3 Briggs Lane

Brandon, VT



For more information, please contact:

Story Jenks
Principal | Regional Managing Broker
sjenks@landvest.com
M: 802.238.1332

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 3 Briggs Lane that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

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No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized representative of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

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EXHIBITS

Property Information

MLS Property Details

Tax Maps

Floorplans

Seller's Property Information Report

Operating Expenses

Tax Bill

Deed

Lister Card

Capital Improvements

Lead Based Paint Disclosure

Flood Disclosure

CO2 Certificate

VT Representation Disclosure

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3 Briggs Ln
Brandon, VT 05733

Tucked quietly into the Hollow in the village of Brandon is 3 Briggs Lane, a charming early 1800s gem. Rich in history, the land was first purchased in 1807 for $60, and by 1821 a new brick building rose here as the Roger Fuller Distillery, known for producing cider, brandy, gin, and spirits of notable quality. Extensively renovated beginning in 2016 using Historic Tax Credits, the building has been thoughtfully transformed over the past four years into a comfortable, energy-efficient, low-maintenance residence that honors its historic roots while embracing modern ease. Just outside the door are the sounds of Neshobe Falls, perennial gardens, and a village lifestyle within easy walking distance of the bakery, library, bookstore, cafés, galleries and brewery.

The first floor is arranged for easy one-level living with a new kitchen, living room, two bedrooms, and a full bath. Upstairs are two finished rooms, one currently serving as an office. The lower level includes finished space, a bathroom, laundry area, and storage.

Beside the house, a barn offers three-season summer dining and gathering space above, with a one-car garage below. Behind the home, an iron-fenced garden area creates a private outdoor room for pets, flowers, morning coffee, evenings in the hot tub and reading beneath the awning on the deck. Brandon has been slowly rediscovered by artists, entrepreneurs, preservation-minded homeowners, and those seeking a Vermont town with a creative vibe and community. Located 16 miles from Middlebury and Rutland.

Residential	Single Family	**3 Briggs Lane**				Listed: 5/18/2026	$549,000
5089453	Active	**Brandon**	**VT**	**05733**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

County VT-Rutland
Village/Dist/Locale
Construction Status Existing
Year Built 1821
Architectural Style Antique
Color Brick
Total Stories 2
Zoning Residential
Taxes TBD Yes
Tax Annual Amount
Tax Year
Tax Year Notes
Owned Land
Lot Size Acres 0.18
Lot Size Square Feet 7,841
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms Total 5
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 0
Bathrooms Three Quarter 2
Bathrooms Half 0
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $545.18
Above Grade Finished Area 1,007
AGFinSrc Plans
Above Grade Unfinished Area 443
AGUnfinSrc Plans
Below Grade Finished Area 0
BGFinSrc
Below Grade Unfinished Area 0
BGUnfinSrc
Total Finished Area 1,007
Days On Market 0
Activation Date

Public Remarks Tucked quietly into the Hollow in the village of Brandon is 3 Briggs Lane, a charming early 1800s gem. Rich in history, the land was first purchased in 1807 for $60, and by 1821 a new brick building rose here as the Roger Fuller Distillery, known for producing cider, brandy, gin, and spirits of notable quality. Extensively renovated beginning in 2016 using Historic Tax Credits, the building has been thoughtfully transformed over the past four years into a comfortable, energy-efficient, low-maintenance home that honors its historic roots while embracing modern ease. Just outside the door are the sounds of Neshobe Falls, perennial gardens, and a village lifestyle within easy walking distance of the bakery, library, bookstore, cafés, galleries and brewery. The first floor is arranged for easy one-level living with a new kitchen, living room, two bedrooms, and a full bath. Upstairs are two finished rooms, one currently serving as an office. The lower level includes finished space, a bathroom, laundry area, and storage. It comes completely furnished. Beside the house, a barn offers three-season summer dining and gathering space above, with a one-car garage below. Behind the home, an iron-fenced garden area creates a private outdoor room for pets, flowers, morning coffee, evenings in the hot tub and reading beneath the awning on the deck. Increasingly, Brandon has become a destination for artists, entrepreneurs, and preservation-minded buyers drawn to its creative spirit and authentic sense of community. Located 16 miles from Middlebury and Rutland.

Directions

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Current Use
Flood Zone No
Land Gains

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Resort
Seasonal No

Map
Block
Lot
SPAN Number 078-024-11432
Property ID
Deed Recorded Type Warranty
Deed Book 255
Deed Page 429
Total Deeds

SchDistrct Rutland Northeast
SchElem Neshobe Elementary School
SchMiddle Otter Valley UHSD 8 (Rut)
SchHigh Otter Valley High School

Lot Features In Town
Construction Materials Masonry, Brick Exterior
Foundation Details Concrete
Roof Slate
Flooring Hardwood
Utilities Cable

Cooling Other
Electric Circuit Breaker(s)
Heating Heat Pump, Hot Air
Sewer Public
Water Source Public
Exterior Features Deck

Basement Description Concrete, Concrete Floor, Walkout
Garage Yes
Garage Capacity 1
Driveway Paved

Road Frontage Type Paved, Public
Road Frontage Yes
Road Frontage Length 80

Exclusions

Right of First Refusal

Development / Subdivision
Planned Urban Developmt
Covenants No
Easements

Assessment Year
Assessment Amount
Tax Class Non-Homestead
Tax Rate

Condo Name
Building Number
Floor Number
Units Per Building
Condo Limited Common Area
Special Assessments

Condo Fees
Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Mobile Park Name
Mobile Co-Op
Mobile Park Approval
Mobile Must Move
Mobile Make
Mobile Model Name
Mobile Serial Number
Mobile Anchor

Deed 2 Book
Deed 2 Page
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page
Surveyed Yes
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company
Fuel Company
Phone Company
Internet Service Provider

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Verification Progrm
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Verificatn Progrm 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Verificatn Progrm 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Auction No
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number



Dia Jenks

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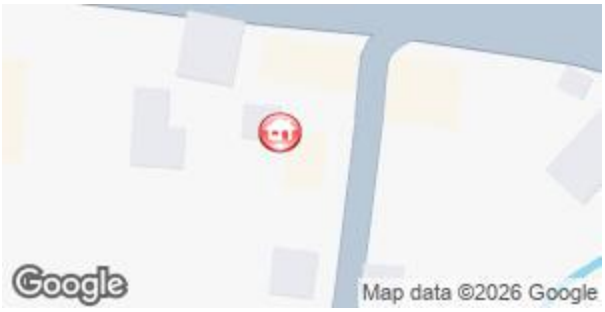
LandVest, Inc/Woodstock
Off: 802-457-4977









