343 Black Bear Run

Stowe, Vermont



For more information, please contact:

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1940A Mountain Road, Stowe, VT 05672

LandVest
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All information provided is deemed reliable but is not guaranteed and should be independently verified. 393489

LandVest

STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Residential **Single Family** **343 Black Bear Run** **Listed: 8/7/2026** **$1,295,000**
5103949 **Stowe** **VT 05672** **Closed:**
Active **Unit/Lot #** **DOM: 0**



County VT-Lamoille
VillDstLoc
Year Built 1995
Architectural Style Colonial
Color
Total Stories 1.5
Taxes TBD No
Tax Annual Amount $13,363.88
Tax Year 2026
Tax Year Notes 2026-2027

Activation Date

Rooms Total	9
Bedrooms Total	3
Bathrooms Total	3
Bathrooms Full	2
Bathrooms Three Quarter	0
Bathrooms Half	1
Bathrooms One Quarter	0
Above Grade Finished Area	2,928
Below Grade Finished Area	120
Total Finished Area	3,048
List $/SqFt Fin Total	$424.87
Total Area	3,570
Lot Size Acres	2.07
Lot Size Square Feet	90,169
Footprint	

Directions From Stowe center, head west on S. Main Stree/Route 100S 3.2 miles. Turn right onto Black Bear Run. In .3 miles, property is on the left.

Public Remarks Set at the end of a quiet road just south of Stowe Village, this well-maintained three-bedroom home enjoys a peaceful setting abutting conserved land and an extensive trail network. Thoughtfully updated over the years, the floor plan centers on a newly renovated kitchen and inviting living room anchored by a wood -burning fireplace. Three bedrooms and an office comfortably accommodate family and guests, while two covered porches invite morning coffee, evening reading, or simply relaxing in the quiet surroundings. The spacious backyard provides room for gardening, recreation, or unwinding amid the natural setting. With convenient access to Stowe Mountain Resort, Trapp Family Lodge, Cady Hill Forest, shopping, and dining, this home offers a wonderful combination of location, privacy, and value.

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame, Wood Siding
Roof Asphalt Shingle
Foundation Details Concrete

Estimated Completion Date

List $/SqFt Fin ABV Grade	$442.28
Above Grade Finished Area Source	Public Records
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	Public Records
Below Grade Finished Area Source	Public Records
Below Grade Unfinished Area	522
Below Grade Unfinished Area Source	Public Records
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Interior
Basement Description Partial
Garage Yes
Garage Capacity 2

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Road Frontage No
Road Frontage Length
Road Frontage Type Dirt

School District Stowe School District
Elementary School Stowe Elementary School
Middle/Jr School Stowe Middle/High School
High School Stowe Middle/High School
Lot Features Landscaped, Near Shopping, Near Skiing, Near School(s), Private

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Propane, Baseboard
Cooling None
Water Source Drilled Well, Private, Purifier/Soft
Sewer Septic
Electric Circuit Breaker(s)
Utilities Cable, Propane

Internet Fiber Optic Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Ceiling Fan, Wood Fireplace, Kitchen/Family, Vaulted Ceiling
Flooring Carpet, Hardwood, Tile
Exterior Features Porch
Driveway Gravel

Appliances Electric Cooktop, Dishwasher, Dryer, Microwave, Double Oven, Refrigerator, Washer
Other Equipment CO Detector, Dehumidifier, Smoke Detector

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees

Bldng#
UntPerBldg

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee
Fee 2
Fee 3

Planned Unit Development
Rented
Rental Amount
Exclusions

Flood Zone Unknown
Seasonal No
Easements
Covenants Yes
Resort
Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 468
Deed Page 234-236
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning RR5

Map
Block
Lot
SPAN# 621-195-12457
Tax Class Homestead
Tax Rate
PropTaxRel
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
BldgPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Agent, Email Listing Agent, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Kenneth & Gayle Rapp
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	LandVest, Inc.
Listing Office - Phone Number	Off: 802-528-7606
Listing Office - Phone Number 2	
List Agent - Agent Name and Phone	Meg Kauffman - Cell: 802-318-6034
List Agent - Phone Number	Cell: 802-318-6034
List Agent - E-mail	mkauffman@landvest.com
List Team - Team Name	
List Team - Phone Number 1	
List Team - Team Email 1	
Co List Agent - Agent Name and Phone	
Co List Agent - Phone Number	
Co List Agent - E-mail	
Alternate Contact - Agent Name	
Alternate Contact - Phone Number	
Alternate Contact - E-mail	
Buyer Office - Office Name	
Buyer Office - Phone Number	
Buyer Office - E-mail	
Buyer Agent - Agent Name	
Buyer Agent - Phone Number	
Buyer Agent - E-mail	
Buyer Team - Team Name	
Buyer Team - Phone Number 1	
Co Buyer Office - Office Name and Phone	
Co Buyer Agent - Agent Name and Phone	

MLS List Date	8/7/2026
Expiration Date	8/23/2027
Active Under Contract Date	
Pending Date	
Withdrawn Date	
Terminated Date	
Close Date	
Anticipated Closing Date	
Marketed in other Property Type	No
Other MLS#	
Comp Only	No
Comp Type	
Listing Type	Exclusive Right
Listing Service	Full Service
Designated/Apptd. Agency	No
Original List Price	$1,295,000

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

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Stowe, VT - Property Database - Detail Result

Last Updated: July 23, 2025 | Official copies of data must be obtained at the Stowe Office.

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Owner Information

Parcel	03005013
Owner	RAPP KENNETH W & GAYLEE 343 BLACK BEAR RUN STOWE, VT 05672
Location	343 BLACK BEAR RUN
Tax Map #	03-073.130
Descr	2.07 AC & DWL

Parcel Information

NBHD	9	**SPAN**	621-195-12457
Acres	2.07	**Status**	A - Active

Sales Information

Book	468	**Sale Date**	2002-06-14
Page	234	**Sale Price**	386,000

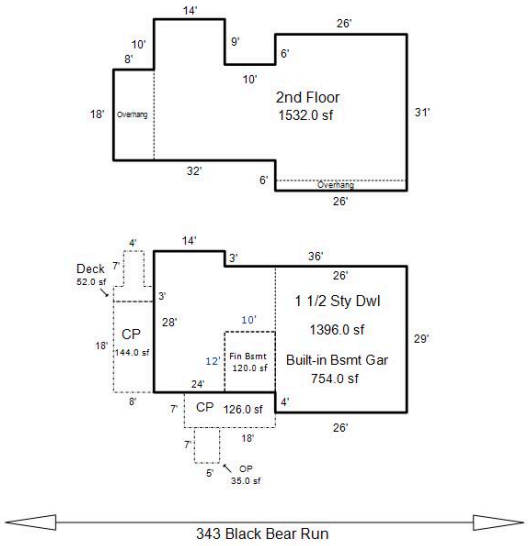
Parcel Value Information

Land Value	298,300	**Homestead**	961,500
Dwelling Value	598,200	**Housesite**	960,200
Site Imprvmnt	65,000		
Outbuildings			
Total	961,500		



BUILDING	**Total Rooms**	9	**Year Built**	1995	**Building SF**	2928.00	**Energy Adj**	Good	
	Bedrooms	3	**Effect Age**		**Quality**	4.50	**Bsmt Wall**	Conc 8in	**Condition**
	Full Baths	2	**Condition**	Good	**Style**	1.5 Fin	**Bsmt SF**	642	**Fireplaces** 1
	3/4 Baths		**Phys Depr**	15	**Design**	1.5 Sty	**Bsmt Fin**	3	**Porch** 357
	Half Baths	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**	120	**Gar/Shed** 754
	Kitchens	1	**Econ Depr**	5					
	Notes	Nice design to dwl. Finish basment is a foyer/mudroom area from the garage. 2024: Phys Dep from 13 to 15% / No changes to exisitng data or dwelling observed during inspection							
LAND	**Land**	1	**Area**	2.00	**Grade**	1.10	**Frontage**		**Depth**
LAND	**Land**	2	**Area**	0.07	**Grade**	0.80	**Frontage**		**Depth**

Sketch



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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 07/26/2026

Seller's Name(s): Kenneth W. Rapp Gayle E. Rapp

Physical Property Address: 343 Black Bear Run, Stowe, VT 05672

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 KWR 07/27/26 7:02 PM EDT dotloop verified GER 07/27/26 7:03 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): BBR is town, spur is HOA Annual Cost(s): HOA fee covers	☑ 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- Fred's	☑ 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? _____	☐ 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: _____

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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: 5.5 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? July 29, 2026 scheduled
By whom? County Plumbing

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

(f) **Primary** Annual Fuel Usage: 1684 Gallons (or other measure) Date Range: 1/22-12/2025
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Fred's Energy

(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.): _____

(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: 5.5 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

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(u)	Annual electricity usage: $136.18 Date Range: 1/25-12/25 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Stowe Electric			
(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: freezer and window air conditioners negotiable			

Initials verified dotloop verified

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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: Stowe Access Cable	☑ 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 1995 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: 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. During a windstorm, a tree uprooted and fell onto the house, puncturing a portion of the roof. The damaged section of the roof was professionally replaced, and all repairs were completed by Sisler Builders. To the best of the owner's knowledge, there was no structural damage to the home, and the roof is in good condition.	☑ 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. In 2009 the home was briefly unoccupied, furnace failed, some pipes froze. This was discovered during a routine home check, the water was shut off, heat restored, leaks caught quickly limiting the water damage. To the best of the owners knowledge all repairs were completed.	☑ 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: Original water heater leaked and was replaced. Broken building sewer pipe caused a backup and water on the basement floor; pipe was excavated and repaired. Slight dampness during recent very heavy rains.	☑ 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: Slight dampness fixed by unclogging drain line from around the foundation and exterior stormwater drain installed. No further issues.	☑ 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? 7 years			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain: See explanation of uprooted tree damaging roof	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when? Replaced 2019	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

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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: Manosh Tag #: _____ Depth: _____ Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
(c)	Age of Water System: new well drilled 20 years ago. well pump replaced 4 years ago, new water softener 8 years
(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? $0 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? July 24, 2026 By whom? Clearwater Filtation Results: Good	☑ 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: Relocated and drilled new well in 2006 due to low water. No issues with new well.			

