Longview Falls

655 Squirrel Hollow Rd, Dorset, VT



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CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 14954

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 655 Squirrel Hollow Rd 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.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

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 employee 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.

Residential	Single Family	**655 Squirrel Hollow Road**				Listed: 6/9/2026	$1,997,000
5093536	Active	**Dorset**	**VT**	**05253**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

County VT-Bennington
Village/Dist/Locale
Construction Status Existing
Year Built 2000
Architectural Style Contemporary
Color
Total Stories 2
Zoning Residential
Taxes TBD No
Tax Annual Amount $22,136.50
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 23.09
Lot Size Square Feet 1,005,800
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms Total 13
Bedrooms Total 4
Bathrooms Total 3
Bathrooms Full 0
Bathrooms Three Quarter 2
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $710.68
Above Grade Finished Area 2,810
AGFinSrc Plans
Above Grade Unfinished Area 0
AGUnfinSrc Plans
Below Grade Finished Area 1,315
BGFinSrc Plans
Below Grade Unfinished Area 0
BGUnfinSrc Plans
Total Finished Area 4,125
Days On Market 0
Activation Date

Public Remarks Set on 23 private acres with sweeping Green Mountain views, this contemporary residence by acclaimed architect Jeff Barnes is thoughtfully composed to engage its landscape at every turn. Walls of glass, soaring ceilings, exposed timber trusses, and stone fireplaces bring scale and warmth to the interiors, while broad windows draw in light and long views from nearly every principal room. Particularly noteworthy is the custom woodwork found throughout the house, from richly figured cabinetry and built-ins to warm wood window surrounds and graceful curved details that lend the home an uncommon sense of finish and refinement. The kitchen is both generous and inviting, with a substantial island, granite counters, panoramic views, and extensive custom cabinetry, and it opens easily to the dining and living rooms, a wet bar, an expansive deck, and a screened porch overlooking the pond and waterfall. A first-floor office or study with built-in bookshelves and a custom wooden desk provides a tailored workspace. Privately situated above the main living level, the primary suite includes a fireplace, sitting area, bath retreat, and far-reaching views. The lower level offers a spacious family room with fireplace and three guest bedrooms, while additional space above the garage is well suited to recreation, fitness, or studio use. Rarely does a house combine architectural pedigree, craftsmanship, and such a compelling Vermont setting with this degree of ease and livability.
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

Mudroom	1	**Bedroom**	B
Bathroom Half	1	**Family Room**	B
Kitchen	1		
Living Room	1		
Office/Study	1		
Dining Room	1		
Bathroom Three	2		
Bedroom	2		
Bedroom	B		
Bathroom Three	B		
Bedroom	B		

Map
Block
Lot
SPAN Number 180-057-10631
Property ID
Deed Recorded Type Warranty
Deed Book 106
Deed Page 623
Total Deeds

SchDistrct
SchElem
SchMiddle
SchHigh

Lot Features Country Setting, Mountain View, Pond
Construction Materials Wood Frame, Wood Exterior
Foundation Details Concrete
Roof Metal, Standing Seam
Appliances Dishwasher, Microwave
Other Equipment Air Conditioner
Flooring Hardwood
Utilities Underground Utilities

Cooling Central AC
Electric 200+ Amp Service, 220 Plug, Generator
Heating Baseboard, Hot Water, Boiler
Sewer Septic
Water Source Drilled Well
Exterior Features Deck, Screened Porch
Interior Features Dining Area, Wet Bar

Basement Description Concrete
Garage Yes
Garage Capacity 2
Driveway Gravel, Paved

Road Frontage Type Private Road
Road Frontage Yes
Road Frontage Length 316

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

REALTOR®

NO IMAGE AVAILABLE

Laura Kottler

Phone: 203-650-8794

lkottler@landvest.com

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









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Listed By:
Laura Kottler - LandVest, Inc/Woodstock

Squirrel Hollow

Dorset, VT

Base Plan

Legend

- Subject Property - 23.09 ±Ac
- Class 3 (Gravel)
- Legal Trail
- Adjacent Properties
- Building Footprints
- Open Water
- Perennial Streams
- Contours (ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1667
Date: 05/07/26

N
W E
S

0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

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Lot 2
11.73 ±Ac

Lot 3
11.36 ±Ac

Squirrel Hollow Rd

Dorset Hill Rd

Ledge Ln

Blue Spruce Ln

420'

295'

1820' 1800' 1780' 1760' 1740' 1720' 1700' 1680' 1660' 1640' 1620' 1600' 1580' 1560' 1540' 1520' 1500' 1480' 1460' 1440' 1420' 1400' 1380' 1360' 1340' 1320' 1300' 1280' 1260' 1240' 1220' 1200' 1180' 1160' 1140' 1120' 1100' 1080' 1060' 1040' 1020' 1000' 980' 960' 940' 920' 900' 880' 860' 840' 820' 1080' 1006' 888'

Path: J:\aaGISOrg\Projects\Assigned\VT1667 Squirrel Hollow, Dorset, VT\VT1667 base.aprx

Squirrel Hollow

Dorset, VT

Base Plan Orthophotograph

Legend

- Subject Property - 23.09 ±Ac
- Class 3 (Gravel)
- Legal Trail
- Perennial Streams
- Contours (ft)



Notes

Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: VT1667

Date: 05/07/26

N W E S

0 150 300 600 Feet

Scale: 1' = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: J:\aaGISOrg\Projects\Assigned\VT1667 Squirrel Hollow, Dorset, VT\VT1667 ortho.aprx

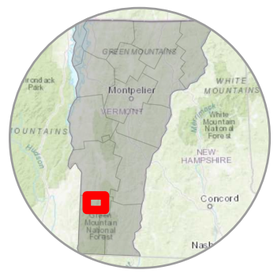
Squirrel Hollow

Dorset, VT

Town Locus

Legend

- Subject Property - 23.09 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1667
Date: 05/07/26

N
W
E
S

0 2,500 5,000 10,000 Feet

Scale: 1' = 5,000 "

This plan is conceptual only and is not represented as an engineered plan.