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Listed By:
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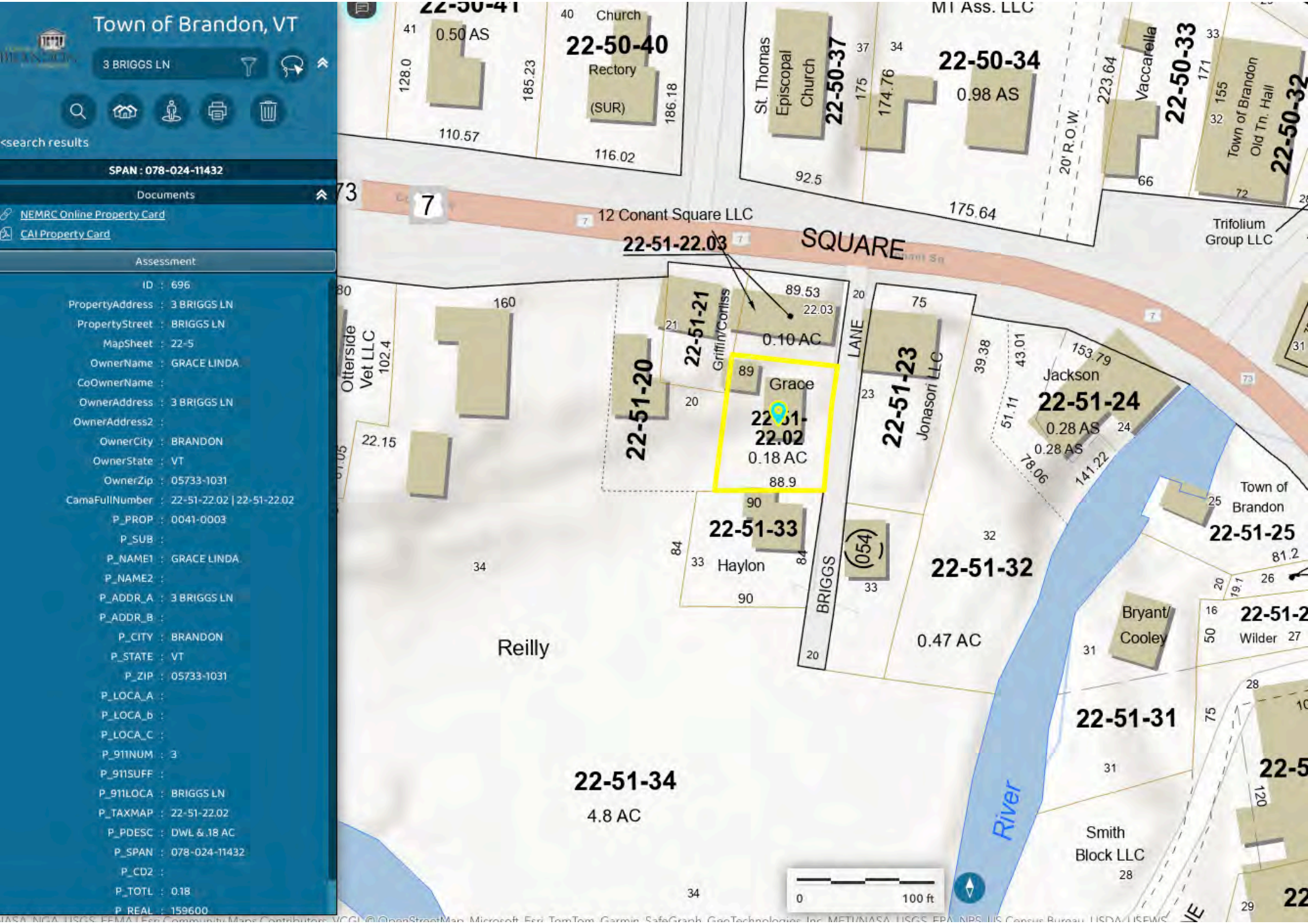
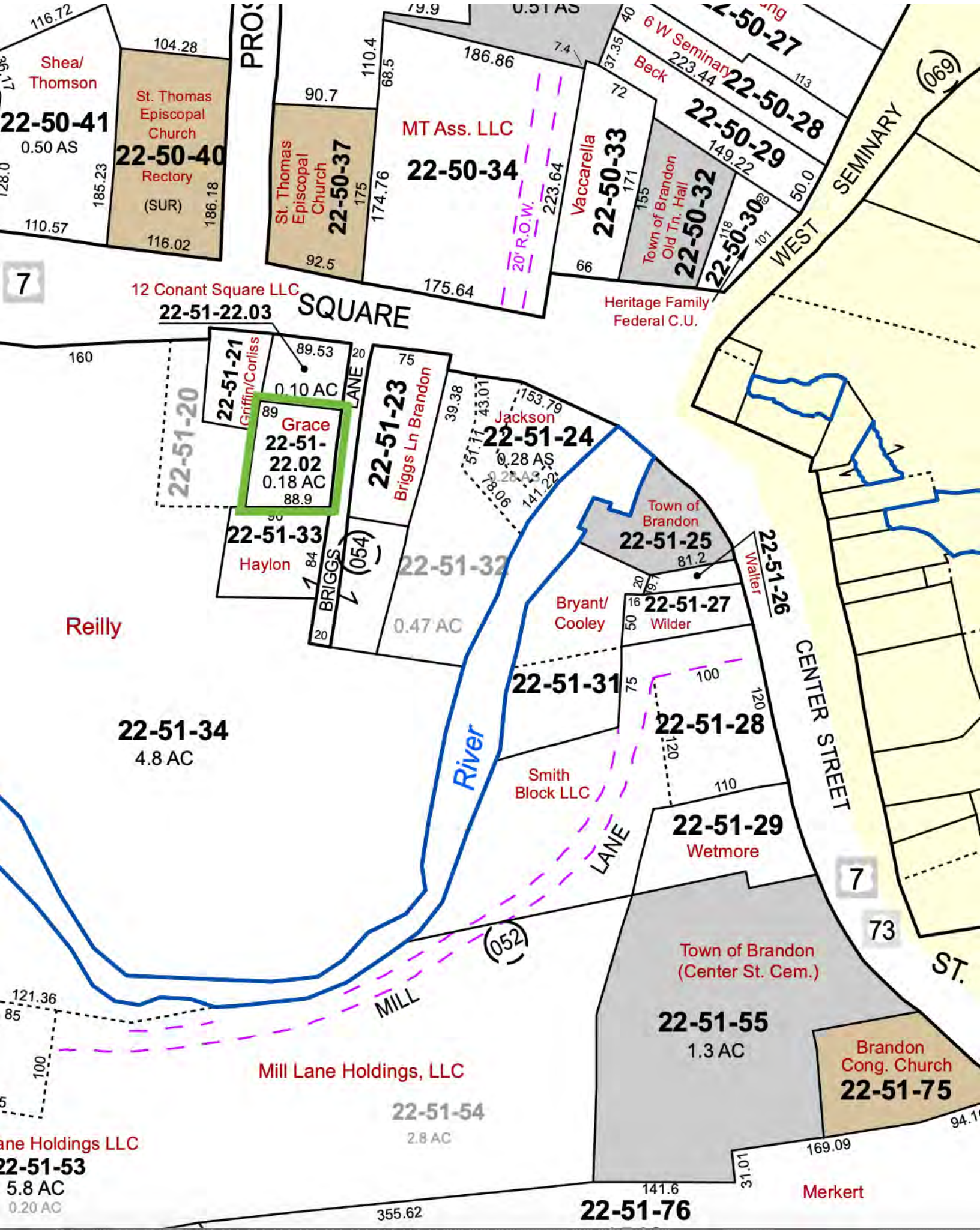
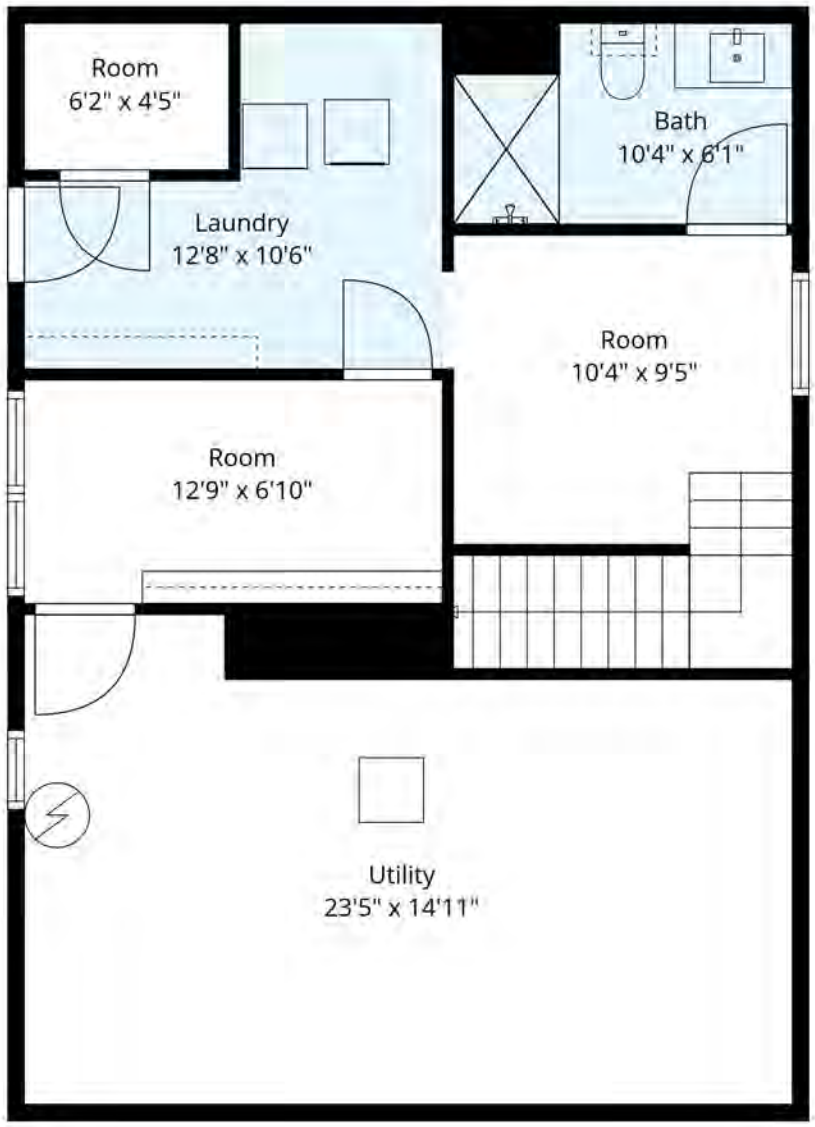
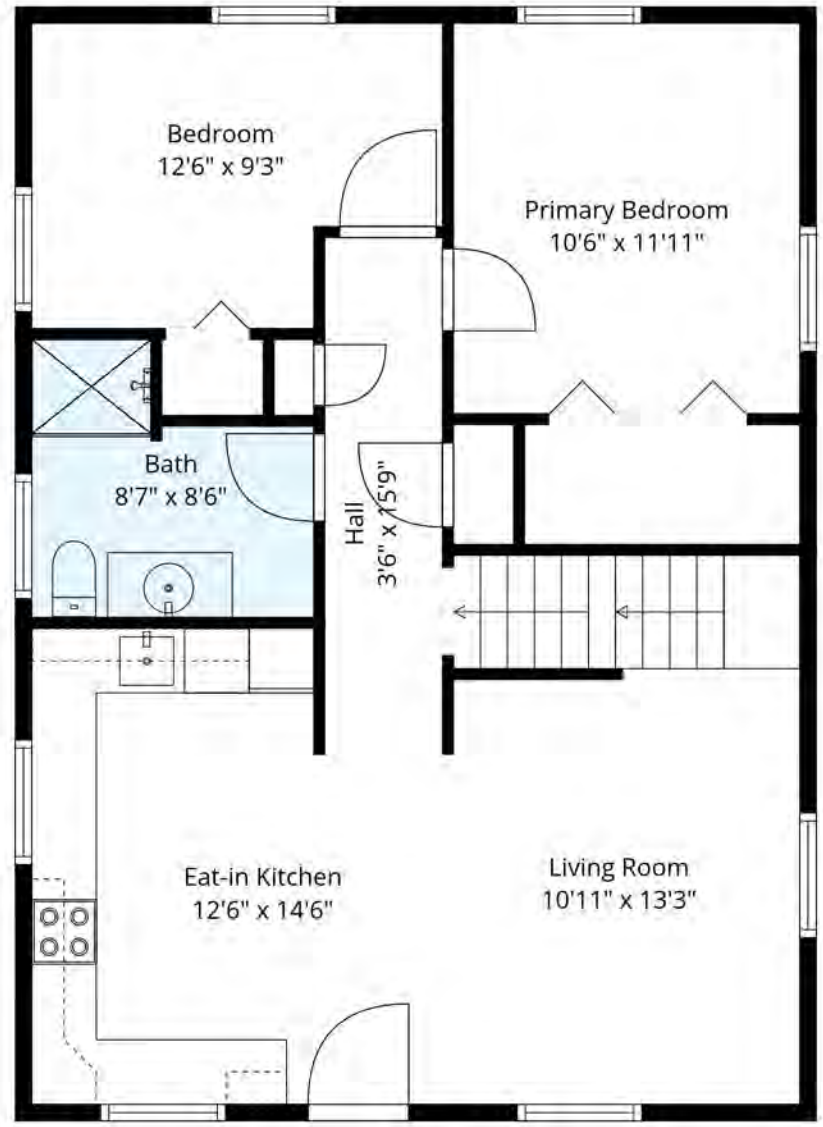