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dotloop signature verification: dtlp.us/jKne-vBjB-ah7C

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: neighborhood shared leach fields
(b)	What is the annual cost of municipal sewer? $0 Date Range: _____

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

(c)	Date system installed: 1995			
(d)	Is the system entirely on your Property? If "No," where is it? shared leach fields managed by HOA	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? July 2026 What was done? replaced broken building sewer pipe By whom? Manosh	☑ 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? July 2026 ☐ DON'T KNOW By whom? Manosh			
(i)	Date septic tank last pumped? July 2026 ☐ DON'T KNOW By whom? Manosh			
(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: April 2026 Cost: $in HOA fee By whom: HOA and hired engineer	☑ YES	☐ NO	

dotloop signature verification: dtlp.us/jKne-vBjB-ah7C

(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? 2002 By whom? done at purchase Results: Acceptable	☑ 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/jKne-vBjB-ah7C

(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 $ 1650 ☐ Monthly ☐ Quarterly ☑ Yearly	☑ YES	☐ NO	

Seller's Initials KWR 07/27/26 7:02 PM EDT dotloop verified GER 07/27/26 7:03 PM EDT dotloop verified ☐ ☐ Buyer's Initials ☐ ☐ ☐ ☐

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(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: Homer Sands Phone number/email: 802-777-1951. Homerski@stowevt.net			
Further explanation of any of the above: Addressing the 3 acre rule may result in an increase in HOA fees--TBD				

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 KWR 07/27/26 7:02 PM EDT GER 07/27/26 7:03 PM EDT Buyer's Initials

Initials verified dotloop verified

dotloop signature verification: dtlp.us/jKne-vBjB-ah7C

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: Kenneth W. Rapp dotloop verified 07/27/26 7:02 PM EDT 4CPR-WYOB-KBR9-0PXK Buyer: _____

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

Seller: Gayle E. Rapp dotloop verified 07/27/26 7:03 PM EDT TUBH-IFGA-S3WD-4BBO Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

001854

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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that We, GARY W. JANSON and NATALIE L. JANSON, of Stowe, Vermont, Grantors, in consideration of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION paid to our full satisfaction by KENNETH W. RAPP and GAYLE E. RAPP, husband and wife, of Barre, Vermont, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land and premises located thereon in Stowe, County of Lamoille and State of Vermont, described as follows, viz:

BEING all and the same land and premises conveyed to the Grantors by warranty deed of Brendan O'Reilly dated February 9, 1995 and of record in Book 293, Page 205 of the Stowe Land Records.

SAID land and premises with improvements thereon are more particularly described as being Lot 13 consisting of 2.07 acres of land, with improvements thereon, which parcel of land is shown on a survey map by William B. Lowe, R.L.S., entitled "Black Bear Run" by Contour Control Associates, Stowe, Vermont - November, 1989, recorded in Map Book 8, Page 50 of said land records.

TOGETHER with all right, title and interest, if any, of Grantors in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantors in and to said premises,

REFERENCE is here made to said deed and its record and to all prior deeds and their respective records by which said property or any part of the same has been previously conveyed in aid of this description.

THE premises conveyed hereby are subject to and have the benefit of all road way access, rights of way, utility line easements, community sub-service waste water disposal system rights and easements, land use permit conditions, and all other rights, easements, covenants, conditions, restrictions, and provisions set forth and referred to in the

Declaration of Covenants, Conditions and Restrictions for Black Bear Run Homesites dated June 25, 1987 and of record in Book 142, Page 4 and all supplements and amendments thereto.

THE above described premises are subject to and have the benefit of a driveway easement as described in a deed of Contour Control Associates to Brendan O'Reilly dated June 1, 1994 and of record in Book 281, Page 202 of the Stowe Land Records . Said driveway is shown on a survey plat entitled "Black Bear Run by Contour Control Associates", dated November, 1989, revised December, 1993, prepared by William B. Lowe, Registered Land Surveyor, consisting of Sheet 6 of 8 as recorded in Map Book 10, Page 19 of the Stowe Land Records.

THE above described premises are subject and have the benefit of Land Use Permit No. 5L0756-2 dated May 12, 1987 and accompanying Agency of Environmental Conservation Subdivision Permit No. EC-5-1446 dated May 7, 1987 and of record in Book 141, Page 34 of the Stowe Land Records, State Land Use Permit No. 5L0756-3 dated October 21, 1987 and of record in Book 161, Page 341 of the Stowe Land Records Discharge Permit No. 1-0593 dated December 14, 1987, State Land Use Permit 5L0756-4 dated July 27, 1989 and of record in Book 190, Page 223 of the Stowe Land Records and second and third revision of EC-5-1446 dated June 20, 1989 and January 11, 1990 and of record in Book 189, Page 298 and Book 199, Page 118 respectively of the Stowe Land Records.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, husband and wife, as tenants by the entirety, to their own use and behoof forever; and we the said Grantors, for ourselves and our heirs and assigns, do covenant with the said Grantees, their heirs and assigns, that until the ensealing of these presents we are the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as above stated.

G:\A-CLOSED\A-YOUNG\02REAL\JANSON\Stowe-Sale\WD 24

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IN WITNESS WHEREOF, We hereunto set our hands and seals this 13th day of June, 2002.

IN PRESENCE OF

Witness

Gary W. Janson
By: Peter F. Young, Jr.
Attorney-in-Fact

Natalie L. Janson
By: Peter F. Young, Jr.
Attorney-in-Fact

STATE OF VERMONT)
:SS
COUNTY OF WASHINGTON)

At Stowe, this 13th day of June, 2002.

PETER F. YOUNG, JR., ATTORNEY-IN-FACT FOR
GARY W. JANSON and NATALIE L. JANSON

personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Gary W. Janson and Natalie L. Janson

Before me
Notary Public

My Commission Expires: February 10, 2003

TRANSFER TAX RECEIVED JUN 14 2002
ALISON K. LEWIS, TOWN CLERK, STOWE, VT.

Stowe, Vt. Record Received
JUN 14 2002 at 11:11 AM
Alison K. Lewis, Town Clerk

G:\A-CLOSED\A.YOUNG\02REAL\JANSON\Stowe-Sale\WD 24

Application Date 6/20/94 Application Number H-94-26

Parcel Number 3-073.13

Fee: Residential $15 • Commercial $25 • Renewal $5 PAID ☒

(11)

BOARD OF HEALTH

Town and Village of Stowe

APPLICATION FOR PERMIT

Subsurface Sewage Disposal System

Applicant's Name Brendan O'Reilly

Mailing Address 2394 Stowe Hollow Rd. Stowe Zip 05672

Telephone Number 253-6393 Business Number _____

Location of Property (be specific please) Black Bear Run Lot #13 Rt 100 Stowe, Vt. 05672

New Construction ☑ Repair ☐ Replacement ☐

Number Serviced by System: Kitchens 1 Dishwashers 1 Garbage Disposals _____ Baths 2.5

Showers (separate) 2 Toilets 3 Bedrooms ~~4~~ 3 R.D. Restaurant Capacity _____

Plot Plan Required (in Duplicate): The proposed Sewage Disposal System shall be shown on a plot plan of the property, showing separately the location of each part of the system; the buildings to be served; the adjoining roads or streets; adjoining property, dwellings, buildings, streams, water sources or lines and sewage disposal systems within 100 feet of any part of the Sewage Disposal System. See plans of J. D. Stuart 2/87 Rev 12/89

Percolation Tests – (Locate on plot plan): On site 1,000gal. septic tank and lift station - community leach field

Test No. 1. _____ Boring log: – N/A

Test No. 2. N/A

I hereby certify that the above percolation tests and borings were taken (by me) (under my direction) and that this location (is) (is not) suitable for the purpose intended.

Date _____ _____ (Engineer) _____ (Designator)

I swear, under the pains and penalties of perjury, that the statements contained in this application are true and complete to the best of my knowledge and belief.

Date 6/20/94 Brendan O'Reilly Applicant's Signature

Application received by me June 22, 1994 Approved ☑ Disapproved ☐

~~Reason~~ Remarks: Per VT Agency of Natural Resources Permit #FC-5-1446 (3rd Revision) Sect 3.6 only 3 Bedrooms are authorized.

Paul Hannan (Health Officer) _____ (Deputy Health Officer)

Installer Salvas Name _____ Address

NEWS & CITIZEN, INC.