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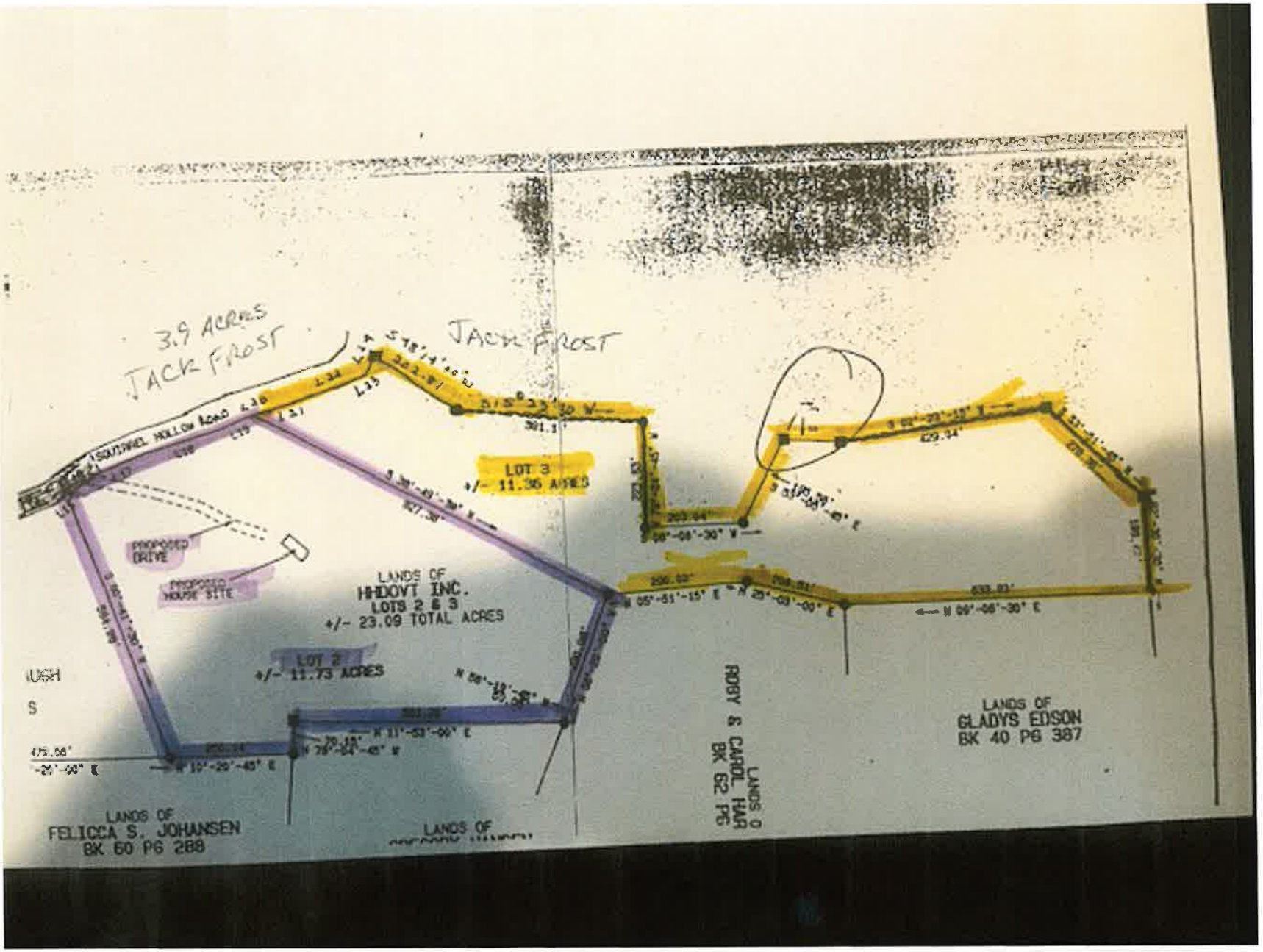
3.9 ACRES
JACK FROST
JACK FROST
LOT 3
+/- 11.36 ACRES
PROPOSED DRIVE
PROPOSED HOUSE SITE
LANDS OF
HHDOVT INC.
LOTS 2 & 3
+/- 23.09 TOTAL ACRES
LOT 2
+/- 11.73 ACRES
LANDS OF
FELICCA S. JOHANSEN
BK 60 PG 288
LANDS OF
LANDS OF
GLADYS EDSON
BK 40 PG 387

A D D E N D U M

Longview Falls

655 Squirrel Hollow Road · Dorset, Vermont

R E S I D E N C E

Jeff Barnes, architect · Erich Gutbier, builder

F I R S T F L O O R

Mudroom
- Stone tile floor, coat hooks & cubbies
- Wooden bench, washer/dryer with cabinets
- Utility closet; access to garage & rec room

Half Bath
- Stone tile, pedestal sink, polished nickel faucet

Kitchen
- White oak cabinets & flooring, 2 pantry closets
- Black granite island with storage & seating
- Pendant lighting, ceramic tile backsplash

Appliances
- Sub-Zero refrigerator & freezer
- Dacor wall oven & cooktop
- ASKO dishwasher, KitchenAid microwave
- Kinetco drinking water filter

Living Room
- Cathedral ceiling, stone fireplace
- Wood beams, spot lighting

Office
- Built-in shelves & desk
- French doors to screened porch & living room

Dining Area
- Open to kitchen and living room

Main Foyer
- Recessed lighting, coat closet, built-in bench

Wet Bar
- Refrigerator, oak cabinets, granite countertop
- Glass shelving, stainless steel sink

2-Bay Garage
- Electric doors, workbench & storage
- Heated??