Town of Brandon, VT
3 BRIGGS LN
<search results
SPAN : 078-024-11432
Documents
NEMRC Online Property Card
CAI Property Card
Assessment
ID : 696
PropertyAddress : 3 BRIGGS LN
PropertyStreet : BRIGGS LN
MapSheet : 22-5
OwnerName : GRACE LINDA
CoOwnerName :
OwnerAddress : 3 BRIGGS LN
OwnerAddress2 :
OwnerCity : BRANDON
OwnerState : VT
OwnerZip : 05733-1031
CamaFullNumber : 22-51-22.02 | 22-51-22.02
P_PROP : 0041-0003
P_SUB :
P_NAME1 : GRACE LINDA
P_NAME2 :
P_ADDR_A : 3 BRIGGS LN
P_ADDR_B :
P_CITY : BRANDON
P_STATE : VT
P_ZIP : 05733-1031
P_LOCA_A :
P_LOCA_b :
P_LOCA_C :
P_911NUM : 3
P_911SUFF :
P_911LOCA : BRIGGS LN
P_TAXMAP : 22-51-22.02
P_PDESC : DWL &.18 AC
P_SPAN : 078-024-11432
P_CD2 :
P_TOTL : 0.18
P_REAL : 159600
22-50-41
0.50 AS
Church
22-50-40
Rectory
(SUR)
MT Ass. LLC
St. Thomas Episcopal Church
22-50-37
22-50-34
0.98 AS
20' R.O.W.
Vaccarella
22-50-33
Town of Brandon Old Th. Hall
22-50-32
Trifolium Group LLC
12 Conant Square LLC
22-51-22.03
SQUARE
Otterside Vet LLC
22-51-20
22-51-21
Griffin/Corliss
0.10 AC
LANE
22-51-23
Jonasori LLC
Grace
22-51-22.02
0.18 AC
Jackson
22-51-24
0.28 AS
0.28 AS
Town of Brandon
22-51-25
22-51-33
Haylon
BRIGGS
22-51-32
0.47 AC
Bryant/ Cooley
Wilder
Reilly
22-51-31
22-51-34
4.8 AC
River
Smith Block LLC
0
100 ft

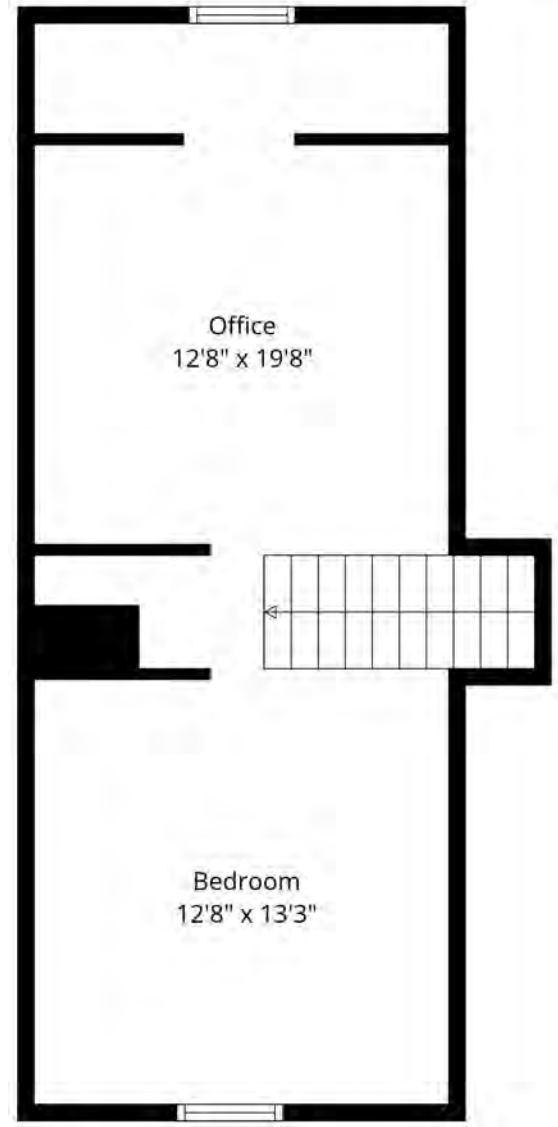

Shea/ Thomson
22-50-41
0.50 AS
St. Thomas Episcopal Church
22-50-40
Rectory
(SUR)
St. Thomas Episcopal Church
22-50-37
MT Ass. LLC
22-50-34
20' R.O.W.
Vaccarella
22-50-33
Beck
6 W Seminary
22-50-27
22-50-28
22-50-29
Town of Brandon Old Tn. Hall
22-50-32
22-50-30
SEMINARY
WEST
(069)
7
12 Conant Square LLC
22-51-22.03
SQUARE
Heritage Family Federal C.U.
22-51-21
Griffin/Corliss
0.10 AC
LANE
22-51-20
Grace
22-51-22.02
0.18 AC
22-51-23
Briggs Ln Brandon
Jackson
22-51-24
0.28 AS
Town of Brandon
22-51-25
22-51-26
Walter
22-51-33
Haylon
BRIGGS
(054)
22-51-32
0.47 AC
Bryant/ Cooley
22-51-27
Wilder
Reilly
22-51-34
4.8 AC
River
22-51-31
22-51-28
CENTER STREET
Smith Block LLC
22-51-29
Wetmore
LANE
(052)
MILL
Town of Brandon
(Center St. Cem.)
22-51-55
1.3 AC
Brandon Cong. Church
22-51-75
73
ST.
Mill Lane Holdings, LLC
22-51-54
2.8 AC
ane Holdings LLC
22-51-53
5.8 AC
0.20 AC
22-51-76
Merkert



Basement



1st Floor



2nd Floor

TOTAL: 1450 sq. ft

Basement: 443 sq. ft, 1st floor: 771 sq. ft, 2nd floor: 236 sq. ft

EXCLUDED AREAS: UTILITY: 328 sq. ft, LOW CEILING: 189 sq. ft, WALLS: 162 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 5-8-26

Seller's Name(s): Linda Grace

Physical Property Address: 3 Briggs Lane, Brandon, VT 05733
Street City/Town

Type of Property: ☒ Single Family Residence ☐ Multi-Family Residence (duplex, triplex, etc.)
☐ Condominium/Townhouse ☐ Land Only ☐ Commercial

Use of Property: ☒ Primary Residence ☐ Vacation Property ☐ Rental Property
☐ Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

Seller's Initials [VH] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.
THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property? See addendum A-1	☒ YES	☐ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☒ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property? See addendum A-1	☒ YES	☐ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☒ Other (explain): Carnagg Co. Owner Annual Cost(s): $0 - See addendum A-1	☐ YES	☒ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☒ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type:	☐ YES	☒ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? See addendum A-1 If "Yes," have they been removed? When? By whom?	☐ YES	☐ NO	☒ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☒ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked?	☒ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? See addendum A-1 If "Yes," when? August 12, 1992 Book 3 Survey Pg. 13 By whom? Donald Burchard	☐ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? See addendum A-2 & 3 ☒ Site Plan ☒ Survey ☐ Tax Map ☒ Subdivision Plan/Sketch	☐ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☒ NO	☐ DON'T KNOW

Further explanation of any of the above:

SEE ATTACHED ADDENDUM

Seller's Initials [vlj] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a) **Primary Heating System (check all that apply):** ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☒ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain):

(b) Age of Heating System: 2025 ☐ DON'T KNOW

(c) **Primary** Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☒ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain):
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? By whom?