1116/90

State of Vermont

AGENCY OF NATURAL RESOURCES
SUBDIVISION PERMIT

CASE No: EC-5-1446 (3rd REVISION)
APPLICANT: Contour Control Associates
ADDRESS: c/o Charles Burnham, Inc.
P.O. Box 1149
Stowe, VT 05672

LAWS/REGULATIONS INVOLVED
Environmental Protection Rules
Chapter 3, Subdivisions
Chapter 7, Sewage Disposal
Chapter 8, Water Supply
Appendix A, Design Guidelines

THIS PERMIT DOES NOT CONSTITUTE ACT 250 APPROVAL UNDER # 5L0756

This project, consisting of changes to 10 previously approved lots, identified as lots 11 and 13-21, of the Black Bear Run multi-lot subdivision, located off Route 100 [redacted] Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. The project must be completed as shown on the plans listed as follows:
Subdivision Plan, dated 5/89, prepared by Charles Burnham,
Sheet 4, Plot Plan, dated 3/89, last revised 11/89, prepared by John Stuart, P.E.,
Sheet 5, Plot Plan, dated 3/89, last revised 11/89, prepared by John Stuart, P.E.,
Sheet 9, Wastewater details, dated 2/87, last revised 12/89, prepared by John Stuart, P.E.,
and which have been stamped "APPROVED" by the Division of Protection. No alteration of these plans shall be allowed except where written application has been made to the Agency of Environmental Conservation and approval obtained.

1.2. Each prospective purchaser of any portion of the subdivision shall be shown a copy of the approved plot plan, the engineer's site report and the Subdivision Permit prior to conveyance of any portion of the subdivision.

1.3. This project has been reviewed and is approved for the construction of one single family residence on each approved lot. Construction of other type dwellings, including public buildings, duplexes and condominium units, is not allowed without prior review and approval by the Agency, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

1.4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit and the "Notice of Permit Recording" in the Stowe Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.5. This authorization does not relieve you, as applicant, from obtaining all approvals and permits as may be required from the Act 250 District Environmental Commission and local officials PRIOR to construction.

1.6. By acceptance of this permit the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with the permit.

1.7. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

1.8. All conditions relating to lots 1-9 shall remain in effect.

2. WATER CONDITIONS

2.1. The lots are approved for the on-site water supply from individual drilled wells, provided that each well is located as shown on the plans and no closer than 100 feet to any subsurface wastewater disposal system, 50 feet from any septic tanks and 50 feet from any sewer lines.

(CONTINUED)

3. SEWAGE CONDITIONS

3.1. Lots 10-21 are approved for the on-site subsurface disposal of wastewater within a community type system located within the soil boring and percolation testing area indicated on the approved plans. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the sewage disposal system are permitted. Isolation distances as set forth in Appendix 7-D of the Environmental Protection Rules shall be adhered to.

3.2. The wastewater disposal system shall be constructed as shown on the approved plans and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State.

3.3. Each effluent pump station and force main installation shall be inspected by a Vermont registered Professional Engineer. Each force main shall be leakage and pressure tested under the general supervision of the inspecting engineer. All components of the pump station shall be tested prior to use. Each pump station shall be equipped with audio and visual alarms.

3.4. The inspecting engineer shall meet with the installer to review the construction procedures for the community wastewater disposal fields. Prior to installation, the limits of the fields shall be staked and the site prepared according to the engineer's instructions.

3.5. The community system shall be installed under the direct supervision of a Vermont registered Professional Engineer. Prior to backfilling the distribution piping in the disposal field, the network shall be tested with clean water to assure that there is complete and equal distribution. The difference in discharge rate between any two orifices shall not exceed 15%. Variations greater than 15% will require corrective action. The testing shall be completed under the supervision of a Vermont registered Professional Engineer and the results submitted to this office with the consultant's report of construction.

3.6. Each lot approved for connection to the system is allocated 3 bedrooms maximum. The design capacity of the system is 4860 gpd with low flow credits being granted.

3.7. All plumbing fixtures within the residences shall be equipped with low flow fittings and devices. The maximum allowable tank capacity of each water closet is 3.5 gallons. Flow rates of other fixtures shall comply with the Environmental Protection Rules Section 7.05. The home owner's association shall be responsible for ensuring that the plumbing fixtures comply with this permit condition. Prior to authorizing connection of each residence to the system, A Vermont registered Professional Engineer shall inspect the plumbing to ensure compliance with this condition.

3.8. Annually during the month of April, a professional engineer shall make a thorough inspection, evaluation, and report of the completed sewage collection, treatment, and disposal system. The engineer's inspection shall include, but not be limited to the following:

(a). observation of the alternating of the disposal fields;

(b). inspection of the lift stations and observation of the operation of each pump and the alarm system;

(c). checking the condition of the siphon and dosing chamber;

(d). verifying pumping of the septic tanks; and

(e). noting any necessary repairs.

(CONTINUED)

The engineer's report shall include, but not be limited to the following:

(a). a complete discussion of the investigations and observations;

(b). recommended repairs, maintenance, and construction for season.

A copy of the engineer's written report shall be submitted to the Protection Division prior to May 15 of each year for review and approval.

3.9. The wastewater disposal fields shall be alternated on an annual basis as indicated on the approved plans. The fields shall be alternated during the month of July of each year. The permittee shall submit a letter to this office notifying us that the switch has occurred.

3.10. Prior to installation of fields 1A and 1B, a revised plan shall be submitted showing the changes needed to obtain balanced flow to both fields. The engineer shall check the total flow to beds 1A and 1B. Flow shall be equally divided to the two beds prior to authorizing use of the system. If flow is not evenly distributed, corrective work will be required to gain proper flow distribution. As part of the flow test on the system, the following information shall be recorded and submitted to this office:

3.10.1. Duration of the dose event;

3.10.2. Measured head or discharge rates for at least 2 orifices within each field 1A and 1B. These readings shall be taken simultaneously.

3.10.3. The 4 locations monitored shall be checked every 15 seconds during the dose event.

Although not required it is recommended that several tests be conducted. The engineer shall conduct final inspection of the pipes to ensure that no debris is contained in the pipes prior to covering up. The engineer's report shall include a table or set of curves with the above information.

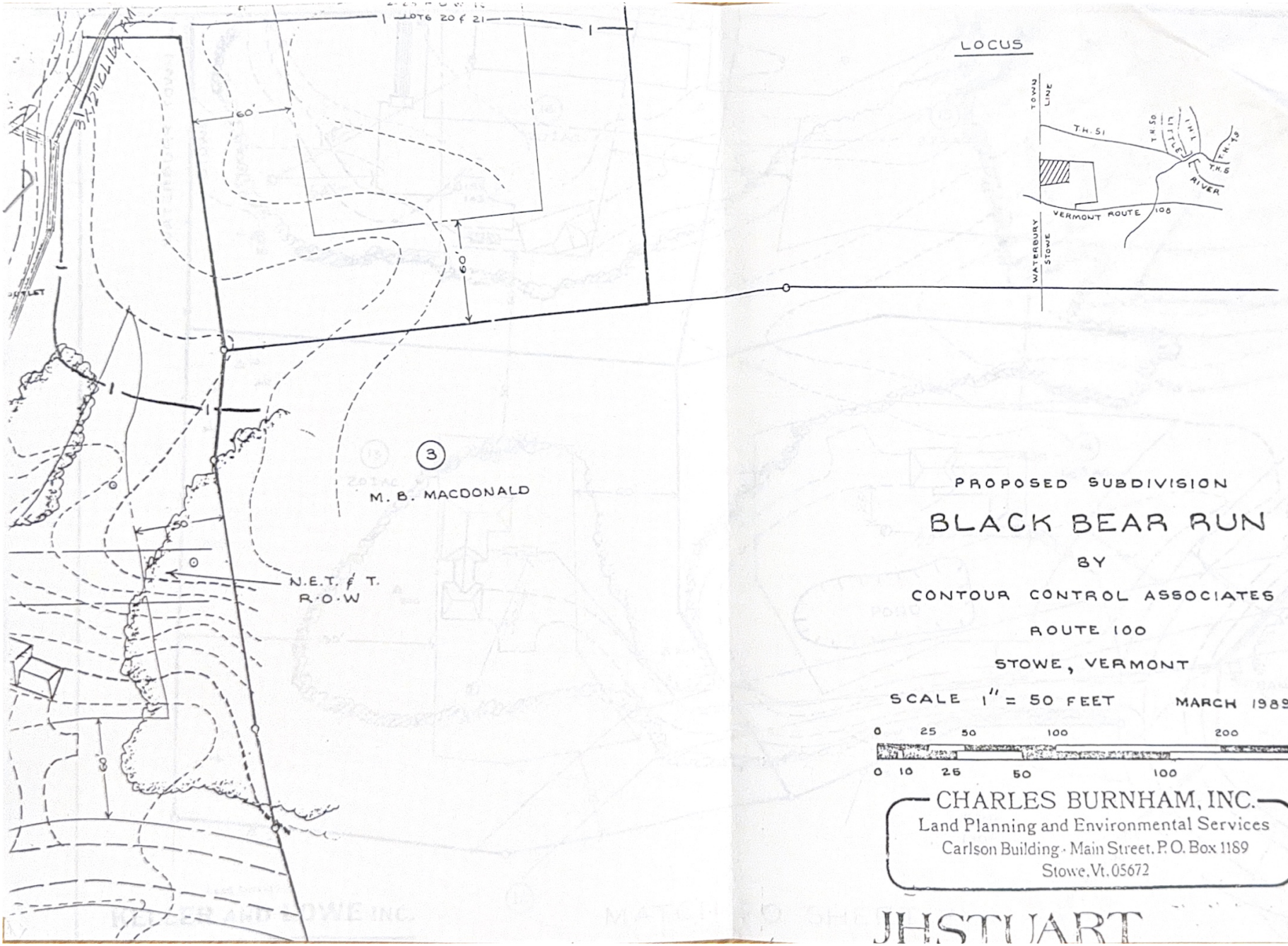
3.11. The permittee shall report any failure in the operation of the sewage system to the Protection Division within 24 hours.