Upper-Level Great Room
- Wall-to-wall carpeting, recessed lighting, pool table with 3 fixtures

S E C O N D F L O O R

Primary Bedroom
- Wall-to-wall carpeting
- Spot & recessed lighting, gas fireplace
- Separate office area, pocket door

Primary Bathroom
- Walk-in closet / dressing room
- Tile counter & floor, soaking tub
- Two sinks with drawers & cabinets, ceiling fan

L O W E R L E V E L

Bedroom 2
- Ceiling fan, closet, carpeting, window seat

Bath 2
- Tile floor, sink & vanity, polished nickel faucet
- Walk-in shower with tile, vertical lighting

Bedroom 3
- Ceiling fan, double closet, carpeting
- Window seat, recessed lighting

Bedroom 4
- Ceiling fan, closet, carpeting, recessed lighting
- Unfinished bath

Family Room
- Wall-to-wall carpeting, stone fireplace, built-in bookshelves, exit to outside

OUTDOOR SPACES

Screened Porch
- Stone tile floor, pull-down blinds, spot lighting

Deck
- Composite decking, metal rails, firepit table

Basement / Ground Level
- Concrete, partially finished, interior stairs, walkout access

SYSTEMS & UTILITIES

Heating: Weil McLain boiler
Fuel: Propane – 600-gallon tank
Well 1: Installed 2000
Well 2: Installed 2019 (600 ft, 6 GPM, by Frost)
Hot Water: 80-gallon tank (~10 years old)

Generator: Kohler, whole-house
Internet: Gateway – Fiber Optic
A/C: 1 zone

CONSTRUCTION

Foundation: Concrete
Framing: Wood
Roof: Metal standing seam

Siding: Wood
Driveway: Gravel / paved

POND

Depth: 25 ft at center
Features: Waterfall, aerator equipment

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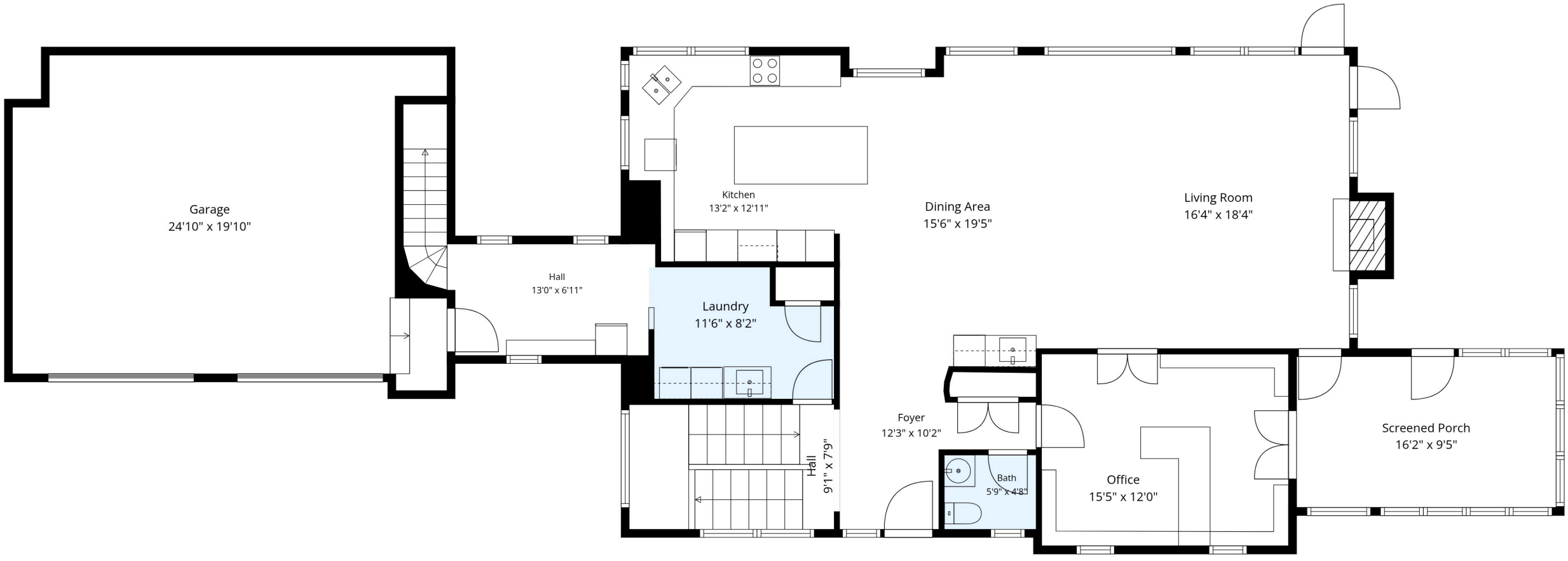
Main Level