(d) When was the **primary** heating system last serviced? July 2025 Installation
By whom? Plouffe's Boiler & Mechanical Servic

(e) **Primary** heating service and/or inspection reports attached? ☐ YES ☒ NO

(f) **Primary** Annual Fuel Usage: Elect. ~~Gallons~~ (or other measure) Date Range:
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Green Mtn Power

(h) Secondary Heating System (check all that apply): ☐ Base Board ☒ Hot Air ☐ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain):

(i) Secondary Fuel Type: ☒ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain):
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association Attchd A-4
If oil, when was the tank last inspected? Aug 2025 By whom? Champlain Valley Fuels

(j) When was the secondary heating system last serviced? July 2025
By whom? Plouffe's Boiler & Mechanical Servic

(k) Secondary heating service and/or inspection reports attached? ☐ YES ☒ NO

(l) Secondary Annual Fuel Usage: 300 Gallons (or other measure) Date Range: Jul 25 – Apr 26
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: Champlain Valley Fuels

(n) Property used: ☒ Full Time ☐ Seasonally

(o) Is there air conditioning? ☒ YES ☐ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): Heat pump/condenser - basement & yard

(p) **Hot Water System (check all that apply):** ☐ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☒ Heat Pump Water Heater

(q) Age of Hot Water System: AUG 2025 ☐ DON'T KNOW

(r) Hot Water Tank is: ☒ Owned ☐ Rented
If rented, from whom: Monthly rental fee: $

(s) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?:

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☒ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain):
Main Breaker Amperes: Amps ☒ DON'T KNOW

Seller's Initials LAF ☐ ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

(u)	Annual electricity usage: $ 2,300 Date Range: MAY 25 - APR 26 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? Efficiency Vermont 2024 - Audit By whom?	☒ YES	☐ NO	☐ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail:	☐ YES	☒ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

(a) Check the items that will be ***included*** in the sale of the Property:

☐ Beverage Cooler	☐ Freezer	☒ Refrigerator / lower Freezer
☒ Central Air	☒ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☐ Security System:
☒ Ceiling Fans	☐ Irrigation System	⊙ Owned ⊙ Leased
☒ CO Detectors - # 8 Combo	☒ Microwave	☒ Smoke Detectors – # 8 Combo
☐ Compost Bin	☐ Mini-Fridge	☐ Sprinkler System
☐ Cooktop Stove	☐ Mini split	☐ Standby Generator
☒ Dehumidifier 2	☐ Pool – above-ground	☐ Stove:
☒ Dishwasher	☐ Pool – in-ground	☐ Gas ☐ Wood ☐ Pellet
☐ Disposal	☐ Pool Equipment	☐ Sump Pump
☒ Dryer	☐ Portable Generator	☐ Wall Oven
☒ Electric Garage Door Opener – Number of transmitters 1	☐ Radon Mitigation	☒ Washer
	☒ Range-Electric	☐ Window AC
☐ Energy Recovery Ventilator Unit	☐ Range-Gas	☐ OTHER:
	☐ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail:	☐ YES	☒ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property:			

Seller's Initials LG ____ ____ ____ Buyer's Initials ____ ____ ____ ____

4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☐ YES	☒ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers: Verizon, mint, etc.	☒ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: Xfinity	☒ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☒ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider: Xfinity	☒ YES	☐ NO	
(f)	What type of television service is available: ☐ Antenna ☒ Cable ☐ Satellite ☐ DSL ☐ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☐ Wood Frame ☒ Other (describe): Brick / Post & Beam Barn/garage			
(b)	Year Building(s) Constructed: Main Building 1821 Additions to Main Building: None Additional Building(s): (a) Barn 1970s (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: See List of Capital Improvements & Detailed List If required, did you obtain all permits and approvals for such work? ☒ YES ☐ NO ☐ DON'T KNOW	☒ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☐ NO	☐ DON'T KNOW

(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs:	☐ YES	☒ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail: weeping - north & West minimal	☒ YES	☐ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs: dehumidifiers & repointing	☒ YES	☐ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred? generally with Spring melt & rains minimal - no damage	☒ YES	☐ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☒ Slate ☐ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) _____ ☐ DON'T KNOW Approximate age of roof? redone 2016/2017 Renovation			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when? 2024 - Slate tiles (5) repaired/replaced	☒ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW

6. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a water supply that is not served by a public water system shall provide the Buyer with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☒ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site ☐ Off-site ☐ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____ Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
(c)	Age of Water System: _____
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter ☐ Other: _____ ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $ 920 Date Range: 12 months estimate Metered ☒ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? _____ By whom? _____ Results:	☐ YES	☐ NO	☒ DON'T KNOW Public Water
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? _____ By whom? _____ Results: _____	☐ YES	☐ NO	☒ DON'T KNOW Public Water
(h)	Are you aware of low pressure in your water system?	☐ YES	☒ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☒ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail: _____	☐ YES	☒ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity: _____			

Seller's Initials [VJ] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

7. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer, septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have the ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.**

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☒ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☐ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area ☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain:
(b)	What is the annual cost of municipal sewer? $_____ Date Range: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

(c)	Date system installed: _____			
(d)	Is the system entirely on your Property? If "No," where is it? _____	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom?	☐ YES	☐ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____			☐ DON'T KNOW
(g)	Septic tank capacity (in gallons) _____			☐ DON'T KNOW
(h)	Date septic tank last inspected? _____ By whom?			☐ DON'T KNOW
(i)	Date septic tank last pumped? _____ By whom?			☐ DON'T KNOW
(j)	Reports of last inspection/pumping attached?	☐ YES	☐ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom:	☐ YES	☐ NO	

Seller's Initials [VF] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:	☐ YES	☐ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☐ YES	☐ NO	☐ DON'T KNOW

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☒ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom?	☐ YES	☒ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☐ YES	☒ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☒ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☐ YES ☐ NO ☐ DON'T KNOW	☐ YES	☒ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☐ YES	☒ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☐ NO	☒ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☒ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? _____ By whom? _____ Results:	☐ YES	☒ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☒ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold? _____	☐ YES	☒ NO	☐ DON'T KNOW

Seller's Initials VG ☐ ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail:	☐ YES	☒ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain:	☐ YES	☒ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☒ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☒ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☒ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☐ YES ☐ NO	☐ YES	☒ NO	☐ DON'T KNOW
Further explanation of any of the above:				

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS				
(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	☐ YES	☐ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed?	☐ YES	☐ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule?	☐ YES	☐ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☐ NO	

(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of term remaining on any outstanding special assessments:	☐ YES	☐ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☐ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☐ YES ☒ NO ☐ DON'T KNOW OF ANYTHING ELSE If "Yes," explain:

Seller's Statement: Seller is providing the information in this report to reduce the likelihood of disputes or legal action concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. **In delivering this report to a buyer or prospective buyer, no representation is made by any real estate agent that they have any independent or personal knowledge about the condition of the Property, that they have made any inquiry or investigation about the condition of the Property, or any of the information provided in this report by the Seller or that they have verified the information provided in this report by the Seller.** Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by the Seller.

Seller's Initials [VB] [ ] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates set forth below. Buyer/prospective buyer understands that this report provides information about the Property made by the Seller as of the above date. It is not a warranty of any kind by Seller or any real estate agent. This report is not a substitute for any property inspection. Buyer/prospective buyer may obtain a property inspection. However, any such inspection must be by written agreement with Seller. Buyer/prospective buyer understands that there may be matters relating to the Property which are not addressed in this report.

Seller:	[signature] 5-8-26	Buyer:			
	(Signature)	(Date)		(Signature)	(Date)
Seller:		Buyer:			
	(Signature)	(Date)		(Signature)	(Date)
Seller:		Buyer:			
	(Signature)	(Date)		(Signature)	(Date)
Seller:		Buyer:			
	(Signature)	(Date)		(Signature)	(Date)

SELLER'S PROPERTY INFORMATION REPORT ADDENDUM
3 Briggs Lane, Brandon VT 05733
Date Prepared: 5-8-26

(b) Historical Info: The property sustained debris damage from Hurricane Irene in 2011 from properties to the North down into the lane from the Neshobe River overflow in the Town Center. The Town installed a larger culvert under Route 7 with barriers to slow down rushing rapids. Fluvial Erosion and Special Flood Hazard Areas have not been updated to reflect these infrastructural changes. The property is in a no flood zone. The retaining wall to the right of the driveway and yard terraces have remained stable and secure during ownership.

(d) Though not documented and prior to ownership, previous renters mentioned flooding in unfinished basement area as the result of water drainage from building north above driveway. Driveway was paved and excess water has been redirected to Briggs Lane down into the Hollow. In addition, the basement walls were repointed, though some "weeping" can occur at below grade locations on back wall.

(e) Briggs Lane is a Class IV town road and is plowed, sanded and salted by the owner of the Briggs Carriage Company Building whose parking lot is adjacent to 3 Briggs Lane.

(h) There is no record of any underground fuel storage tanks at the building up to and including the property's first major renovation in 2016/2017.

(j) The southern property line is marked by an iron pin at the large silver maple tree and a monument in the lower field. The northern property line is estimated from the corner of the yard stairs along the stone line outside the upper barn. The north to south lines run along Briggs Lane and centered between the barn and stone wall on the west side of the barn. (See K below)

(k) See attached Plan of Land owned by Lucille Chamberland August 12, 1992 (Book 3 of Surveys, Page 13) of Donald Burchard. The approved subdivision of the property by the Development Review Board was approved in August 1996 – see outline of land measurements.

(l) A site plan prepared for the installation of the back yard fence was sketched and provided to the Town (2023)

Seller's Initials VF _____ Buyer's Initials _____ _____

APPROVED SUBDIVISION
1996

POINT	TO POINT	BEARING	DISTANCE
1	2	N 65 - 27 W	89·53
2	3	S 27 - 03 W	109·82
3	4	S 27 - 04 W	50·22
4	5	S 70 - 09 E	88·90
5	1	N 27 - 31 E	152·80

2 A 63—
4 A 97.04
1 B 66
5 B 86.50
A B

TOWN OF BRANDON
AUG 2 1996
RECEIVED



A-2 Pg 1

⊡ MARBLE MONUMENT FOUND

◎ IRON PIPE (OR AS DESCRIBED) FC

○ IRON PIPE SET

• UTILITY POLE

cs ○ CURB STOP

mh ○ MANHOLE

——— RETAINING WALL

ent

) DESCRIPTION RECORDED IN BOOK 43 - 756 OF

TO POINT I IS A TIE LINE.