3.12. Each septic tank should be cleaned whenever (1) the bottom of the scum layer is within 3 inches of the bottom of the outlet device; or (2) the sludge level is within 8 inches of the bottom of the outlet device. If inspection programs are not carried out, a pump-out frequency of at least once every 3 to 5 years shall be carried out.

Timothy J. Burke, Commissioner
Department of Environmental Conservation

By _____ 1/11/90
Eric Blatt, Regional Engineer

CC John Stuart
Ed Stanak
Town Planning Commission
Don Robisky



LOCUS

PROPOSED SUBDIVISION

BLACK BEAR RUN

BY

CONTOUR CONTROL ASSOCIATES

ROUTE 100

STOWE, VERMONT

SCALE 1" = 50 FEET MARCH 1989

0 25 50 100 200 250 FEET

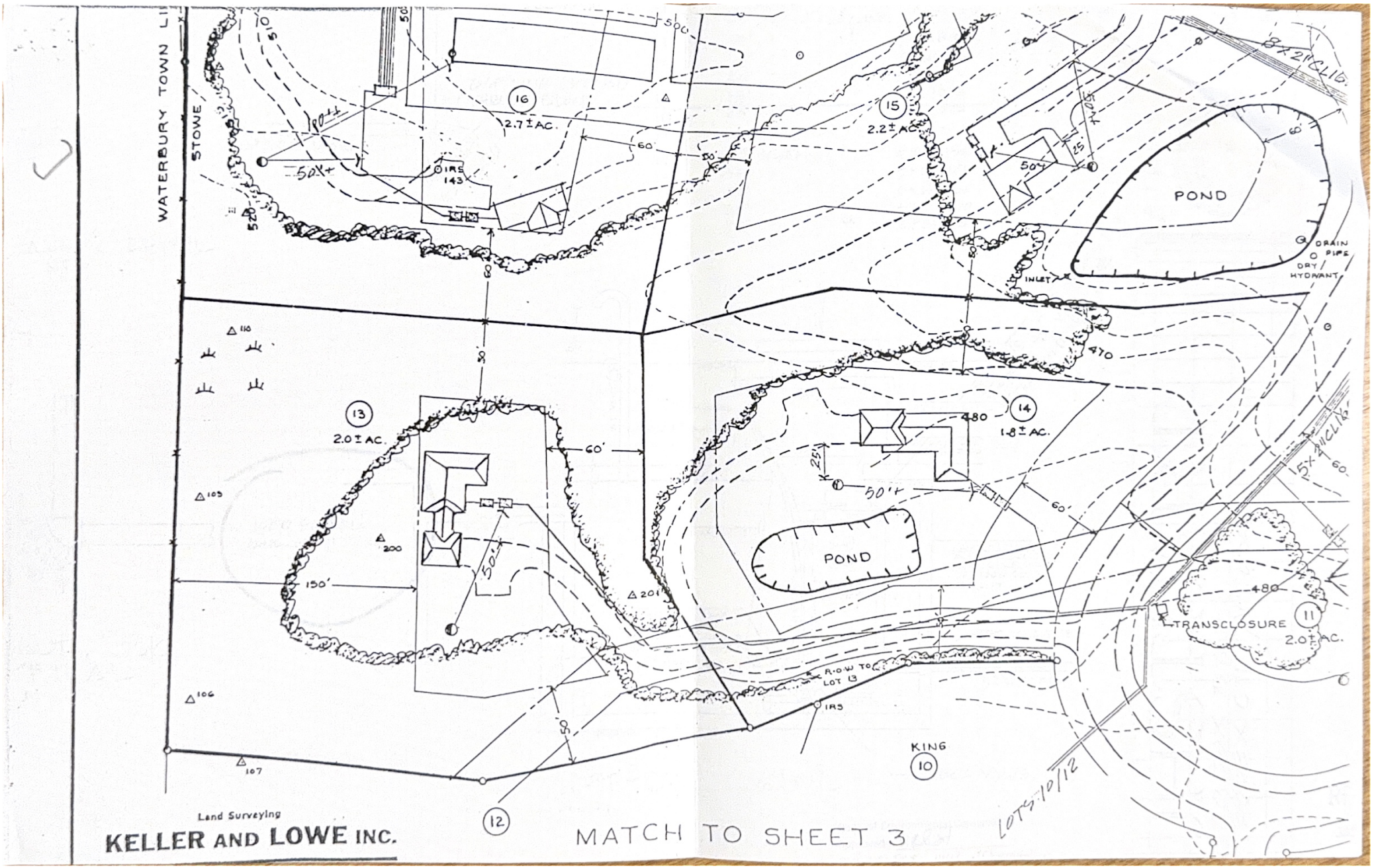
0 10 25 50 100 150 METERS

CHARLES BURNHAM, INC.
Land Planning and Environmental Services
Carlson Building · Main Street, P.O. Box 1189
Stowe, Vt. 05672

JHSTUART

RECEIVED
DEC 4 1989
DIVISION OF PROTECTION

Dept. of Environmental C
Approved: EPLAT
Permit #: 85-1446
Date: 12-20-89


WATERBURY TOWN LI
STOWE
16
2.7± AC.
15
2.2± AC.
13
2.0± AC.
14
1.8± AC.
11
2.0± AC.
12
10
POND
POND
INLET
DRAIN PIPE
DRY HYDRANT
TRANSCLOSURE
KING
R.O.W TO LOT 13
IRS
IRS 143
MATCH TO SHEET 3
LOTS 10/12
8" x 21" CL I/C
15" x 21" CL I/C
50'±
60'
150'
480
470
Land Surveying
KELLER AND LOWE INC.

6 SF CONC. (3000 PSI) THRUST BLOCK

6" FORCE MAIN

UNDISTURBED

10	45' LOWER	SEE ABOVE	SKHD150
11	50'	"	SKHD150
12	55'	"	SKHD150
13	60'	"	SKHD150
14	35'	"	SPD100H
15	40'	"	SPD100H
16	0'	—	SP 50
17	65'	LOWER	SKHD150
18	35'	"	SPD100H
19	65'	"	SKHD150
20	65'	"	SKHD150
21	80'	"	SPSH-500

EAD OUT DETAIL
NTS

1000 GALLON CONC. SEPTIC TK.

DUST BLOCK
TYPICAL
NTS

DRILL 3/8"ø HOLE ON LOW SYSTEMS TO VENT AIR AFTER PUMP SHUTDOWN

6" VENT (2")

JUNCTION BOX

4" INLET

GATE VALVE

SUBMERSIBLE PUMP

CAST IN-PLACE CPLG.

2" CL 150 PVC

CHECK VALVE

DETAIL

Dept. of Environmental Conservation
Approved: [signature]

APPROVED

STATE OF VERMONT * JOHN H. STUART No. 3018 REGISTERED PROFESSIONAL ENGINEER

JOHN H. STUART
P.O. BOX 279
ESSEX CTR., VT. 05451

FEB
DWG.

RE
JAI

pick-up

DATE SUBMITTED 6/20/94 FEE PAID 123.00 ck.

TOWN OF STOWE, VERMONT
P.O BOX 216
APPLICATION FOR ZONING PERMIT
(802) 253-6130

PERMIT NUMBER Z-94-55

1. PROPERTY LOCATION Black Bear Run Rt 100 Lot #13, Stowe, Vt. 05672 (STREET, SUBDIVISION AND LOT NUMBER) LOT SIZE 2.0 ac

2. PARCEL NUMBER ~~Lot #13~~ 3-023.13 FILE _____ ZONING DISTRICT RR-2 CODE 1 (11)

3. PROPERTY OWNER NAME Brendan O'Reilly APPLICANT NAME Brendan O'Reilly
ADDRESS 2394 Stowe Hollow Rd. Stowe Vt. 05832 Same
PHONE 253-6393 PHONE _____

4. BUILDER - NAME AND PHONE NO. Brendan O'Reilly 253-6393

5. OTHER PERMITS REQUIRED - (ZA X IF REQUIRED/FILL IN PERMIT NO. & DATE)

SEWAGE DISPOSAL - Required for new construction, bedroom additions, pools and hot tubs

- HEALTH/USER H-94-26 - VT. AGENCY OF NATURAL RESOURCES SLO756-5 EC-5-1446 (3rd Rev)

6. DRIVEWAY ENTRANCE PERMIT NO. (Required for any new entrance onto a public road) Private road

7. NATURE OF PROJECT - **CHECK APPROPRIATE BOX AND DESCRIBE IN DETAIL** (Attach statement if more space is needed.)

A. PRESENT USE OF PROPERTY/STRUCTURE _____

B. [ ] NEW CONSTRUCTION OF Residential House

C. [ ] ADDITION/ALTERATION OF _____

D. [ ] OTHER _____

E. ROOM COUNT -

	PRESENT	PROPOSED	TOTAL
BEDROOMS	See remarks	~~4~~ 3	~~4~~ 3
BATHS	_____	2.5	2.5
KITCHENS	_____	1	1

F. BUILDING HEIGHT _____ (25' maximum)
(See definition #8 of Zoning Regulations)
G. EST. COST OF CONSTRUCTION 123,000
H. FLOOR SPACE (sq. ft.) 1,945 I. COST PER SQ. FT. $63

8. SETBACKS - Measurement in feet from the property line to the closest portion of the new construction.
FRONT (STREET OR R-O-W) 50' - 60' SIDE 150' REAR 50'