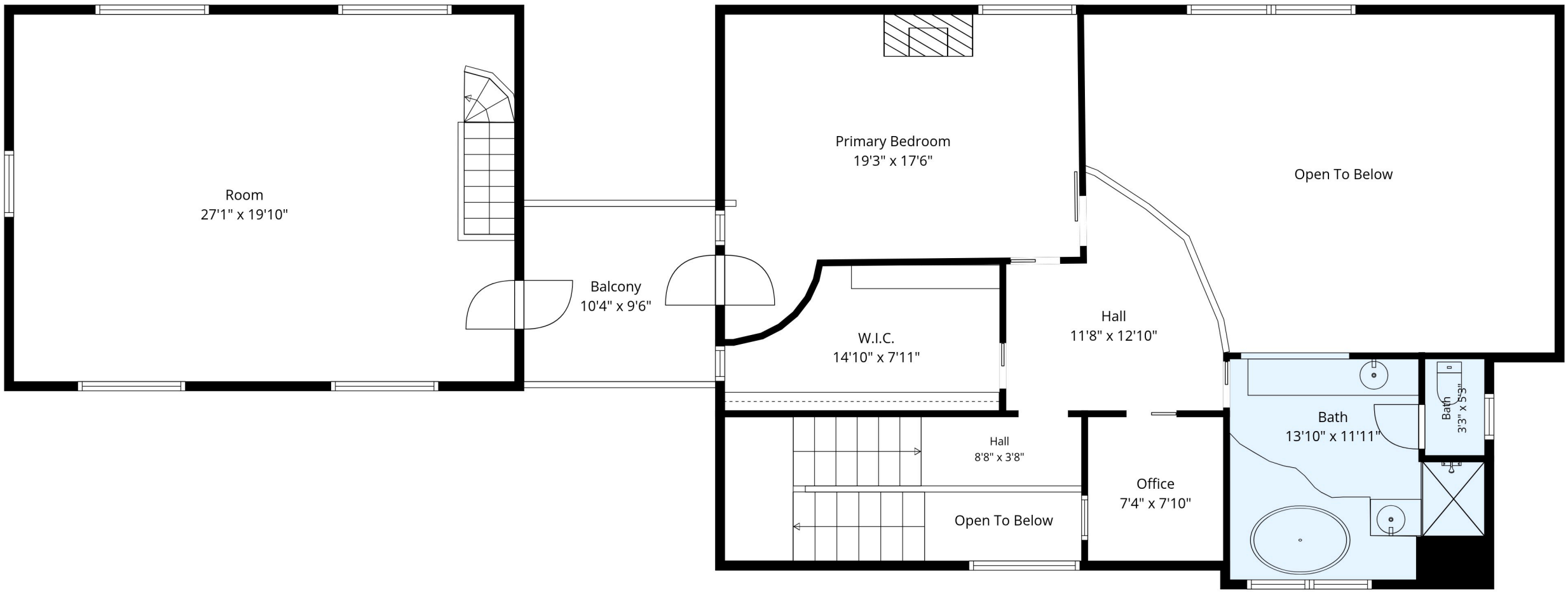


TOTAL: 4125 sq. ft

Basement: 1315 sq. ft, 1st floor: 1412 sq. ft, 2nd floor: 1398 sq. ft
EXCLUDED AREAS: UTILITY: 82 sq. ft, FIREPLACE: 17 sq. ft, SCREENED PORCH: 152 sq. ft,
GARAGE: 494 sq. ft, BALCONY: 98 sq. ft, OPEN TO BELOW: 443 sq. ft,
WALLS: 364 sq. ft

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

Upper Level



TOTAL: 4125 sq. ft

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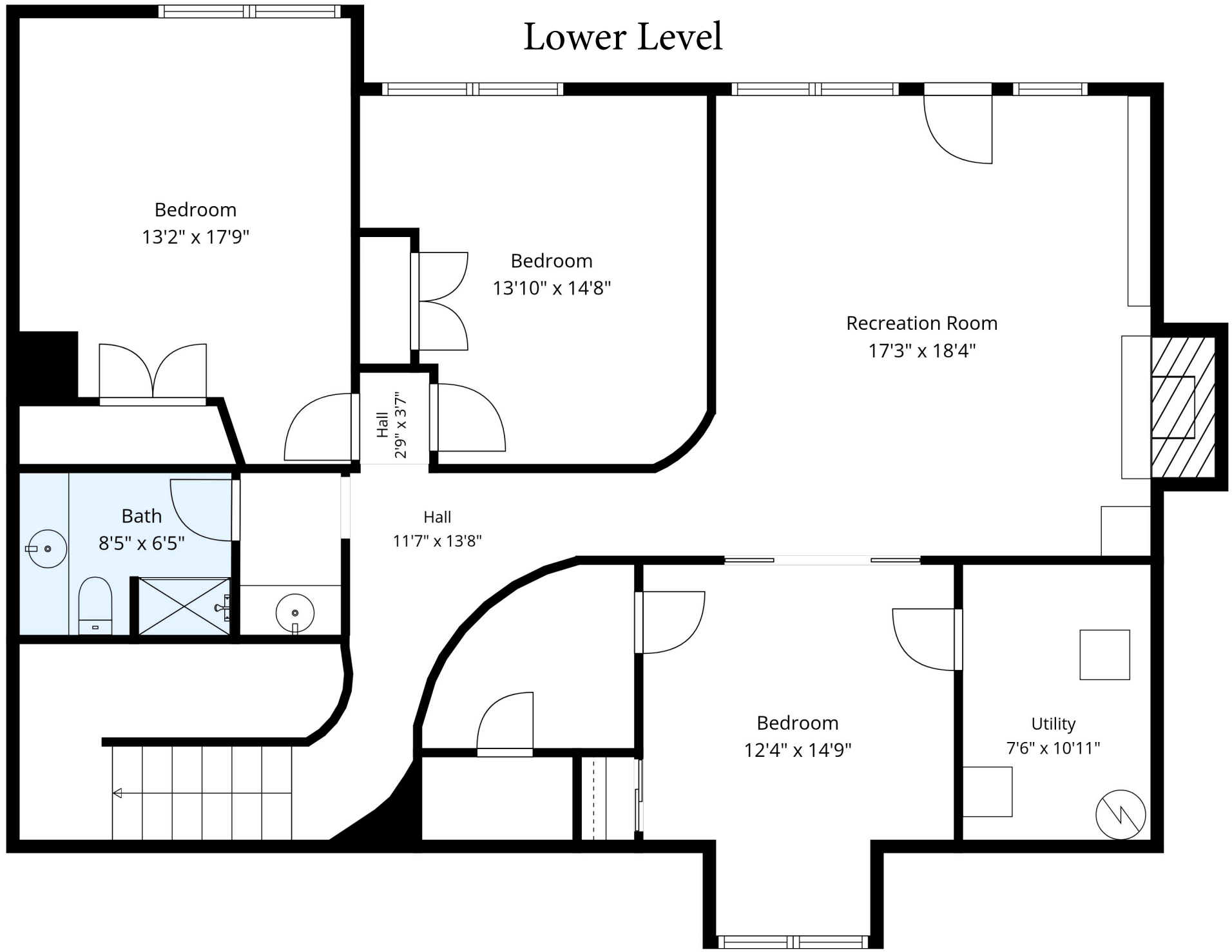
EXCLUDED AREAS: UTILITY: 82 sq. ft, FIREPLACE: 17 sq. ft, SCREENED PORCH: 152 sq. ft,
GARAGE: 494 sq. ft, BALCONY: 98 sq. ft, OPEN TO BELOW: 443 sq. ft,
WALLS: 364 sq. ft