GHTS OF WAY TO PROPERTIES ADJACENT TO AND

EE TITLE TO CONANT SQUARE IS PRESUMED TO

TOWN CLERK'S CERTIFICATE

I certify that this map conforms to Title 27, Chapter 17, Section 1403 Vermont Statutes and is filed for record in Book 3 of Surveys at Page 13, this 12 day of August, 1992

Nilda M. Harris
BRANDON TOWN CLERK

PLAN OF LANI

owned by

LUCILE CHAMBERL

located in

BRANDON, VERMC

0 20 40 60

SCALE: 1 INC

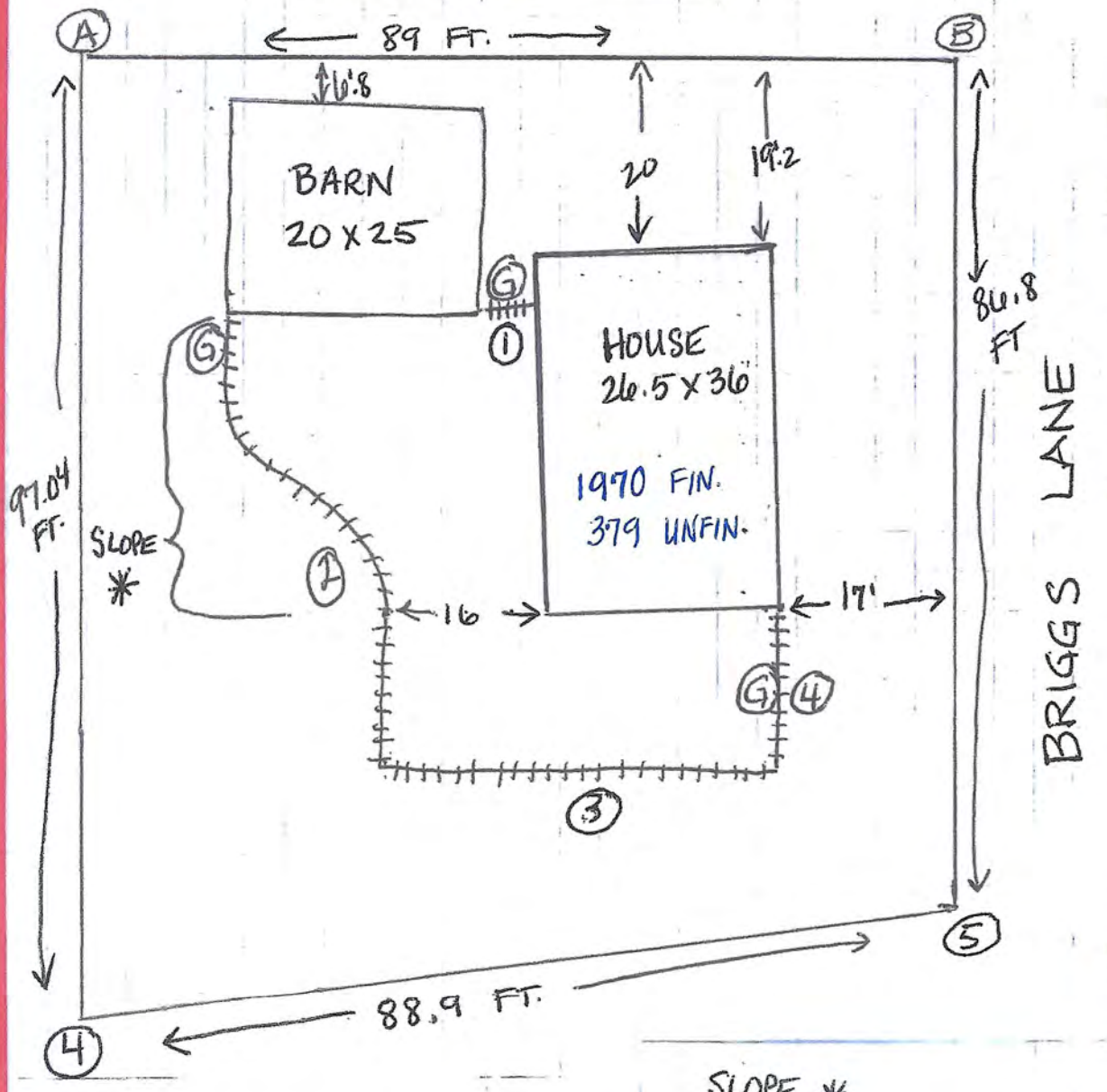
STATE OF VERMONT
DONALD B. BURCHARD No. 173
REGISTERED LAND SURVEYOR

I CERTIFY THAT THIS
COMPILED FROM FIELD
AS DESCRIBED IN NOTE

Donald B.
RLS 173 22

A-2 pg 2

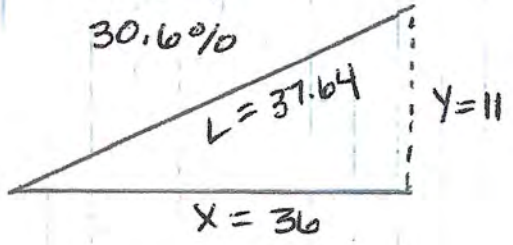
3 BRIGGS LANE



SPECRAIL ALUMINUM
6' HEIGHT / 57 "HORIZON
FENCE ++++++ GATE (G)

(1) 4.5' GATE W/POST
(2) 58' FENCE INCL 4' GATE
(3) 43' FENCE
(4) 16' FENCE INCL 5' GATE

SLOPE *
30.6%



MAY 2023
KEY = 1" = 4 FT.

Aboveground Storage Tank (AST) Routine/New Customer Inspection Checklist

VERMONT
AGENCY OF NATURAL RESOURCES

FOR TANKS INSTALLED BEFORE 08/01/2024

Approved for use by the Agency of Natural Resources on 08/01/2024

Aboveground storage tank (AST) inspections are required by the Aboveground Storage Tank Rules. Tank inspections are required to be conducted in accordance with Section 9-305 of the AST Rules (effective date 8/1/2024). This checklist is to be completed by a certified tank inspector completing the inspection.

Inspection Completed by: Micgael Reynolds Company: Champlain Valley Fuels

Tank Owner Info:

Name: Linda Grace	**Address:** 3 Briggs Ln
City/Town: Brandon VT	**Phone/email:** 508-867-7777

Type of Inspection: Routine (once every four years) ☐ New Customer ☑

Tank Location: Indoor ☑ Outdoor ☐ **Is tank located in a flood prone area?** ☐ YES ☑ NO

Year of Tank Installation 2015 check here if install year unknown ☐

Number of tanks in tank system **One** ☑ **Two or more** ☐ **(If 2+, each tank must be compliant with questions below)**

Tank Compliance Items (NA = Not Applicable)	YES Compliant	NO	NO YELLOW
Is the tank on a stable foundation? *(i.e., the tank is freestanding, no evidence of leaning or tilting, no evidence of subsidence)* **(1)**	☑	☐	NA
Are buried fuel line(s) and buried tank piping coated or sleeved to protect against corrosion? Check here to indicate fuel lines and piping are NOT buried ☑	☐	☐	☐
Is the tank equipped with an operational overfill vent alarm that terminates within 12 feet of the fill pipe and visible from the fill pipe? **(3)** For Indoor Tank	☑	☐	NA
For Outdoor Tank	☐	☐	☐
Is the fill and vent pipe diameter a minimum 1 ¼ inches and made of metal? (NOTE: For manifolded tank systems, each tank must either have a separate fill and vent pipe or have a separate fill but manifolded vent pipe to be compliant.) **(4)**	☑	☐	☐
Are all unused tank openings properly plugged/closed?	☑	☐	NA
Is tank free of the following deficiencies? (If NO, then check all items that apply) **(5)** Bulges or Dents on tank seams visible ☐ Moderate pitting on tank ☐ Moderate rust on legs ☐ Moderate rust on tank ☐ Visible evidence of leak at the fill or vent pipe (top of tank) ☐ For double walled tanks, the interstitial space leak indicator showing presence of leak ☐	☑	☐	☐
Is tank free of the following deficiencies? (If NO, then check all items that apply) **(5)** Cracks in tank legs or tank ☐ Excessive rust on tank surface or tank legs ☐ Excessive Pitting on tank ☐ Tank is actively leaking, dripping or weeping ☐	☑	☐	NA

STOP: If ANY answers to above questions are "NO" and "**RED tag**" the inspector shall affix a "**Do Not Fill**" (RED) **tag** to the tank. If ANY answers to above questions are "NO" and only "**YELLOW tag**" is indicated, the inspector may affix a "**Conditional Fill**" (**YELLOW**) **tag** to the tank. Applying a **YELLOW tag** to a tank where any of the above inspection items have a **RED tag** selection is **PROHIBITED.**

(turn over for certification statement)

Additional Inspection Items- Must be brought to Compliance by July 1, 2030	YES	NO
Is the tank installed on a concrete pad at least 4 inches thick and a footprint exceeding dimensions of tank by at least 10%?	☑	☐
Are any piping or fuel lines in direct contact with earthen materials or concrete? If yes, are the piping and lines coated and sleeved to protect from corrosion and damage? **(2)**	☑	☐
Is the fill piping made of schedule 40 steel or brass and according to NFPA? Are fill and vent pipes fitted with appropriate caps?	☑	☐
For **outdoor** tanks only: is tank protected from hazards (falling ice and snow from roof)? **(6)** *Leave response blank for indoor tanks*	☑	☐
Are all tank legs no longer than 14 inches in length? **(8)**	☑	☐
For tanks located in flood prone areas: is the tank anchored to concrete pad or alternative preapproved foundation and is the vent pipe of sufficient length to extend above projected flood level? *Check NA to confirm tank is not located in flood prone area* NA ☑	☐	☐
Other tank system notes:		

*The number at the end of each question refers to the tank diagram on page 3 of this form

ALL inspections resulting in a RED tag or YELLOW tag must be reported to the Agency within 5 days using the following link: https://anrweb.vt.gov/DEC/ERT/Non_Compliant_AST.aspx.