9. PLOT PLAN - ATTACH TWO COPIES OF A PLOT PLAN OF THE LOT TO BE BUILT UPON IN AN APPROPRIATE SCALE SHOWING ALL OF THE FOLLOWING:
A. Dimensions of the existing building(s), and building(s) to be erected, altered, extended or moved.
B. The existing or intended use of all buildings on the lot.
C. Property Lines and Building Setbacks - Measurements in feet from the front, sides and rear property lines to the closest point of a proposed building, addition or alteration, including decks, porches, overhangs, etc. Front setback is measured from edge of Right of Way.
D. Any adjacent roads and waterways.
E. Title Block including property owner's name, date, scale and preparer's name.
***ATTENTION: AN INCOMPLETE APPLICATION WILL NOT BE CONSIDERED ***

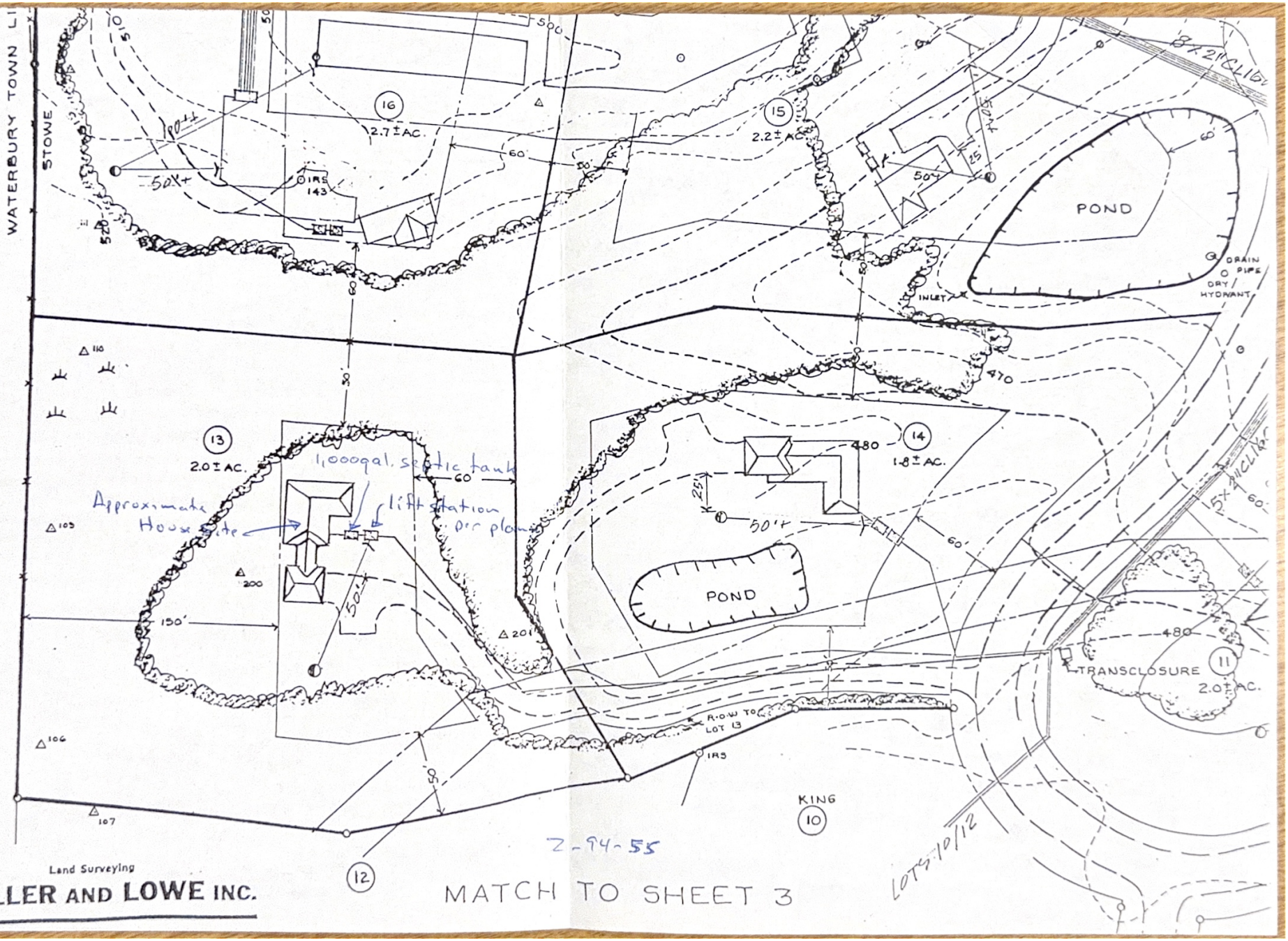
10. SIGNATURES - The undersigned hereby requests a zoning permit for the use or improvements described above, to be issued on the basis of the representations contained herein, and to be completed in accordance with the Zoning Regulations of the Town of Stowe. Permit voided in the event of misrepresentation or failure to complete construction or begin approved use within one year of the date of approval of this permit.
I UNDERSTAND THAT NO WORK CAN BEGIN PRIOR TO THE EXPIRATION OF THE MANDATORY 15 DAY APPEAL PERIOD.

APPLICANT Brendan O'Reilly June 20 1994 (DATE) LANDOWNER Brendan O'Reilly June 20 1994 (DATE)

11. Upon the representation contained herein, this application is hereby, ✓ APPROVED _____ DENIED DATE OF DECISION 6/21/94
EFFECTIVE DATE OF PERMIT 7/6/94 EXPIRATION DATE 7/7/94
Remarks/~~Recommendations~~ EC-5-1446 (3rd Rev) authorizes 3 BR homes only on lots 13-21
SIGNATURE OF ADMINISTRATIVE OFFICER Leland S. Dow

Applicant is required to post white permit card in a conspicuous location on the construction site. **CONTRACTOR SIGNS ARE PROHIBITED.** Any decision of the Administrative Officer may be appealed to the Zoning Board of Adjustment by filing a written notice of appeal with the clerk of the Zoning Board within 15 days of the date of the Administrative Officer's decision.

(2/94)



Land Surveying

KELLER AND LOWE INC.

Filed January 23, 1990 at 10:00 A.M. Attest: Marie N. Betterley Town Clerk

Book 8 50

CHARLES BLAUVELT

TITLE TARGET

AND

CERTIFICATE OF AUTHENTICITY

This is to certify that the microphotographs appearing on this film are true and accurate reproductions of records described below and were filmed in accordance with procedures prescribed by the appropriate records custodian.

Business Records Corporation

DATE FILMED 12/11/10

OFFICE Town CLERK

COUNTY / TOWN STOWE

STATE VERMONT

SALES ORDER # 4872

TITLE LAND RECORD MAPS 8 50 637B

TOTAL # PAGES N/A

START PAGE # N/A

END PAGE # N/A

VOLTAGE 70-75-80

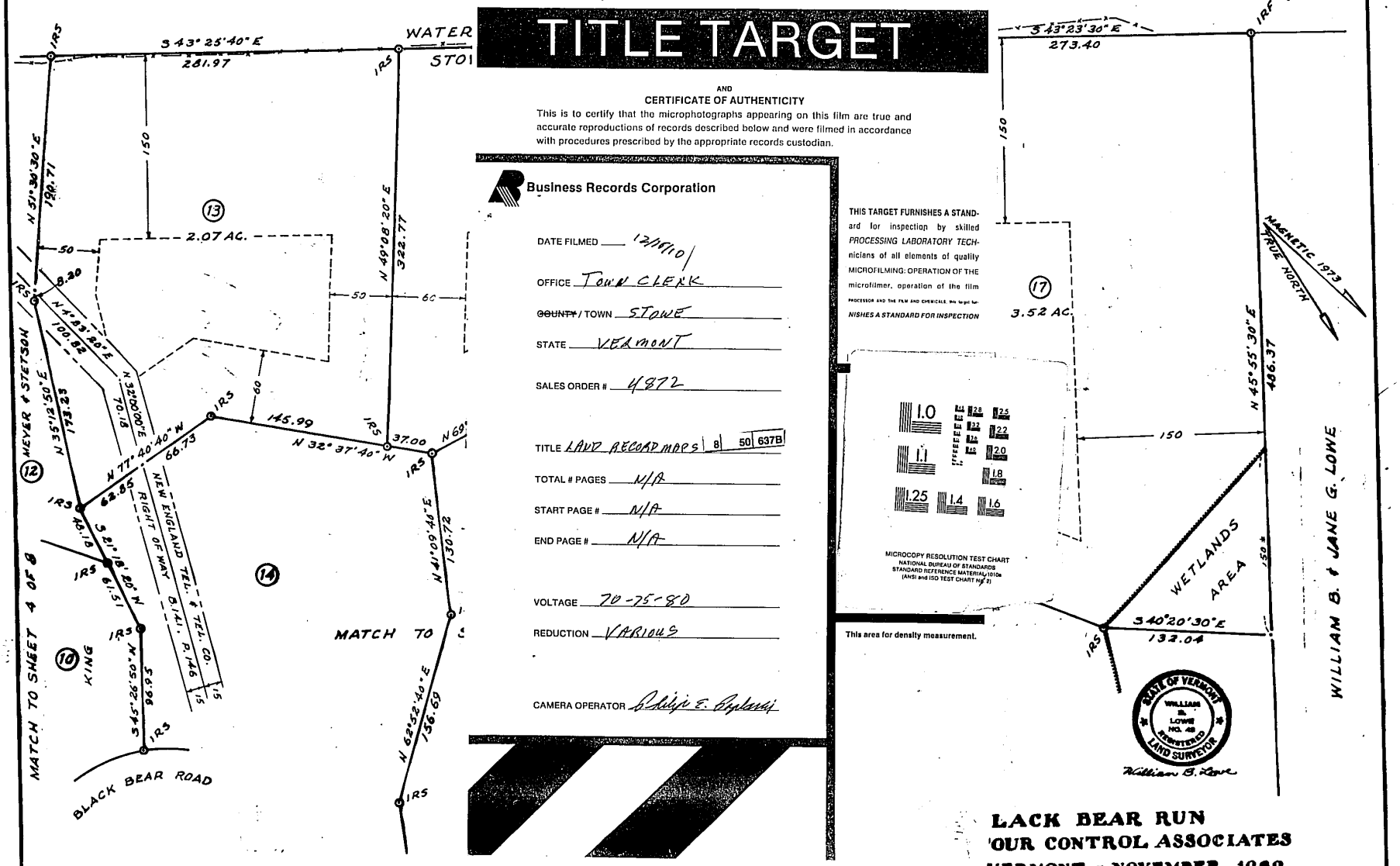
REDUCTION VARIOUS

CAMERA OPERATOR Phillip E. Bykowski

THIS TARGET FURNISHES A STANDARD FOR INSPECTION BY SKILLED PROCESSING LABORATORY TECHNICIANS OF ALL ELEMENTS OF QUALITY MICROFILMING: OPERATION OF THE microfilmer, operation of the film PROCESSOR AND THE FILM AND CHEMICALS this target furnishes A STANDARD FOR INSPECTION