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

Lower Level



TOTAL: 4125 sq. ft

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WALLS: 364 sq. ft

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

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 06/01/2026

Seller's Name(s): Kathleen Hogstrom Harold Hogstrom

Physical Property Address: 655 Squirrel Hollow Road, Dorset, VT 05253

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 KH 06/02/26 11:26 AM EDT dotloop verified HH 06/01/26 2:46 PM EDT dotloop verified Buyer's Initials

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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?	☐ 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?	☐ 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): only issue is snow plowing Annual Cost(s): Cost is included in snow plowing cost $75 per plowing	☐ 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: propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? 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? cement markers	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☐ 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: _____

Seller's Initials [KH] 06/02/26 11:26 AM EDT dotloop verified [HH] 06/01/26 2:46 PM EDT dotloop verified [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

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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: 25 years ☐ 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? May 2026
By whom? Hi Tech Plumbing

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

(f) **Primary** Annual Fuel Usage: 1700 Gallons (or other measure) Date Range: full year
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: dead river

(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
If oil, when was the tank last inspected? _____ By whom? _____

(j) When was the secondary heating system last serviced? _____
By whom? _____

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

(l) Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: _____

(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.): central partial

(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: 10 years ☐ 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 [KH] 06/02/26 11:26 AM EDT [HH] 06/01/26 2:46 PM EDT Buyer's Initials [ ] [ ] [ ] [ ]

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(u)	Annual electricity usage: $ 2000 Date Range: full year *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: GMP			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ 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
☑ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - # 3	☑ Microwave	☑ Smoke Detectors – # 3
☐ Compost Bin	☑ Mini-Fridge	☐ Sprinkler System
☑ Cooktop Stove	☐ Mini split	☑ Standby Generator
☑ Dehumidifier	☐ 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 –	☐ Radon Mitigation	☑ Washer
Number of transmitters 2	☑ 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:			

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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:	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider:	☑ 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:	☑ 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):			
(b)	Year Building(s) Constructed: Main Building 2000 Additions to Main Building: Additional Building(s): (a) (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: we had house built in 2000 and replaced link 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

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(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:	☐ 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:	☐ 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?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☐ Shingle ☐ Slate ☑ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof?			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain: not the main metal roof. The flat link roof was replaced	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when? the link flat roof was replaced in 2013	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

dotloop signature verification: dtlp.us/yJfB-tHLY-qEyq

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: frost Tag #: Depth: 600 ft Gallons Per Minute (at time of driller's report): 6 gpm Date of driller's report: 11/2019
(c)	Age of Water System: contains 2 wells One drilled in 2000 and an additional one drilled in 2019
(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? $ Date Range: 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
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? water is tested every year by Waterworks By whom? Results:	☑ YES	☐ NO	☐ DON'T KNOW
(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:			

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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: 2000			
(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? June 2026 By whom? Dorr			☐ DON'T KNOW
(i)	Date septic tank last pumped? June 2026 By whom? dorr			☐ 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	

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(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? May 2026 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

dotloop signature verification: dtlp.us/yJfB-tHLY-qEyq

(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	

dotloop signature verification: dtlp.us/yJfB-tHLY-qEyq

(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 [KH] 06/02/26 11:26 AM EDT [HH] 06/01/26 2:46 PM EDT [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

dotloop signature verification: dtlp.us/yJfB-tHLY-qEyq

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: Kathleen Hogstrom dotloop verified 06/02/26 11:26 AM EDT UBI7-BKFR-D4PL-EIRN Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: Harold Hogstrom dotloop verified 06/01/26 2:46 PM EDT 7TPC-RYI7-RXZC-6K7O Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

Seller: _____ Buyer: _____

(Signature) (Date) (Signature) (Date)

PAYABLE TO:
MAIL TO:

Town of Dorset

Town Manager's Office
200 Raptor Lane
Dorset, VT 05251
802-362-4571 X 4

POSTMARKS NOT ACCEPTED
POST DATED CHECKS NOT ACCEPTED
PLACE PARCEL ID # ON CHECK

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
089012.	04/21/2026	2025-2026

