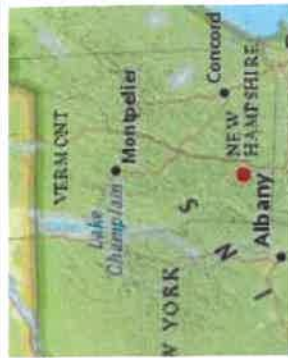
Itemized Property Costs					
From Table: MAIN Section 2		Town of Brookline 25		Record # 268	
Property ID: 04021000		Span #: 099-031-10208		Last Inspected: 09/16/2024	
				Cost Update: 06/19/2025	
Owner(s): AMES OLIVER R P		Sale Price: 435,000	Book: 43	Validity: No Data	
		Sale Date: 09/15/2023	Page: 234-235		
Address: 872 GRASSY BROOK RD		Bldg Type: Single	Quality: 3.50	AVG/GOOD	
City/St/Zip: BROOKLINE VT 05345		Style: 1.5 Fin	Frame: Studded		
Location: 872 GRASSY BROOK ROAD		Area: 1001	Yr Built: 2005	Eff Age: 20	
Description: LAND & BLDG		# Rms: 4	# Bedrm: 2	# Ktchns: 1	
Tax Map #: + 874 GRASSY BROOK		# 1/2 Bath: 1	# Baths: 1		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		139.48	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		5.64	
Heat/cooling #1:	HW Rad	100.00		2.93	
Energy Adjustment	Good			2.72	
ADJUSTED BASE COST			1,001.00	150.77	150,915
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			3.00	2,537.50	7,613
Roughins (beyond allowance of 1)				895.00	
Porch #1:	WoodDck/NoWall/NoRoo		676.00	20.19	13,648
Porch #2:	WoodDck/NoWall/NoRoo		224.00	25.32	5,672
Basement	Conc 8"		285.00	54.32	15,481
Garage/Shed #1:	Carport/WdSidng/No		640.00	18.00	11,520
Garage/Shed #2:	A/1S/WdSidng/No		240.00	46.33	11,119
Subtotal					215,968
Local multiplier		1.40			
Current multiplier		1.00			
REPLACEMENT COST NEW					302,355
Condition	Average	Percent			
Physical depreciation		17.00			-51,400
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					251,000
TOTAL PROPERTY VALUE					1,110,000
NOTES		HOUSESITE VALUE :		829,200	
		HOMESTEAD VALUE :		1,110,000	
sec 2 = 874 Grassy Brook Rd					
09/2023- added inactive contig parcel 000004 024					
land=					
2.0a 04-024 (inactive)					
80.93a 04-021					
82.93A total 04-021					