MICROCOPY RESOLUTION TEST CHART
NATIONAL BUREAU OF STANDARDS
STANDARD REFERENCE MATERIAL 1010a
(ANSI and ISO TEST CHART No. 2)

This area for density measurement.



STATE OF VERMONT
WILLIAM B. LOWE
NO. 48
REGISTERED
LAND SURVEYOR
William B. Lowe

LACK BEAR RUN
OUR CONTROL ASSOCIATES
STOWE, VERMONT - NOVEMBER, 1989

KELLER AND LOWE, INC. - WATERBURY, VERMONT

0 50 100 150 200 250

SCALE - 1 INCH = 50 FEET

S-87-3-III approved 8/21/89

"THE SUBDIVISION REGULATIONS OF THE TOWN ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE COMMISSION AND ATTACHED HERETO." (SECTION 6.02 - SUBD. REG.)

APPROVED BY: _____ 1/22/90
CLERK - CHAIR - PLANNING COMMISSION - DATE

Hall & McChesney Inc
SYRACUSE, NEW YORK 13221 TELEPHONE 315/432-8121
GREENSBORO NORTH CAROLINA - PHONE 919/294-8431
1878 our 100th year 1978

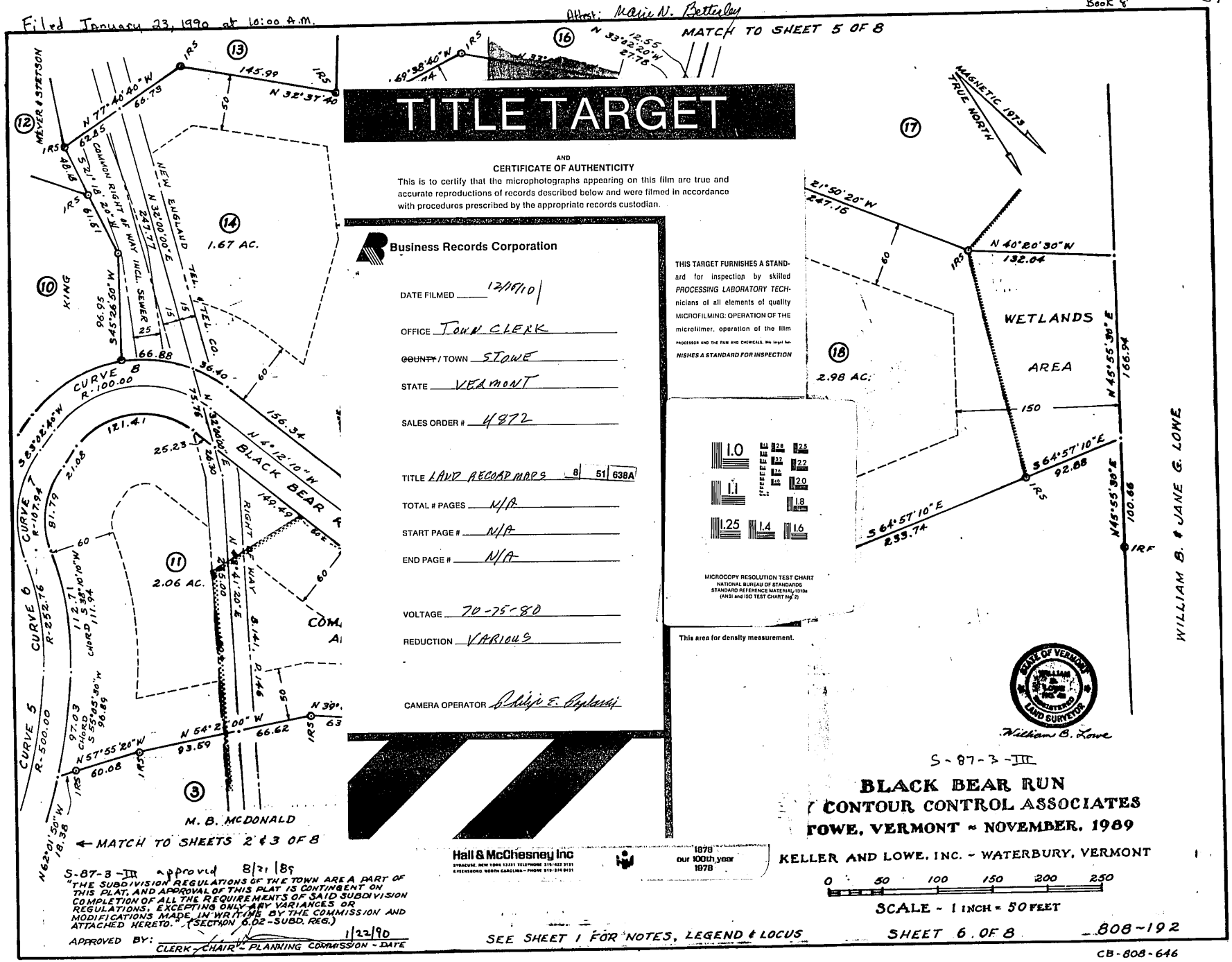
SEE SHEET 1 FOR NOTES, LEGEND & LOCUS

SHEET 5 OF 8 808-192

CB-808-646

Filed January 23, 1990 at 10:00 A.M. Attest: Marie N. Batterbee

Book 8 51



TITLE TARGET

AND

CERTIFICATE OF AUTHENTICITY

This is to certify that the microphotographs appearing on this film are true and accurate reproductions of records described below and were filmed in accordance with procedures prescribed by the appropriate records custodian.

Business Records Corporation

DATE FILMED 12/19/10

OFFICE TOWN CLERK

~~COUNTY~~ / TOWN STOWE

STATE VERMONT

SALES ORDER # 4872

TITLE LAND RECORD MAPS 8 51 638A

TOTAL # PAGES N/A

START PAGE # N/A

END PAGE # N/A

VOLTAGE 70-75-80

REDUCTION VARIOUS

CAMERA OPERATOR Abbie E. Copland

THIS TARGET FURNISHES A STANDARD FOR INSPECTION by skilled PROCESSING LABORATORY TECHnicians of all elements of quality MICROFILMING: OPERATION OF THE microfilmer, operation of the film PROCESSOR AND THE FILM AND CHEMICALS, this target furNISHES A STANDARD FOR INSPECTION

MICROCOPY RESOLUTION TEST CHART
NATIONAL BUREAU OF STANDARDS
STANDARD REFERENCE MATERIAL 1010a
(ANSI and ISO TEST CHART No. 2)

This area for density measurement.

Hall & McChesney Inc
SYRACUSE, NEW YORK 13201 TELEPHONE 315/422 3131
GREENSBORO, NORTH CAROLINA - PHONE 919/274 8431

our 100th year 1878

S-87-3-III

BLACK BEAR RUN

CONTOUR CONTROL ASSOCIATES

STOWE, VERMONT ~ NOVEMBER, 1989

KELLER AND LOWE, INC. ~ WATERBURY, VERMONT

SCALE - 1 INCH = 50 FEET

S-87-3-III approved 8/21/89
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APPROVED BY: _____ 1/22/90
CLERK / CHAIR - PLANNING COMMISSION - DATE