CERTIFICATION STATEMENT

I, Michael Reynolds Champlain Valley Fuels as the inspector of this AST do certify that the
(Print name and company)

tank installed at 3 Briggs Ln Swanton VT
(Property address)

was inspected on 7/31/25
(Date)

Check one:

☑ This tank system was found to be compliant with AST Rules.

☐ This tank system is noncompliant with AST Rules and has been Red Tagged.

☐ This tank system is noncompliant with AST Rules and has been Yellow Tagged; photo documentation has been collected of noncompliant items and has been filed with the inspection checklist.

(Signature of certified tank inspector) 7/31/25 (Date)

RECOMMENDED REPAIRS/ UPGRADES

Repair or replace foundation ☐
Replace unprotected oil lines with sleeved and coated oil lines ☐
Install alarm and/or move vent pipe to approved location ☐
Other Recommendations: _____
Replace fill and/or vent line(s) ☐
Replace tank or tank legs ☐
Anchor tank to concrete ☐

The tank inspector is **required** to provide a copy of the completed checklist to the tank owner **within five business days** of the date of inspection. A copy of the completed checklist and any photo documentation shall also be retained by the tank inspector for **four years** and shall be provided to the Agency of Natural Resources upon request.

Address 3 Briggs Lane

Estimated Annual Operation and Maintenance Expenses

	Vendor Name	Contact Info	Usage Amounts	Est $/Yr Avg
UTILITIES				
Oil	Champlain Fuels	802-388-4975	300 gal.	$1,200
Propane	N/A			—
Electric	Green Mtn Power	888-835-4672		$2,300
Cable/Satellite TV	Xfinity / Sling	800-934-6489		$550
Internet	Xfinity	800-934-6489		$1,110
Water / Sewer	Town			$ 920
Rubbish Removal	Use Transfer Station	802-770-9113 31 Corona St.	1-2 x per mo.	$120-150
Snow Removal	Contract Annually	Front Porch Listings	4-6x Ann.	$160-240
Pest Control	N/A			—
Generator Service	N/A			—
Landscaping	N/A			—
Mowing	N/A			—
Security	N/A			—
Other				
TAXES				
Current Property Taxes	2025 July - Homesteaded			$1,995

* NOTE: This is first year w/ A/C Heat Pump / oil Backup

This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.

PAYABLE TO:
MAIL TO:

TAX BILL

TOWN OF BRANDON
49 CENTER STREET
BRANDON VT 05733-1193

802- 247-3635

This is the only bill you will receive. Please forward to new owner if sold.

PARCEL ID	BILL DATE	TAX YEAR
0041-0003	10/20/2025	25/26

1% Interest assessed monthly on late installments. 8% penalty on balances after June 15. AVOID PENALTY, PAY BY MAY 15.
1 1/2% interest on balances remaining after Aug 15.

Description: DWL & .18 AC
Location: 3 BRIGGS LN

OWNER GRACE LINDA
3 BRIGGS LN
BRANDON VT 05733-1031

HOUSESITE TAX INFORMATION

SPAN # 078-024-11432	SCL CODE: 024
TOTAL PARCEL ACRES	0.18
HOUSESITE VALUE	159,600
HOUSESITE EDUCATION TAX	2,685.11
HOUSESITE MUNICIPAL TAX	1,598.69
HOUSESITE TOTAL TAX	4,283.80

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	159,600	159,600	
TOTAL TAXABLE VALUE	159,600	159,600	
GRAND LIST VALUES	1,596.00	1,596.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.8132	x1,596.00=	1,297.84
FIRE DIST	0.0962	x1,596.00=	153.54
APPROPRIATION, TOWN	0.0141	x1,596.00=	22.50
APPROPRIATIONS	0.0783	x1,596.00=	112.00
LOCAL AGREEMENT RATE	0.0079	x1,596.00=	12.61

Revised Bill

TOTAL MUNICIPAL TAX 1,598.69
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.6824	x1,596.00=	2,685.11

1.5722 (district rate) ÷ 93.45% (CLS + SA) = 1.6824

Payments	
1	08/15/2025
2	11/15/2025
3	02/15/2026
4	05/15/2026

TOTAL EDUCATION TAX 2,685.11
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education

TOTAL TAX 4,283.80
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF BRANDON TAX YEAR 25/26	TOWN OF BRANDON TAX YEAR 25/26	TOWN OF BRANDON TAX YEAR 25/26	TOWN OF BRANDON TAX YEAR 25/26
1ST PAYMENT DUE	2ND PAYMENT DUE	3RD PAYMENT DUE	4TH PAYMENT DUE
08/15/2025	11/15/2025	02/15/2026	05/15/2026
OWNER NAME	OWNER NAME	OWNER NAME	OWNER NAME
GRACE LINDA	GRACE LINDA	GRACE LINDA	GRACE LINDA
PARCEL ID	PARCEL ID	PARCEL ID	PARCEL ID
0041-0003	0041-0003	0041-0003	0041-0003
AMOUNT DUE	AMOUNT DUE	AMOUNT DUE	AMOUNT DUE
AMOUNT PAID	AMOUNT PAID	AMOUNT PAID	AMOUNT PAID

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
- ACKNOWLEDGMENT -
Return Received (including certificates and, if required Act. 250 Disclosure Statement).
Return No. 2023-060
Signed Suanne Myerbert Clerk Asst
Date July 21, 2022

TOWN OF BRANDON, VT
Received for record July 21 2022
at 10:30 A M and recorded in
Brandon Land Records, Book 255 Page 429-431
Attest: Suanne Myerbert Asst
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Briggs Lane Brandon, LLC** (formerly known as **1201 Magazine Street, LLC**), a Vermont limited liability company with an office in Brandon, Vermont, Grantor, in the consideration of TEN OR MORE DOLLARS paid to its full satisfaction by **Linda Grace**, of Brandon, Vermont, Grantee, by these presents does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, **Linda Grace**, her heirs and assigns forever, certain lands and premises in Brandon, in the County of Rutland and State of Vermont, described as follows, viz:

A parcel of land containing 0.18 acres, more or less, with a brick house, barn, and all other improvements thereon, with an address of 3 Briggs Lane, Brandon, Vermont, and being a portion of the lands and premises described in the Warranty Deed of Meyer Holdings, LLC to 1201 Magazine Street, LLC (predecessor by merger to Briggs Lane Brandon, LLC), dated May 12, 2014, and recorded in Book 223 at Page 384 of the Brandon Land Records.

Said parcel is depicted as "0.18 Acre +-" on an annotated version of a plan entitled "Plan of Land owned by Lucile Chamberland located in Brandon, Vermont," originally prepared by Donald B. Burchard with a date of June 22, 1992. Said annotated plan is recorded in Map Book 3 at Page 13 of the Brandon Land Records.

Excepting and reserving the lands, premises, and easements described in the Warranty Deed of Briggs Lane Brandon, LLC to the Town of Brandon, dated September 28, 2015, and recorded in Book 228 at Page 699 of the Brandon Land Records, to the extent the same affects the property.

The herein conveyed parcel is bounded now or formerly as follows:

- Northerly by other lands of Briggs Lane Brandon, LLC (depicted as "0.1 Acre +-" on the above-referenced plan);
- Easterly by Briggs Lane (Town Highway #54; formerly known as Furnace Lane);
- Southerly by lands now or formerly of Haylon; and
- Westerly by lands now or formerly of Reilly.

Subject to rights of way as set forth in the Warranty Deed of Ernest A. Chamberland and Christine R. Chamberland to Ernest Simeon Chamberland and Lucile Mary Chamberland, dated November 20, 1968 and recorded in Book 79 at Page 291 of the Brandon Land Records, and being more particularly described therein as follows:

"Excepting and reserving now existing rights of way over and across said premises, also excepting and reserving a right of way over the southerly end of the property hereby conveyed, and to the south of the brick house on said premises, to the said Clarence M. Carpenter and Luella K. Carpenter, their heirs, administrators and assigns."

PUTNAM & MENARD, PLC
ATTORNEYS AT LAW
ONE CROSS STREET
MIDDLEBURY, VERMONT
05753-1445
(802) 388-7966
www.pmlawvt.com

Subject to and benefited by the terms and conditions of an agreement between Shawn F. White and Sherry A. White a/k/a Sherry Spalding White and Lucile M. Chamberland, dated August 27, 1992, and recorded in Book 111 at Page 258 of Brandon Land Records.

The herein conveyed parcel is further subject to and benefited by easements, rights of way, covenants, and governmental permits of record, provided that nothing in this paragraph shall reinstate encumbrances previously extinguished by the Vermont Marketable Record Title Act. Without limiting the foregoing, the property is subject to and benefited by Town of Brandon Land Use Permit No. 3292, issued to James and Deborah Greenamyre on October 7, 1996, authorizing a subdivision creating two parcels of 0.18± and 0.10± acres, respectively.