Credit Card & E-Check Payments Available
** WWW.DORSETVT.ORG**
RETAIN THIS BILL FOR YOUR INCOME TAX

Location: 655 SQUIRREL HOLLOW

OWNER **HOGSTROM HAROLD P**
HOGSTROM KATHLEEN J
655 SQUIRREL HOLLOW RD
E DORSET VT 05253

SPAN # 180-057-10631 **SCL CODE: 057**
TOTAL PARCEL ACRES **23.09**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	1,676,500	1,676,500
TOTAL TAXABLE VALUE	**1,676,500**	1,676,500
GRAND LIST VALUES	**16,765.00**	16,765.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.1908	x16,765.00=	3,198.76
Edu Shortfall	0.0017	x16,765.00=	28.50
Fire Protective Serv	0.0286	x16,765.00=	479.48

Revised Bill

TOTAL MUNICIPAL TAX	3,706.74
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.0993	x16,765.00=	18,429.76

1.7030 (state rate) / 154.92% (CLA ÷ SA) = 1.0993

Payments	
1	09/09/2025
2	03/10/2026

TOTAL EDUCATION TAX	18,429.76
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**22,136.50**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Dorset
TAX YEAR 2025-2026

1ST PAYMENT DUE
09/09/2025
OWNER NAME
HOGSTROM HAROLD P
PARCEL ID
089012.
AMOUNT DUE
AMOUNT PAID Revised Bill

TAXES AFTER 9/9/25 ARE SUBJECT TO 1% INTEREST (1.5% AFTER 3 MONTHS). TAXES AFTER 3/10/26 ARE DELINQUENT &SUBJECT TO INTEREST & 8% PENALTY. FOR CREDIT CARD & E-CHECK PYMT GO TO WWW.DORSET.ORG

Town of Dorset
TAX YEAR 2025-2026

2ND PAYMENT DUE
03/10/2026
OWNER NAME
HOGSTROM HAROLD P
PARCEL ID
089012.
AMOUNT DUE
AMOUNT PAID Revised Bill

TAXES AFTER 9/9/25 ARE SUBJECT TO 1% INTEREST (1.5% AFTER 3 MONTHS). TAXES AFTER 3/10/26 ARE DELINQUENT &SUBJECT TO INTEREST & 8% PENALTY. FOR CREDIT CARD & E-CHECK PYMT GO TO WWW.DORSET.ORG

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **MICHAEL M. FLEISCHER,** of Hermosa Beach, in the County of Los Angeles and State of California, **GRANTOR,** in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION,** paid to his full satisfaction by **HAROLD P. HOGSTROM AND KATHLEEN J. GALVIN** of Nanuet in the County of Rockland and State of New York **GRANTEES,** by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto said **HAROLD P. HOGSTROM AND KATHLEEN J. GALVIN,** joint tenants with right of survivorship, **GRANTEES,** their heirs and assigns forever, a certain piece of land in the Town of Dorset, County of Bennington, State of Vermont, described as follows: **SEE ATTACHED SCHEDULE A.**

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said **GRANTEES, HAROLD P. HOGSTROM AND KATHLEEN J. GALVIN,** joint tenants with right of survivorship, for their own use and behoof forever; and the said **GRANTOR, MICHAEL M. FLEISCHER,** for himself, his executors and administrators do covenant with the said **GRANTEES, HAROLD P. HOGSTROM AND KATHLEEN J. GALVIN,** their heirs and assigns that until the ensealing of these presents that he is the owner of the premises and have good right and title to convey the same in the manner aforesaid, that they are free from every encumbrance; except as stated or referred to herein.

The **GRANTOR** does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever,

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of June, 1999.

IN THE PRESENCE OF:

Michael M. Fleischer by C R Eichel under Power of Atty

WITNESS
Print name: Thomas A. Greene

MICHAEL M. FLEISCHER by Charles R. Eichel under Power of Attorney

STATE OF VERMONT
COUNTY OF BENNINGTON, SS.

At Manchester, Vermont, this 11 day of June, 1999, personally appeared **MICHAEL M. FLEISCHER by Charles R. Eichel under Power of Attorney** and the acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

BEFORE ME:

My commission expires: 2/10/03

NOTARY PUBLIC

LAW OFFICES OF
CHARLES R. EICHEL
PO BOX 1040
MANCHESTER, VT.
05254

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SCHEDULE A

Being all and the same lands and premises conveyed to Michael M. Fleischer by Warranty Deed of HHDOVT, Inc. dated July 27, 1995 and recorded July 27, 1995 in Book 95 at Page 376 of the Dorset Land Records, and more particularly described as follows:

LOT #2

Being a portion of those lands and premises conveyed to HHDOVT, Inc. by Warranty Deed of Jeffrey T. Berg and Julie C. Berg, husband and wife, dated March 15, 1994 and recorded in Book 92, Page 855 of the Dorset Land Records and being Lot 2 as shown on a survey entitled "Lands of HHDOVT Inc., a Vermont Corporation, Dorset Hill & Squirrel Hollow Road, Dorset, Vermont" dated March 8, 1994, prepared by Courcelle Surveying Co., Drawing No. B 92-26A and filed in Map Book 3, Page 11 of the Dorset Land Records and being more particularly described as follows:

Beginning at an iron pin found on the westerly side of Squirrel Hollow Road which iron pin marks the southeast corner of lands conveyed to Alspaugh at Book 86, Page 438 of the Dorset Land Records;

THENCE from said iron pin along the westerly side of Squirrel Hollow Road the following four (4) courses:

1. South 22° 46′ 30" East a distance of 75.48 feet;
2. South 11° 47′ 15" East a distance of 107.43 feet;
3. South 06° 42′ 30" East a distance of 166.17 feet;
4. South 15° 03′ 30" East a distance of 69.91 feet to an iron pin found marking the southeast corner of the herein conveyed lands;

THENCE South 38° 49′ 30" West a distance of 827.38 feet along the northerly line of Lot 3 as shown on said plan to an iron pin found;

THENCE North 58° 20′ 00" West a distance of 230.98 feet along the northerly line of lands of Harrington as recorded in Book 62, Page 486 of the Dorset Land Records to an iron pin found;

THENCE North 58° 19′ 45" West a distance of 50.05 feet along the northerly line of lands of said Harrington to an iron pin found;

THENCE North 11° 53′ 00" East a distance of 561.20 feet along the easterly line of lands now or formerly belonging to Hansen and Norton as recorded in Book 59, Page 12 of the Dorset Land Records to a monument found and marking the northeast corner of lands of said Hansen and Norton;

THENCE North 78° 04′ 45" West a distance of 70.15 feet along the northerly line of lands of said Hansen and Norton to an iron pin found;

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THENCE North 10° 20' 45" East a distance of 250.14 feet along the easterly line of lands now or formerly belonging to Johansen to an iron pin found marking the southwest corner of lands of said Alspaugh;

THENCE North 80° 41' 30" East a distance of 584.98 feet along the southerly line of lands of said Alspaugh to the point and place of beginning. Meaning and intending to convey 11.73 acres, more or less.

The within conveyed lands and premises are subject to the following restrictions:

1. No more than one single family residence (with appurtenant accessory buildings include outbuildings including but not limited to barn, utility shed and/or garage) shall be constructed upon the within conveyed lands and premises for a period of four (4) years following the date of this deed; thereafter, no more than two (2) additional single family residences (with appurtenant accessory buildings include outbuildings including but not limited to barn, utility shed and/or garage) shall be constructed upon the within conveyed lands and premises.

2. No mobile homes or trailers shall be placed or maintained upon the within conveyed lands and premises at any time.

3. Single family residences and their appurtenant accessory buildings constructed upon the within conveyed lands and premises shall be architecturally compatible with other single family residences in the Dorset area.

4. No discharge of any type of hazardous waster shall be permitted on or from the within conveyed lands and premises.

The within conveyed lands and premises are subject to Town of Dorset Permit recorded March 23, 1993 in Book 90, Page 222 of the Dorset Land Records and Book 15, Page 328 of the Dorset Town Records and Town of Dorset Amended Permit recorded March 31, 1994 in Book 92, Page 808 of the Dorset Land Records and Book 15, Page 481 of the Dorset Town Records.

Dorset Town Clerk's Office
Dorset, Vermont
Received for Record 23rd
Day of June A. D., 19 99
At 9 o'clock and 15 minutes A M
And recorded in Vol. 106 Page 623
of Records
Attest Linda M. Hebert
Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd. Tax Paid Board of Health Cert. Rec'd
VT. Land Use & Development Plans Act Cert. Rec'd.
Return No.
Signed Linda M. Hebert Clerk
Date June 23, 1999

Parcel ID 089012

Exterior Information

Type	9 - CONTEMPORAF		
Stry Hght	1T - ONE/3 QTRS		
(Liv) Units	1	Tot	1
Found	1 - CONCRETE		
Frame	1 - WOOD		
P. Wall	26 - WOOD		
Sec Wall			
Roof Str	1 - GABLE		
Roof Cvr	14 - STDG SEAM		
Color	BEIGE		
View			
Shape			
Bld Name			

General Information

Grade	B - GOOD		
Year Blt	2000	Eff Yr	
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl	10.00		
P. Int Wall	1 - DRYWALL		
Sec Int Wall	4 - SOLID W(	15%	
Partition	T - TYPICAL		
P. Floor	3 - HARDWOOD		
Sec Floor	17 - MIXED A	25%	
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage			
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S - SAME		
Heat Fuel	2 - GAS		
Heat	3 - FORCED H/W		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

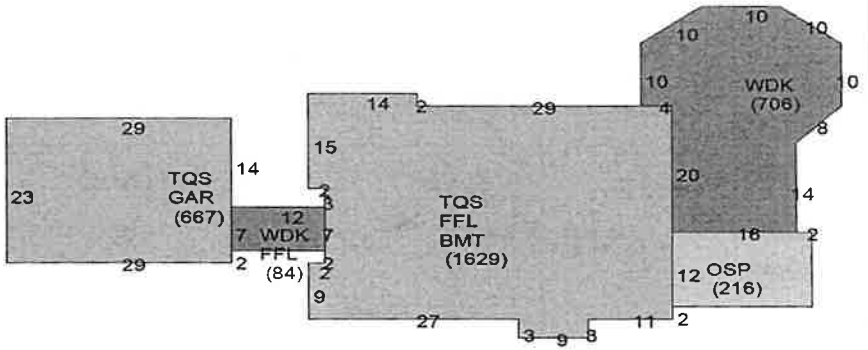
Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Comments

QUAL CONST/MATS/DESIGN - FULLY UPDATED W/ QUAL MATS - QUAL HS W/ POND & SECOND FLOOR VIEWS

Sketch



Bath Features

Full Bath		Rtng	
Add Full		Rtng	
3/4 Bath	1	Rtng	G - GOOD
Add. 3/4	1	Rtng	V - VERY (
1/2 Bath	1	Rtng	G - GOOD
Add. 1/2		Rtng	
Other Fix	3	Rtng	

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	10	4
Bld Total	1	10	4
Prcl Total	1	10	4

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Other Features

Kitchens	1	Rtng	V - VERY (
Add Kit.		Rtng	
Fireplaces	2	Rtng	G - GOOD
WS Flues		Rtng	