Natural Resources Atlas

Vermont Agency of Natural Resources

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LEGEND

LOMRs

Political Jurisdictions

Profile Baselines

Cross-Sections

Base Flood Elevations

Levees

Transect Baselines

General Structures

Flood Structure

Bridge

Dam, Weir, Jetty

Other Structures

Flood Hazard Boundaries

Limit Lines

SFHA / Flood Zone Boundary

Flowage Easement Boundary

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

Special Floodway

Area of Undetermined Flood Hazard

0.2% Annual Chance Flood Hazard

Future Conditions 1% Annual Chan

Area with Reduced Risk Due to Lev

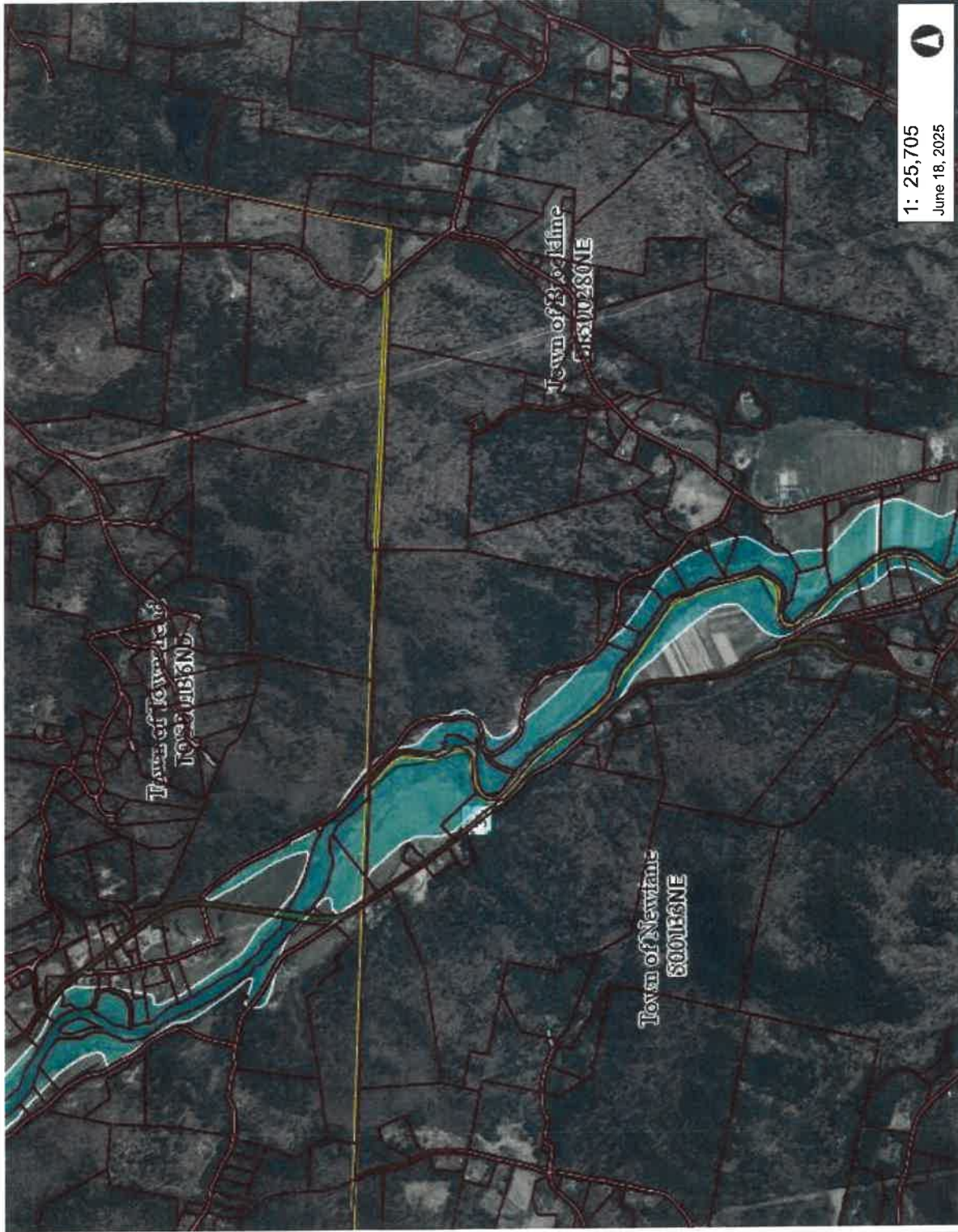
Area with Risk Due to Levee

Pending FIRM Panel Index

Pending FIRM Panels

NOTES

Map created using ANR's Natural Resources Atlas



1: 25,705
June 18, 2025

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1,306.0 0 653.00 1,306.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
1" = 2142 Ft. 1cm = 257 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

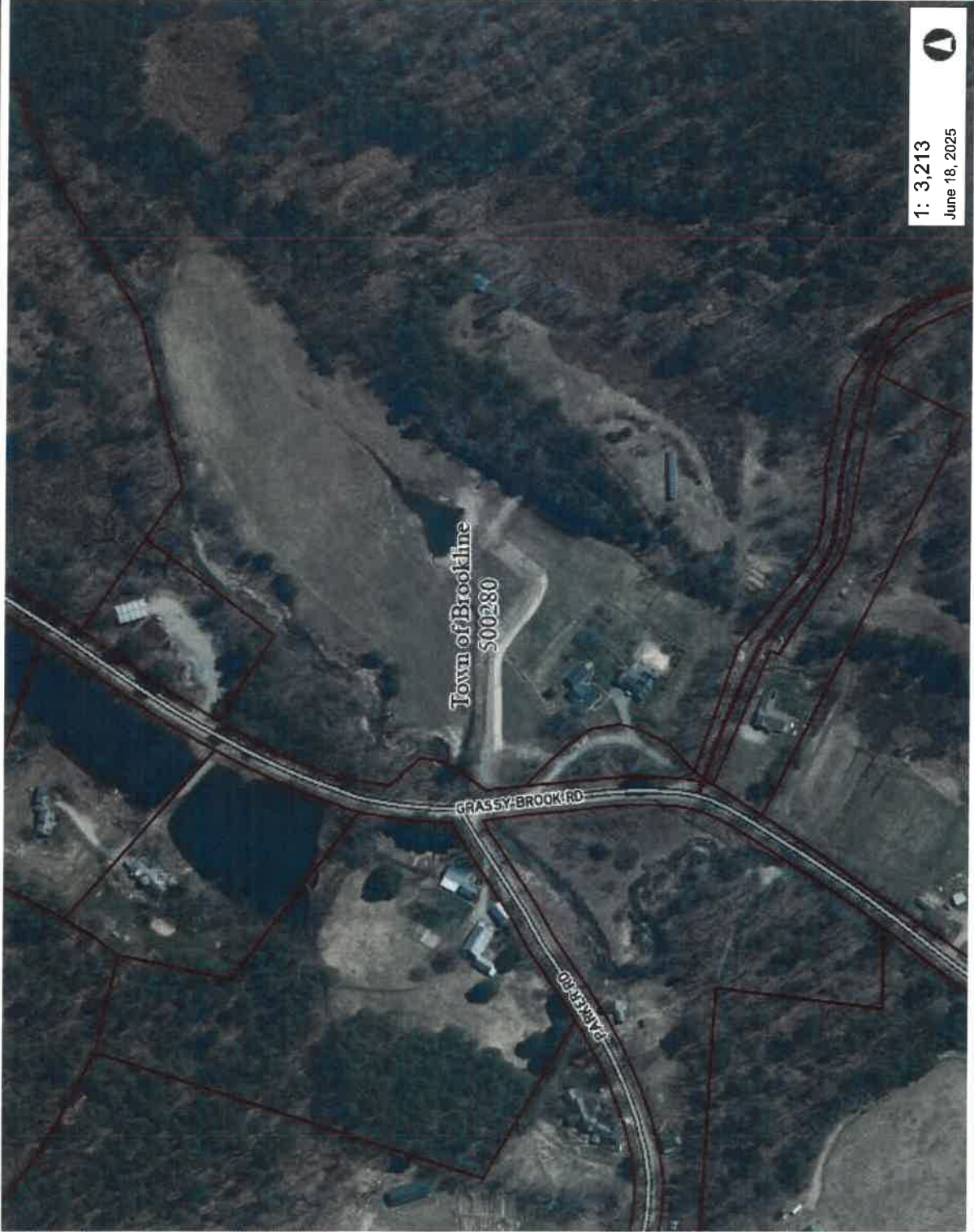
Lisner #5



Natural Resources Atlas

Vermont Agency of Natural Resources

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1: 3,213

June 18, 2025

LEGEND

- LOMRs
- Political Jurisdictions
- Profile Baselines
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- Base Flood Elevations
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- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Pending FIRM Panel Index
- Pending FIRM Panels

NOTES

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163.0 82.00 163.0 Meters
1" = 268 FT 1cm = 32 Meters
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1: 3,213