1201 Magazine Street, LLC merged into Briggs Lane Brandon, LLC, as evidenced by Articles of Merger dated December 30, 2014, and recorded in Book 225 at Page 545 of the Brandon Land Records.

Reference is hereby made to said deeds and their records and to all prior deeds and their records for a further and more complete description of the lands and premises herein conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **Linda Grace**, her heirs and assigns, to their own use and behoof forever;

And the said Grantor, **Briggs Lane Brandon, LLC**, for itself and its successors and assigns, does covenant with the said Grantee, her successors and assigns, that until the ensealing of these presents it is the sole owner of the premises and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid. And it hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

[signature page follows]

PUTNAM & MENARD, PLC
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ONE CROSS STREET
MIDDLEBURY,
VERMONT
05753-1445
(802) 388-7966
www.pmlawvt.com

IN WITNESS WHEREOF, the Grantor has set its hand and seal this 11th day of July, 2022.

Briggs Lane Brandon, LLC

by: _____
Jesse Murdock, its duly authorized agent

STATE OF Louisiana
Jefferson PARISH/COUNTY, SS.

This record was acknowledged before me on July 11, 2022, by Jesse Murdock as duly authorized agent of Briggs Lane Brandon, LLC.

_____
Notary Public
Print name:
Commission #:
Commission expires:

GEORGE S. RUPPENICKER
NOTARY PUBLIC
NOTARY ID NUMBER: 39615
JEFFERSON PARISH, LA
MY COMMISSION IS ISSUED FOR LIFE

PUTNAM & MENARD, PLC
ATTORNEYS AT LAW
ONE CROSS STREET
MIDDLEBURY,
VERMONT
05753-1445
(802) 388-7966
www.pmlawvt.com

Brandon, VT - Property Database - Detail Result

Last Updated: July 09, 2025 | Official copies of data must be obtained at the Brandon Town Office.

Powered by NEMRC FUND ACCOUNTING
www.nemrc.com

New Search Print

Owner Information

Parcel	0041-0003
Owner	GRACE LINDA 3 BRIGGS LN BRANDON, VT 05733-1031
Location	3 BRIGGS LN
Sec/TWP/Range	
Descr	DWL & .18 AC

Parcel Information

NBHD	1	SPAN	078-024-11432
Acres	0	Status	A - Active

Sales Information

Book	255	Sale Date	2023-07-12
Page	429	Sale Price	295,000

Parcel Value Information

Land Value	26,800	Homestead	159,600
Dwelling Value	116,600	Housesite	159,600
Site Imprvmnt	15,000		
Outbuildings	1,200		
Total	159,600		

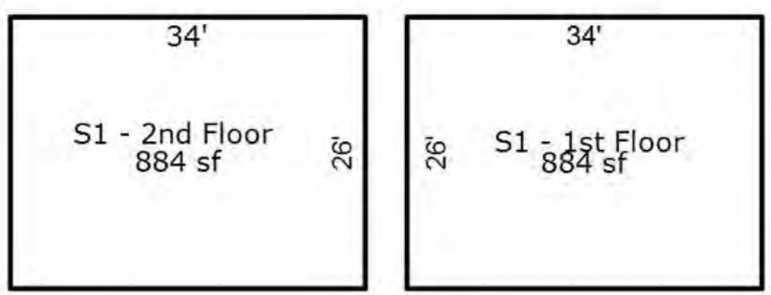


BUILDING

Total Rooms	5	Year Built	1900	Building SF	1768.00	Energy Adj	Below Avg	Roughins	1
Bedrooms	3	Effect Age	70	Quality	3.25	Bsmt Wall	Stone	Plumb Fixt	5
Full Baths	1	Condition	Average	Style	1.5 Fin	Bsmt SF	884	Fireplaces	
Half Baths		Phys Depr	40	Design	1.5 Sty	Bsmt Fin	6	Porch	108
Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF	884	Gar/Shed	
		Econ Depr							

Notes

Sketch



LIST OF CAPITAL IMPROVEMENTS

2016-2018 – Complete $224,000 Historic Rehab (National Park Service Approved Project 32395) – Complete Gut/Interior Rebuild, Plumbing & Electric/Indoor Structural – Outdoor Brick, Roof & Structural Repairs

2022-2026 – Renovation Updates/Improvements:

RESIDENCE

New Doors & WIndows
A/C, Heat Pump, New Oil Tank
New Kitchen Cabinets, Countertops, Bosch Appliances
Lighting & Ceiling Fans Throughout
New Bathroom/Shower Main Level, Vanity, Cabidor & Comfort Height Toilet
Upgrade Basement Bath, Cabidor, Cabinet & Comfort Height Toilet
Open Stairway to Attic, Shiplap, Electricity, Lighting, Foam Insulation
Cedar Closet Basement

BARN/GARAGE

Concrete Floor
Automatic Garage Door
Re-Point Stone Foundation
Panel 1st level Wall
Install Historic Windows
Electric and Lighting both Levels

YARD/LANDSCAPE

Paved Driveway
Fence
Floating Trex Deck and Terraced Stairs
Pet-Friendly Plantings/Small Trees/Shrubs/Flowers (Natural Ferns)
Mulch and Stone Beds – for Drainage
Portable/Inflatable Hot Tub
Sunbrella Awning

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design © Copyright LandVest, Inc., 2025.

Story Jenks - 802-238-1332 - sjenks@landvest.com Dia Jenks - 802-238-1549 - djenks@landvest.com

4 The Green, Woodstock, Vermont
www.landvest.com

3 Briggs Lane – Property Improvements/Details

1821 Brick Roger Fuller Distillery (listed as Conant Distillery/House 2 Furnace Street) National Register NAID # 84285691, National Park Service VT 76000145

2016-2018 - Complete $224,000 Historic Rehab (National Park Service Approved Project 32395) Complete Gut/Interior/Exterior Rebuild - Plumbing, Electric, Structure

2022-2025 - Updated Renovation $200,000 - Windows, Doors, Yard, Barn, Driveway, Bathrooms, Open Attic, Basement, Kitchen, Basement - A/C, Heat Pump Water Heater, etc., Lighting/Electric House & barn/garage

Zoning: Neighborhood Residential

NO FLOOD ZONE

APPLIANCES - Stainless Steel Bosch 800 Series
Bosch 30" Drawer Microwave - HMD8053UC
Bosch 30" Slide-in Range/Convection Oven HEI8056U
Bosch 18" Dishwasher SPX68B55UC - Silence Plus 44 dBA
Bosch 24" 11.4 cu. ft. Refrigerator B11CB81SSS - Bottom Freezer w/Ice

LAUNDRY
Washer - 5.1 cu. ft Smart TopLoad - WAS51A5505C
Dryer - 7.4 cu. ft. Smart w/Steam Sanitize - DVE52A5500C

EAT-IN KITCHEN FEATURES
Rev-A-Shelf In-Cabinet Trash/Recycle
Iconic White Quartz Countertops
Blanco America Ikon Composit Farm Style Sink
Custom Conestoga Hard Maple Ginger Cabinetry
Radford Pines Custom Display Shelving

DOORS/WINDOWS - 2022/2023
Larson Platinum Ultimate Retractable Screen Storm Door (side entrance)
Marvin Ultimate Signature Collection Low E2 w/Argon Glass Black Exterior/White Interior
JW Fiberglass Exterior Doors
Cordless Honeycomb Shadow White Blackout Shades All Windows except Attic

YARD/LANDSCAPE/GARAGE/BARN

Specrail 123' 6 ft H7 High Black Pet Fence, 3 Gates & Latches
Sunbrella 15' x 8'6" Elite Motorized Remote Awning
Battery Powered Lawnmower, Trimmer & Garden Misc
Dynatrap 1 Acre Bug Machine
2 cast aluminium chaise Lounges/sunbrella cushions/pottery barn pillows
Coleman Portable 4-Person Automatic/Heated Saluspa
Outdoor teak towel rack
Cedar Garden Shed - 63W x 49H x 36 Deep
Garage/Barn - Upper Level 2 - 52" Noiseless Remote Outdoor Ceiling Fans with Lights
Garage/Barn - Lights/Wiring Both Levels
Ryobi 2000 PSI 1.2 GPM Cold Water Corded Electric Pressure Washer
EGO 21" Battery-Powered Lawn Mower
Gorilla Cart with Never Flat Tires
2 Lifetime Deck Box Storage - Med & Lg
Ryobi Cordless Trimmer
Garden Tools - Rakes, Shovels, etc.
Snow Shovel & Ice Melt
Misc Portable Shelving
Upper Level - Cabinet Storage, Historic Windows, Lg Sliding Entrance Door
Outdoor Table + 6 Chairs, Ladder Stairs to Garage Level

MISC

Paved Driveway - 2 cars
Optional parking 1 space lower drive
Garage Parking - med size SUV - 8.6' x 7 ft auto LiftMaster garage door/remote/transmitter
Floating Trex Deck off Barn in Yard with Terraced Stairs to Lower Yard

ATTIC
5 inch foam insulated ceilings/ 3 inch walls
Pre-finished white shiplap floor to ceiling
Overhead Lighting, outlets & portable Floor & Window Fans

MASTER BATH
Maax Shower with Pivot Clear Shower Door
Wetwall with built in corian corner shelving
Moen Magnetix Rainshower + Handshower
Comfort Height American Standard Clean Toilet
6 Drawer 49" Vanity w/Marble Top
Mirrored Cabidoor Storage

BASEMENT BATH
Deep Utility Sink w/Spray Faucet
Comfort Height American Standard Clean Toilet
Walk in Shower w/Moen Magnetix Rainshower + Handshower
Mirrored Cabidor Storage

BASEMENT WALK-IN CEDAR CLOSET 7 x 11.5
Hanging Rods, Wire Shelving and Fold Wooden Shoe Racks
Home 70 pt. portable Dehumidifier

BASEMENT
Wifi Laundry - see details above
Cabinets & Shelving
Utility Storage
Under Stairs Storage Area

HVAC/BASEMENT/UTILITIES
SAMSUNG 24,000 BTU High-Efficiency Heat Pump Condenser - SAMCXH24
Model AC024BXUPCH/AA, Ser #BRBMP3CW300037L
Honeywell Home Smart Thermostat - A/C, Heat Pump & Furnace Seamless Transition
New 275-gal Oil Tank - 4 yr inspection 2025
Aloair Commercial Storm LGR Extreme Dehumidifier w/Outdoor Drain
State Proline XE Commercial Smart Hybrid 50-gal Electric Heat Pump Water Heater
Portable Stainless Steel Shelving/Storage
3 Envi Plug-in Electric Panel Energy Efficient Wall Heaters

Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 3 Briggs Lane, Brandon, VT 05733

Seller's Disclosure (initial applicable sections)

☐ 1. Presence of lead-based paint and/or lead based paint hazards:

☐ a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☑ b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ 2. Records and reports available to the Seller:

☐ a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☑ b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

☐ 3. Purchaser has received copies of all information listed above.