Depreciation

Phys Con	GD - Good	8
Functional		
Economic		
Special		
Override		
	Total	8%

Calc Ladder

Base Rate	145.00	Depr	109,561
Size Adj	0.90466	Depr'd Total	1,259,953
Con Adj	1.09095	Juris Ft.	1.0000
Adj Prc	$ 143.11	Spec. Features	$ 0
Grade Ft.	1.70000	Lump Sum	
Other Feat	$ 194,480	Final Total	$ 1,260,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	$ 1,260,000
Adj Tot (RCN)	1,369,514	Total $/SF	$ 343.83
Depr %	8%	Undepr $/SF	243.28700

Mobile Home

Make		Model		Serial		Year		Color	

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		Ind Val		

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
TQS	3/4 STORY	1,952	2,296	1,952	1,952	131.66	256,948
FFL	1ST FLOOR	1,713	1,713	1,713	1,713	143.11	245,147
GAR	GARAGE	667	667	0	0	55.00	36,685
OSP	SCRN PORCH	216	216	0	0	35.78	7,728
WDK	WOOD DECK	790	790	0	0	24.59	19,426
BMT	BASEMENT	1,629	1,629	0	0	76.90	125,270
	Building Totals	6,967	7,311	3,665	3,665		691,205
	Parcel Totals	6,967	7,311	3,665	3,665		691,205

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
BMT	FLA	95	0	G	100

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
41	IMP SHD	D	Y	1	60.00	C	AV	2000	21.50	T	43.8%	11	1	R5	1		1	1,400	1,400
Building Totals					Yard Item Appr				1,400		Special Feature Appr							1,400	1,400
Parcel Totals					Yard Item Appr				1,400		Special Feature Appr							1,400	1,400

Image



089012				089012		DORSET	Card: 1 of 1	Total Card	Total Parcel
PID1	PID2	PID3	PID4	Parcel ID	Building Location		APPR	1,676,500 /	1,676,500
							USE + IMP	1,676,500 /	1,676,500
							USE LAND	0 /	0
							ASSESSED	1,676,500 /	1,676,500

PROPERTY LOCATION

655 SQUIRREL HOLLOW RD
DORSET, VT

OWNERSHIP

HOGSTROM HAROLD P
HOGSTROM KATHLEEN J
655 SQUIRREL HOLLOW RD
E DORSET, VT 05253-0000

Occ		Type	TOWN

PREVIOUS OWNER

NARRATIVE DESCRIPTION

This parcel contains 23.09 AC of land mainly classified as RESD 2 with a CONTEMPORARY building built about 2000, having primarily WOOD Exterior and 3,664.60 Square Feet, with 1 Residential Unit, 2 3/4 Baths, 1 Half Bath, 10 Rooms, and 4

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Am

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	057	100.0
Util 2		Dis 2	180	100.0
Util 3		Dis 3		100.0
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
11	1,260,000	1,400	0.00	0	1,261,400
11	0	0	2.00	313,800	313,800
21	0	0	21.09	101,300	101,300
Building Total	1,260,000	1,400	23.09	415,100	1,676,500
Parcel Total	1,260,000	1,400	23.09	415,100	1,676,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	457.49	Tot Val SF/Prcl	457.49

LEGAL DESCRIPTION

Lot Size	
Total Land	23.09
Land Unit Type	AC

Property ID: 1435

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	GL	11	1,260,000	1,400	23.09	415,100	1,676,500	1,676,500		12/05/2025
2024	GL	11	619,880		0	216,410	836,300	836,300		12/11/2024
2023	GL	11	619,880		0	216,410	836,300	836,300		01/01/2023
2022	GL	11	619,880		0	216,410	836,300	836,300		01/01/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	158-704		01/25/2010	0	No		19	

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit

ACTIVITIES

Date	Result	By
06/21/2024	2	apro

CATALIS
ADVANCING GOVERNMENT. ENGAGING CITIZENS.

VT SPAN
180-057-10631
GIS Coord 1
GIS Coord 2
Insp Date
Print Date / Time
4/21/2026 8:37 am
Last Date / Time
Bill Krajeski

USER DEFINED

MAP ID
VT SPAN#
PriorID3a
CONTIG MAP ID
PriorID2b
PriorID3b
CONTIG MAP ID
PriorID2c
PriorID3c
Assessor Map
11-00-29.11, .12

LAND SECTION (11)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LU	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
11	RESD 2		1	1		SA	SITE	1		175,000	306,300	R5	1		W	75					306,300		0	0.00000		1	306,300	
11	RESD 2		1	1		ES	SITE	1		7,500	7,500	R5	1								7,500		0	0.00000		1	7,500	
21	RESD 2 E	#####	1	21.09		AC	EXCESS	1		7,500	4,803.22	R5	1		T	-30					101,300		0	0.00000		1	101,300	

Total AC/HA 23.09 | Total SF/SM 1,005,800.00 | Parcel LUC 11 - RESD 2 | P. NBC Desc RESD 5 | Tot 415,100 | Spl Credit 0.00 | Tot 415,100

Disclaimer: This Information is believed to be correct but is subject to change and is

List of Improvements

2025 - Replaced wood around all upper windows with PVS wood

2024 - New front walkway built

2024 - Replaced most of the upper redwood trim

2023 - Free standing generator installed

2022 - New deck built

2020 - Added a second well

2020 - Replaced 1,000 bricks in the chimney

2019 - Insert for fireplace to improve efficiency

2016 - New kitchen island built

2015 - Rebuilt the roof on breezeway between the main house and garage

2010 - Repaved the driveway and parking area

2005 - Reshaped the pond and added water fall

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