SEE SHEET 1 FOR NOTES, LEGEND & LOCUS

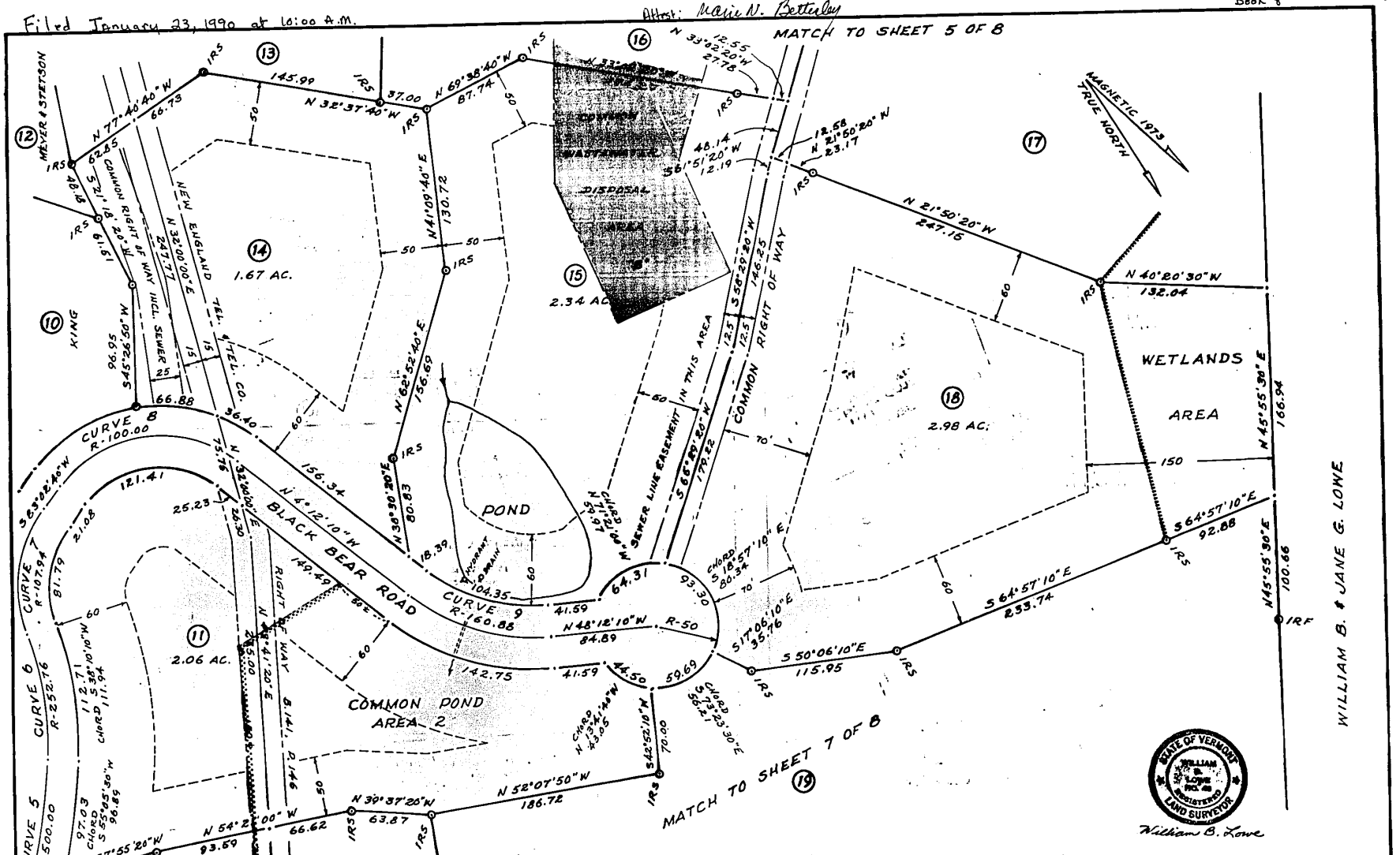
SHEET 6 OF 8

808-192

CB-808-646

Book 8 51

Filed January 23, 1990 at 10:00 A.M. Attest: Marie N. Betterley



S-87-3-III

BLACK BEAR RUN
BY CONTOUR CONTROL ASSOCIATES
STOWE, VERMONT ~ NOVEMBER, 1989

KELLER AND LOWE, INC. ~ WATERBURY, VERMONT

0 50 100 150 200 250

SCALE - 1 INCH = 50 FEET

S-87-3-III approved 8/21/89

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APPROVED BY: _____ 1/22/90
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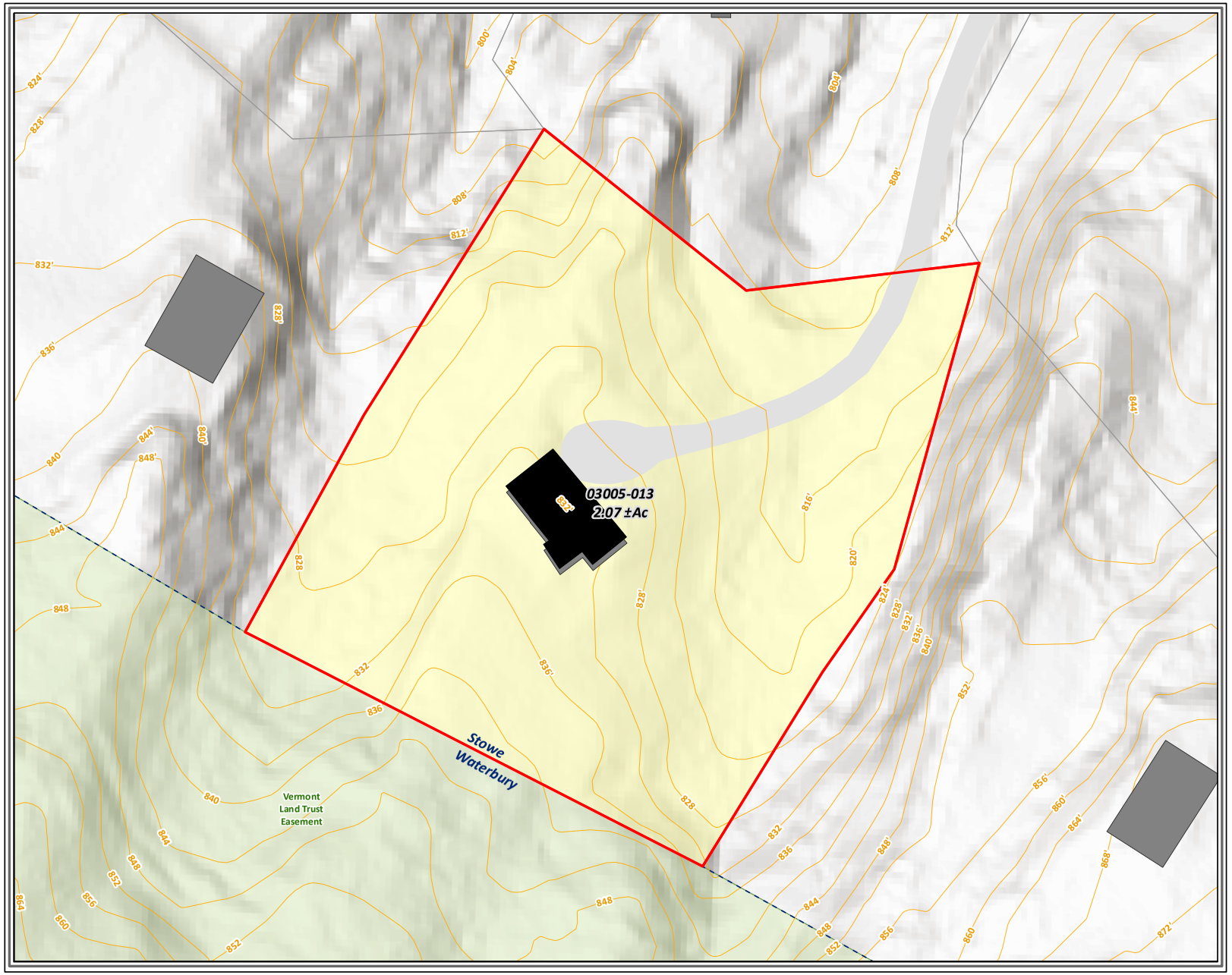
Hall & McChesney Inc
SYRACUSE, NEW YORK 13221 TELEPHONE 315-463-3131
GREENSBORO NORTH CAROLINA - PHONE 919-274-5431
1878 our 100th year 1978

SEE SHEET 1 FOR NOTES, LEGEND & LOCUS

SHEET 6 OF 8

808-192

CB-808-646



343 Black Bear Run

Stowe, VT

Base Plan

Legend

- Subject Property - 2.07 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Contours (4 ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1710-P
Date: 08/03/26

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1710-P 343 Black Bear Run, Stowe, VT\VT1710-P base.aprx



343 Black Bear Run

Stowe, VT

Base Plan Orthophotograph

Legend

- Subject Property - 2.07 ±Ac
- Adjacent Properties
- Protected Land
- Contours (4 ft)



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

Project Number: VT1710-P
Date: 08/03/26

0 25 50 100 Feet

Scale: 1' = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1710-P 343 Black Bear Run, Stowe, VT\VT1710-P ortho.aprx



343 Black Bear Run

Stowe, VT

Base Plan Orthophotograph

Legend

- Subject Property - 2.07 ±Ac
- Adjacent Properties
- Protected Land
- Contours (4 ft)