☐ 4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home.*

Seller's Initials ☑ ☐ ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

Purchaser has:

☐ a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

☐ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: [signature] 5-8-26 (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Seller: (Signature) Date

Purchaser: (Signature) Date

Vermont Association of Realtors®

Vermont Mandatory Flood Disclosure

EQUAL HOUSING OPPORTUNITY

Date Prepared: 5-8-26

Seller's Name(s): Linda Grace

Property Address: 3 Briggs Lane, Brandon, VT 05733
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☒ A copy of the FEMA map for the Property is attached; or,

☐ A link to the FEMA map for the Property is as follows:

_____; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☒ No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☒ No

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Linda Grace 5-8-26 (Signature) (Date) Seller: _____ (Signature) (Date)

Seller: _____ (Signature) (Date) Seller: _____ (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

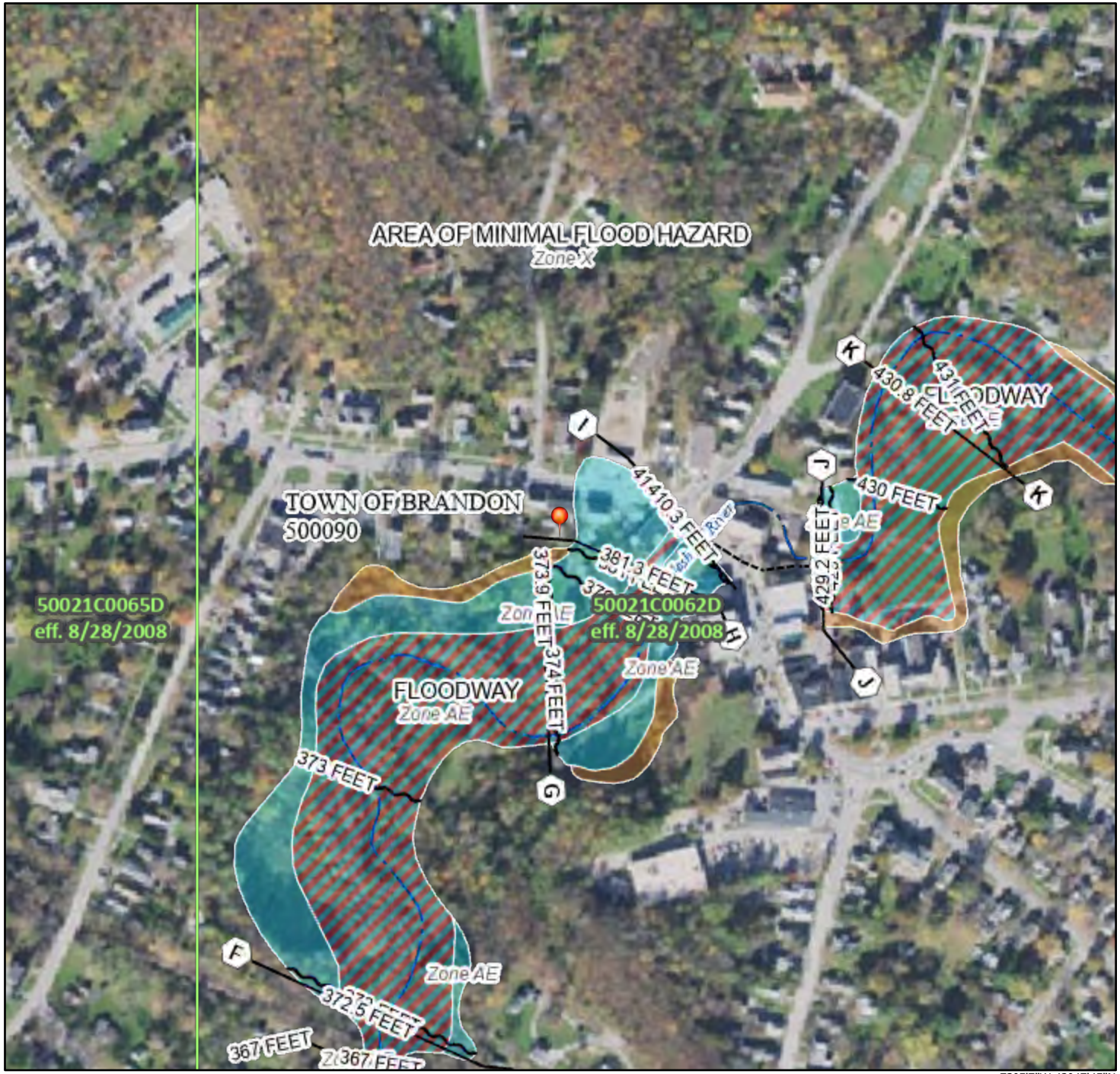
Buyer: _____ (Signature) (Date) Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date) Buyer: _____ (Signature) (Date)

National Flood Hazard Layer FIRMette

FEMA

73°5'44"W 43°48'11"N



73°5'7"W 43°47'45"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/4/2026 at 7:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Vermont Department of Public Safety
DIVISION OF FIRE SAFETY
45 State Drive, Waterbury VT. 05671 | 802-479-7561 | 800-640-2106
firesafety.vermont.gov

CERTIFICATION OF COMPLIANCE

for Smoke and Carbon Monoxide (Detectors) Alarms in Single Family Owner-Occupied Dwellings

This form shall be used to comply with the requirements in Vermont state law 9 VSA § 2883(a) in all new dwellings and dwellings that are sold or transferred after January 1, 2009.
All previous forms should be discarded

Date: 5-8-26
Date of Closing: _____
☐ New Construction ☒ Sale or Transfer

For Technical Assistance Regarding Smoke and Carbon Monoxide (Detectors) Alarms visit firesafety.vermont.gov or contact the Division of Fire Safety

Name of Building/Site: 1821 Roger Fuller Distillery - Private Residence
Physical Location: (9-1-1 Address) 3 Briggs Lane
Street Name and Number,
Brandon, VT 05733
City/town, Zip Code
Name of Seller: LINDA GRACE
Name of Buyer: _____

SMOKE ALARMS	CARBON MONOXIDE ALARMS	OPERATIONAL
☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No
Photoelectric-only type Smoke (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms and on each level of the dwelling.	One or more Carbon Monoxide (Detectors) Alarms are installed in accordance with the manufacturer's instructions and are installed in the vicinity of any bedrooms in the dwelling.	All Smoke and Carbon Monoxide (Detectors) Alarms have been tested in accordance with the manufacturer's instructions and are in good working order.

CERTIFICATION FROM THE SELLER

I / We, LINDA GRACE the seller(s) of the above-described dwelling certify under oath that the above-described dwelling is provided with properly operating Smoke and Carbon Monoxide (Detectors) Alarms installed in accordance with the manufacturer's instructions and as required in state law. 9 VSA § 2882

Linda Grace — Signature of Seller or legal representative
5-8-26 — Date
_____ — Signature of Seller or legal representative
_____ — Date

ACKNOWLEDGEMENT OF RECEIPT OF THE CERTIFICATION

We have received a copy of this certification and agree to notify the seller by certified mail within ten days of the date of conveyance of the property that the dwelling lacks Smoke or Carbon Monoxide (Detector) Alarms or that the (Detectors) Alarms are not operable.

_____ Signature of Buyer or legal representative
_____ Date
_____ Signature of Buyer or legal representative
_____ Date

3 Briggs Lane, Brandon, VT 05733

Certificate of Compliance - Smoke/CO Detectors
8 in residence **(NEW BATTERIES INSTALLED MAY 2026) – all 2 AA per alarm except Bedroom Main Floor Right = 9V**

1 – Kitchen/Living
1 – Main Floor Hallway
1 – Bedroom Main Floor Left
1 – Bedroom Main Floor Right
1 – Attic – Top of Stairs
1 – Basement – Lower Level Landing
1 – Basement – Cedar Closet
1 – Basement – Utility Room – A/C, Furnace, Fuel Tank & Heat Pump Water Heater

Vermont Real Estate Commission
Mandatory Consumer Disclosure

[This document is not a contract.]
This disclosure must be given to a consumer at the first reasonable opportunity and
before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer
NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date