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

Project Number: VT1710-P
Date: 08/03/26

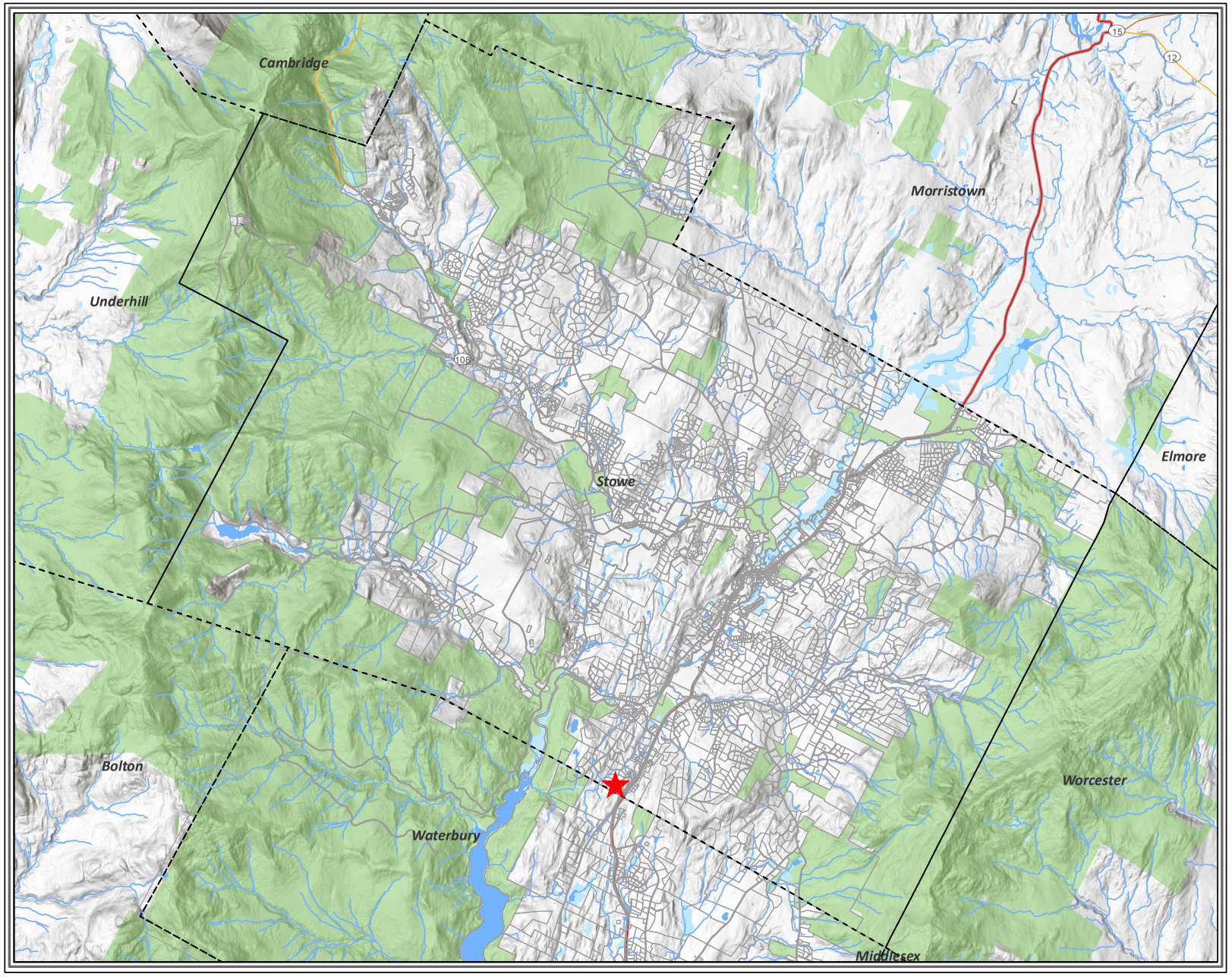
0 25 50 100 Feet

Scale: 1" = 50 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1710-P 343 Black Bear Run, Stowe, VT\VT1710-P ortho.aprx



343 Black Bear Run

Stowe, VT

Town Locus

Legend

- Subject Property - 2.07 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1710-P
Date: 08/03/26

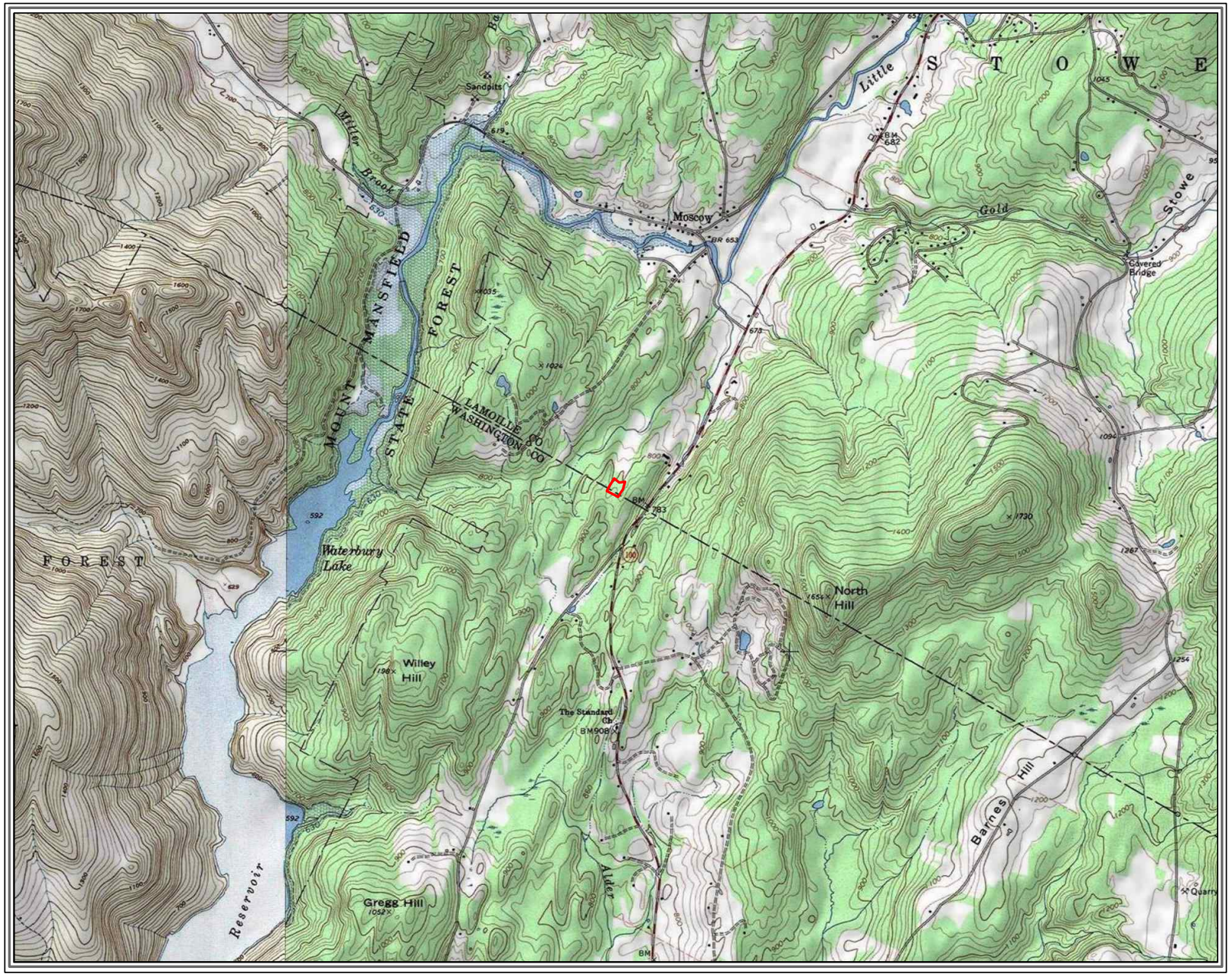
0 3,000 6,000 12,000 Feet

Scale: 1" = 6,000 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1710-P 343 Black Bear Run, Stowe, VT\VT1710-P town locus.aprx



343 Black Bear Run

Stowe, VT

USGS Topographic Map

Legend

Subject Property - 2.07 ±Ac



Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Project Number: VT1710-P
Date: 07/31/26

0 1,000 2,000 4,000 Feet

Scale: 1' = 2,000 "

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

LandVest

Path: J:\aaGISOrg\Projects\Assigned\VT1710-P 343 Black Bear Run, Stowe, VT\VT1710-P usgs topo plan.aprx

PAYABLE TO:
MAIL TO:

Town of Stowe

Town of Stowe
PO Box 730
Stowe, VT 05672
802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
03005.013	07/22/2026	26-27

Description: 2.07 AC & DWL
Location: 343 BLACK BEAR RUN

OWNER **RAPP KENNETH W & GAYLEE**
343 BLACK BEAR RUN
STOWE VT 05672

HOUSESITE TAX INFORMATION

SPAN # 621-195-12457	**SCL CODE: 195**
TOTAL PARCEL ACRES	**2.07**
HOUSESITE VALUE	**960,200**
HOUSESITE EDUCATION TAX	**11,073.99**
HOUSESITE MUNICIPAL TAX	**2,271.83**
HOUSESITE TOTAL TAX	**13,345.82**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	961,500	961,500	
TOTAL TAXABLE VALUE	**961,500**	961,500	
GRAND LIST VALUES	**9,615.00**	9,615.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x9,615.00=	2,252.79
Voter Approved Exemp	0.0023	x9,615.00=	22.11

Revised Bill

TOTAL MUNICIPAL TAX	2,274.90
MUNICIPAL STATE PAYMENT	
MUNICIPAL NET TAX DUE	

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.1533	x9,615.00=	11,088.98

1.5919 (district rate) / 138.03% (CLA ÷ SA) = 1.1533

Payments	
1	08/17/2026
2	11/16/2026
3	02/16/2027
4	05/17/2027

TOTAL EDUCATION TAX	11,088.98
EDUCATION STATE PAYMENT	
EDUCATION NET TAX DUE	

TAX SUMMARY
Municipal + Education

TOTAL TAX	**13,363.88**
TOTAL STATE PAYMENT	
TOTAL NET TAX DUE	

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 26-27

1ST PAYMENT DUE	
08/17/2026	
OWNER NAME	
RAPP KENNETH W & GAYLEE	
PARCEL ID	
03005-013	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Town of Stowe
TAX YEAR 26-27

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
RAPP KENNETH W & GAYLEE	
PARCEL ID	
03005-013	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Town of Stowe
TAX YEAR 26-27

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
RAPP KENNETH W & GAYLEE	
PARCEL ID	
03005-013	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Town of Stowe
TAX YEAR 26-27

4TH PAYMENT DUE	
05/17/2027	
OWNER NAME	
RAPP KENNETH W & GAYLEE	
PARCEL ID	
03005-013	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill