# Crab Apple Farm

## 1153 Webster Rd, Shoreham, VT



**For more information, please contact:**

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

4 The Green, Woodstock, VT 05091

**www.landvest.com**

LandVest

CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 24481

LandVest

## STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 1153 Webster Road 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 | **1153 Webster Road** | | | | Listed: 9/3/2026 | $850,000 |
| 5108017 | Active | **Shoreham** | **VT 05770** | Unit/Lot | | Closed: | |



Virtual Tour URL Unbranded

Property Panorama VTour

**County** VT-Addison
**Village/Dist/Locale**
**Property Condition** Existing
**Year Built** 1989
**Architectural Style** Federal
**Color**
**Total Stories** 2
**Zoning** Residential
**Taxes TBD** No
**Tax Annual Amount** $9,770.83
**Tax Year** 2026
**Tax Year Notes**
**Owned Land**
**Lot Size Acres** 13.75
**Lot Size Square Feet** 598,950
**Common Land Acres**
**Basement** Yes
**Basement Access Type** Interior

**Rooms Total** 10
**Bedrooms Total** 3
**Bathrooms Total** 3
**Bathrooms Full** 2
**Bathrooms Three Quarter** 0
**Bathrooms Half** 1
**Bathrooms One Quarter** 0
**List $/SqFt Fin ABV Grade** $312.50
**Above Grade Finished Area** 2,720
**AGFinSrc** Public Records
**Above Grade Unfinished Area** 0
**AGUnfinSrc**
**Below Grade Finished Area** 0
**BGFinSrc**
**Below Grade Unfinished Area** 1,308
**BGUnfinSrc** Plans
**Total Finished Area** 2,720
**Days On Market** 0
**Activation Date**

**Public Remarks** Authentic, understated, and deeply connected to its setting. Built as the personal residence of the founders of Connor Homes, this private Shoreham property offers a rare connection to one of Vermont's most respected names in traditional New England architecture. Set on 13.75 acres of meadow, gardens, and mature trees, the four-bedroom residence reflects the firm's signature attention to proportion, millwork, and historic detail. Approximately 2,600 square feet, the house has the character of an older Vermont home, with beautifully scaled windows, traditional fireplaces, paneled walls, built-ins, wide-board floors, and rooms filled with natural light. The floor plan is comfortable and inviting, with multiple gathering spaces and covered porches overlooking the surrounding landscape. Outside, the setting has the feel of a small country farmstead, with open meadow, stone walls, established gardens, a stable, and chicken coop. Mature trees provide shade and privacy, while the land offers room for horses, gardening, and outdoor life. The result is a lovely country home offering complete privacy within an easy drive of Middlebury and Middlebury College.

**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**
**PropTaxRel**
**Flood Zone** No
**Land Gains**

**Time/Frac** No
**T/FOwnAmt**
**T/FOwnTyp**
**Resort**
**Seasonal** No
**Special Listing Condition** None

| | |
|---|---|
| **Kitchen** | 1 |
| **Bathroom Half** | 1 |
| **Library** | 1 |
| **Dining Room** | 1 |
| **Living Room** | 1 |
| **Bedroom** | 2 |
| **Bathroom Full** | 2 |
| **Bedroom** | 2 |
| **Bathroom Full** | 2 |
| **Bedroom** | 2 |

**Map**
**Block**
**Lot**
**SPAN Number** 591-186-00463
**Property ID**
**Deed Recorded Type** Warranty
**Deed Book** 38
**Deed Page** 30
**Total Deeds**

**SchDistrct**
**SchElem**
**SchMiddle**
**SchHigh**

**Lot Features** Field/Pasture, View
**Construction Materials** Clapboard Exterior, Wood Siding
**Foundation Details** Poured Concrete
**Roof** Shake
**Appliances** Electric Cooktop, Wall Oven, Refrigerator
**Flooring** Hardwood
**Utilities** Other

**Cooling** None
**Electric** 150 Amp Service
**Heating** Forced Air
**Sewer** Septic
**Water Source** On-Site Well Exists
**Exterior Features** Barn, Patio, Shed
**Interior Features** Wood Fireplace, 2 Fireplaces, Primary BR w/ BA

**Basement Description** Unfinished
**Garage** No
**Garage Capacity**
**Driveway** Gravel

**Road Frontage Type** Public
**Road Frontage** Yes
**Road Frontage Length** 800

**Exclusions**

**Right of First Refusal**

**Development / Subdivision**
**Planned Unit Development**
**Covenants** Unknown
**Easements**

**Assessment Year**
**Assessment Amount**
**Tax Class** 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 Building Verification Type**
**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 Building Verification Type 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 Building Verification Type 3**
**Green Verificatn Rating 3**
**Green Verificatn Status 3**
**Green Verificatn URL 3**
**Green Verificatn Year 3**

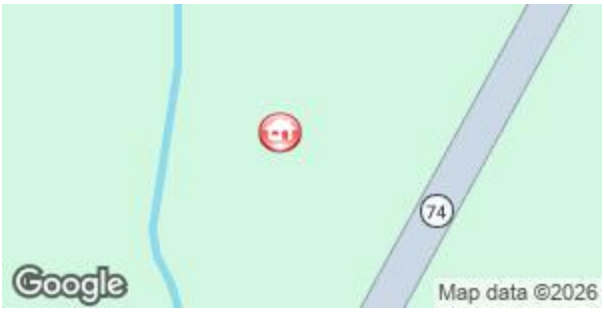
**Auction Date**
**Auction Time**
**Auction Price Determnd By**
**Auctioneer Name**
**Auctioneer License Number**

NO IMAGE AVAILABLE

Hillary Kalil

Phone: 802-356-2397

hkalil@landvest.com




NO IMAGE AVAILABLE

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

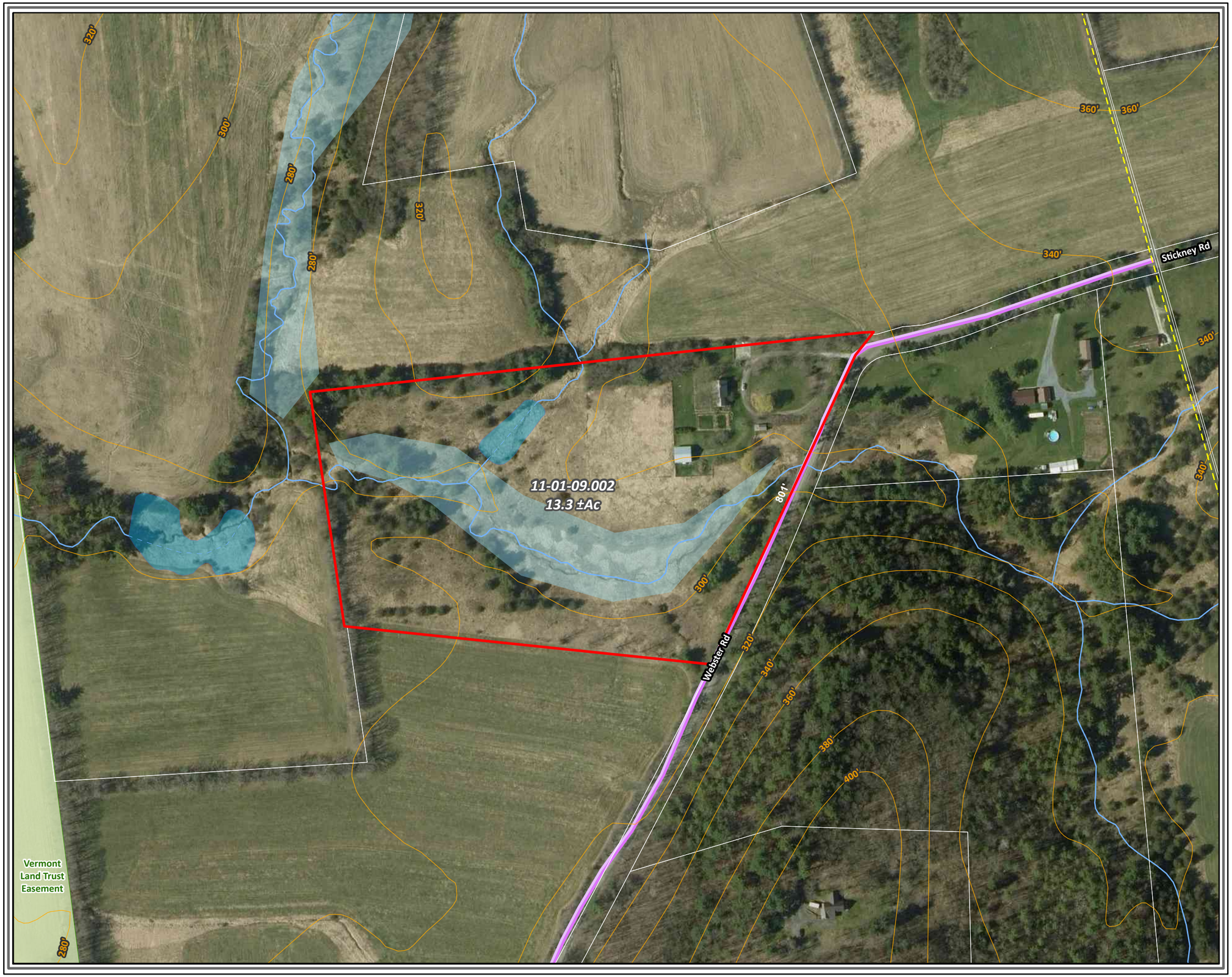






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Listed By:
Dia Jenks - LandVest, Inc/Woodstock




# Crab Apple Farm

Shoreham, VT

## Base Plan Orthophotograph

### Legend

- Subject Property - 13.30 ±Ac
- Adjacent Properties
- Class 3 (Gravel)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes

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

Project Number: VT1718
Date: 08/25/26

N
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S

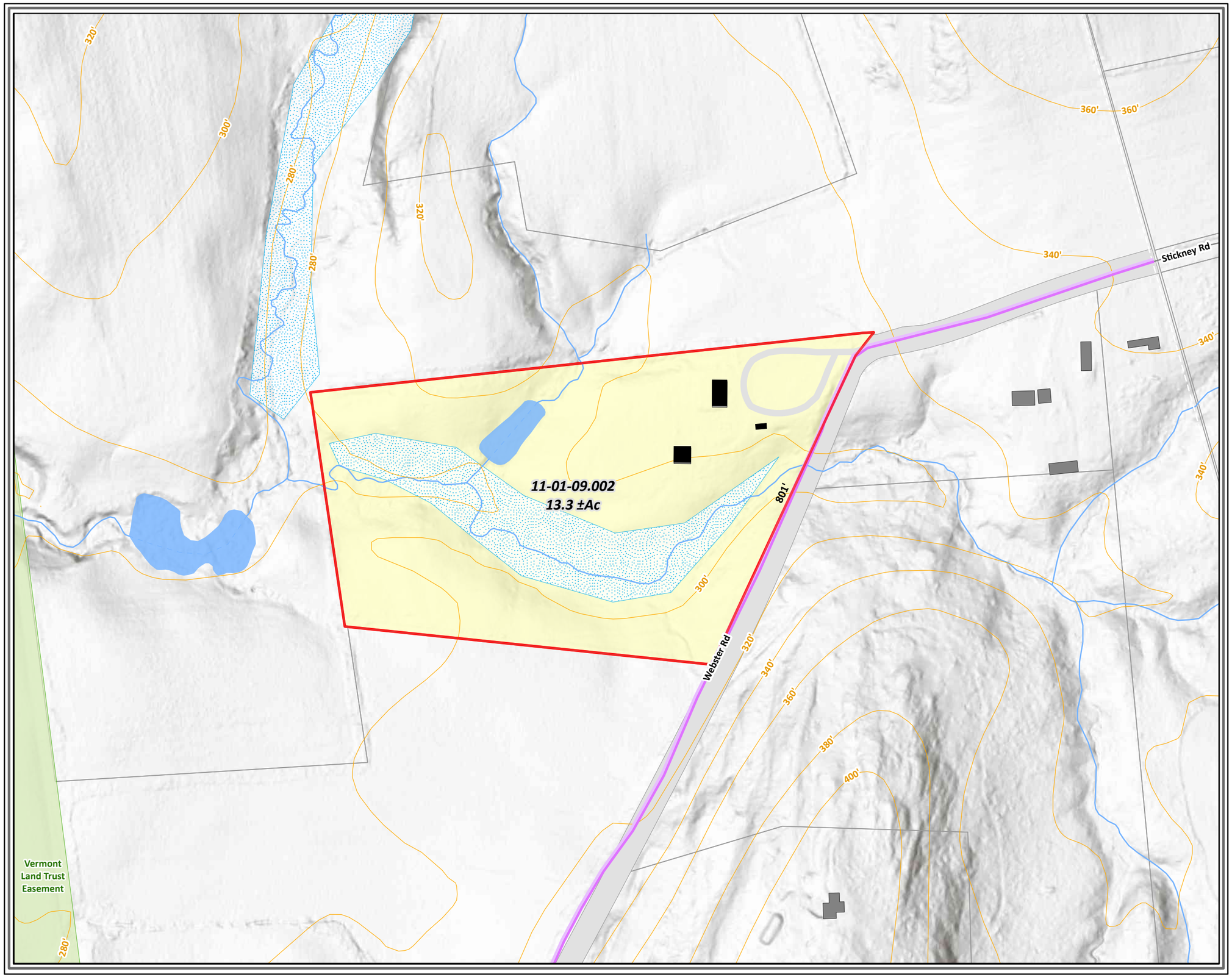
0 100 200 400 Feet

Scale: 1' = 200 "

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

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Path: \\wazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1718 Crab Apple Farm, Shoreham, VT\VT1718 ortho.aprx




Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1718 Crab Apple Farm, Shoreham, VT\VT1718 base.aprx

# Crab Apple Farm

Shoreham, VT

## Base Plan

### Legend

- Subject Property - 13.30 ±Ac
- Class 3 (Gravel)
- Adjacent Properties
- Protected Land
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)




Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1718
Date: 08/25/26

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0 100 200 400 Feet

Scale: 1' = 200 "

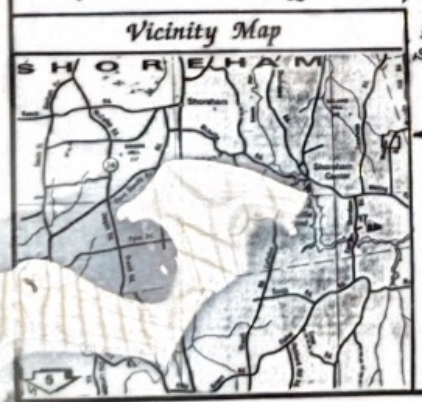
This plan is conceptual only and is not represented as an engineered plan.

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Received December 9, 1988 Page 54
Filed Copy Returned from Clerk




## Vicinity Map




## Legend

| | |
|---|---|
| Iron Pipe Found | ● |
| Iron Rebar Set | ○ |
| Calculated Point | • |
| Property Line | ——— |
| Split Rail Fence | ——x——x—— |
| Wire Fence | ——x——x—— |
| Stone Wall | ——oooo—— |
| Power Pole & Overhead Lines | ——o——o—— |
| Deed Book & Page | 23/558 |

## Owner's Certificate

I, Evelyn P. Webster, as owner and co-owner of the property shown hereon, have authorized and hereby accept this survey.

Evelyn P. Webster
Evelyn P. Webster

## Surveyor's Certificate

This Survey Plat has been compiled from field measurements taken under my direction and substantially conforms to the deeds shown hereon and physical evidence found, to the best of my knowledge and belief.

STATE OF VERMONT TIMOTHY R. HECEI NO. 578 REGISTERED LAND SURVEYOR

Timothy R. Hecei
Timothy R. Hecei

## Survey Notes

1. Corner's set are 5/8" x 48" iron reinforcing rods with aluminum caps stamped T.R. HECEI, L.S. #578.
2. Basis of bearings is MAGNETIC NORTH derived from a compass bearing taken at the time of survey.
3. A Topcon GTS-2B was used for the survey measurements. All bearings are rounded to the nearest 00°00'15".
4. This survey is subject to any easements or rights-of-way recorded, unrecorded or implied.
5. Reference is made to a survey by Donald Burchard entitled "Plan of Lands Owned by Norman and Alma Treadway, located in Shoreham, Vermont" and dated November 2, 1972 and filed in Map Book 1, page 27.
6. With the exception of the "Homestead Lot", Lot #1, the lots shown hereon are proposed. Reference is made to Volume 23, page 558 lands of Evelyn P. Webster for Lots #2-5 and to Volume 32, page 273 (several owners) for Lot #1.
7. Reference is also made to Town Meeting Records of 1842-1929 pertaining to the discontinuance of an east-west highway (said highway is not named or identified numerically). The petition and order for discontinuance are dated September 30, 1920 and October 30, 1920, respectively. The centerline of this roadbed is located along the north property line of proposed Lot #3.
8. This survey was prepared by SUNRISE SURVEYS:
   802-483-6233
   Tim Hecei, Tim Bouchie, Lisa Stuhlmuller, Tim Short

## Town Clerk's Certificate

This Survey Plat has been accepted for record this 9 day of December 1988; and is filed in Book _____, page _____ of Survey's at 3:00 PM o'clock.

Catherine A. Menard
Shoreham Town Clerk - Asst.

# Survey Plat
## Lands of
## Evelyn P. Webster
## Township of Shoreham
## Addison County, Vermont

Scale: 1" = 200' November 9, 1988

200 0 200 400 800

Project #: 88-01-19

# Crab Apple Farm

Shoreham, VT

## Regional Locus

### Legend

- Subject Property - 13.30 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams




Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1718
Date: 08/31/26

N
W
E
S

0 4,000 8,000 16,000 Feet

Scale: 1' = 8,000 "

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

LandVest

Path: \\vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\VT1718 Crab Apple Farm, Shoreham, VT\VT1718 regional locus.aprx

# PROPERTY DETAILS ADDENDUM
## CRAB APPLE FARM
## 1153 WEBSTER ROAD, SHOREHAM, VT

## PROPERTY

c1989 Federal Reproduction Residence
5 Stall barn with hay loft
Pasture and meadow
Mature landscaping
13.75+/- Acres

## RESIDENCE DETAIL

Builder – Connor Homes
2,720 s.f. finshed – Lister Card
2,618 s.f. finished – Floor Plan
Bedrooms 2nd floor

- Primary Bedroom
- 3 bedrooms

Bathrooms

- 1st Floor bathroom with tub/shower
- Primary bathroom with tub/shower
- 2nd floor bathroom with tub/shower

Wide pine floors throughout

***First Floor***

***Kitchen***
Ceramic tile floor
Cherry cabinets
Ceramic tile counters
Appliances

- Electric wall oven
- Refrigerator/Freezer
- Electric 5 burner cooktop

Stainless steel farm size sink
Access to east and west porch
Pantry closet

***Bathroom Tub-Shower***
Slate floor
Tile tub-shower
Porcaline sink

***Library***
Brick wood burning fireplace
Raised panel wall
Book cases
2 closets

***Dining Room***
Opens to living room and kitchen
Access to west porch

***Living Room***
Brick wood burning fireplace
Raised panel wall
Door to outside

***West Covered Porch 8' x 19'***

***East Covered Porch 5' x 19'***

***Second Floor***

**Primary Bedroom**
3 closets
Built in cabnet under two windows
Bathroom
Tile floor
Tub-shower
Two sinks with marble vanity

**Bedroom 2**
Double door closet

**Bedroom 3**
Double door closet
Built in bookcase

**Bathroom with Tub-Shower**
Tile floor
Marble vanity with mirror

**Bedroom 4**
2 Double door closet
Closet

***Third Floor***
Unfinished
Cold storage

***Lower Level***

Unfinished basement
3 rooms
Utilities
Bilko door access

**UTILITIES**
Oil fired forced hot air system
Oil Tank
150 AMP electric service
Generator
Pressure tank
Well SE of house report attached - depth 425 ft.
15 gpm
50 Gallon Domestic Hot Water Tank - Electric
Waste Water Permit DE-9-0857
Internet – Maple Broad Band

# PROPERTY DETAILS ADDENDUM
## CRAB APPLE FARM
## 1153 WEBSTER ROAD, SHOREHAM, VT

### STRUCTURAL

Poured concrete foundation
Wood frame
Cedar shake roof
Wood clapboard siding
Gravel circular driveway
Windows: Living room and dining room windows and one door replace with double pane. Remaining windows are single pane

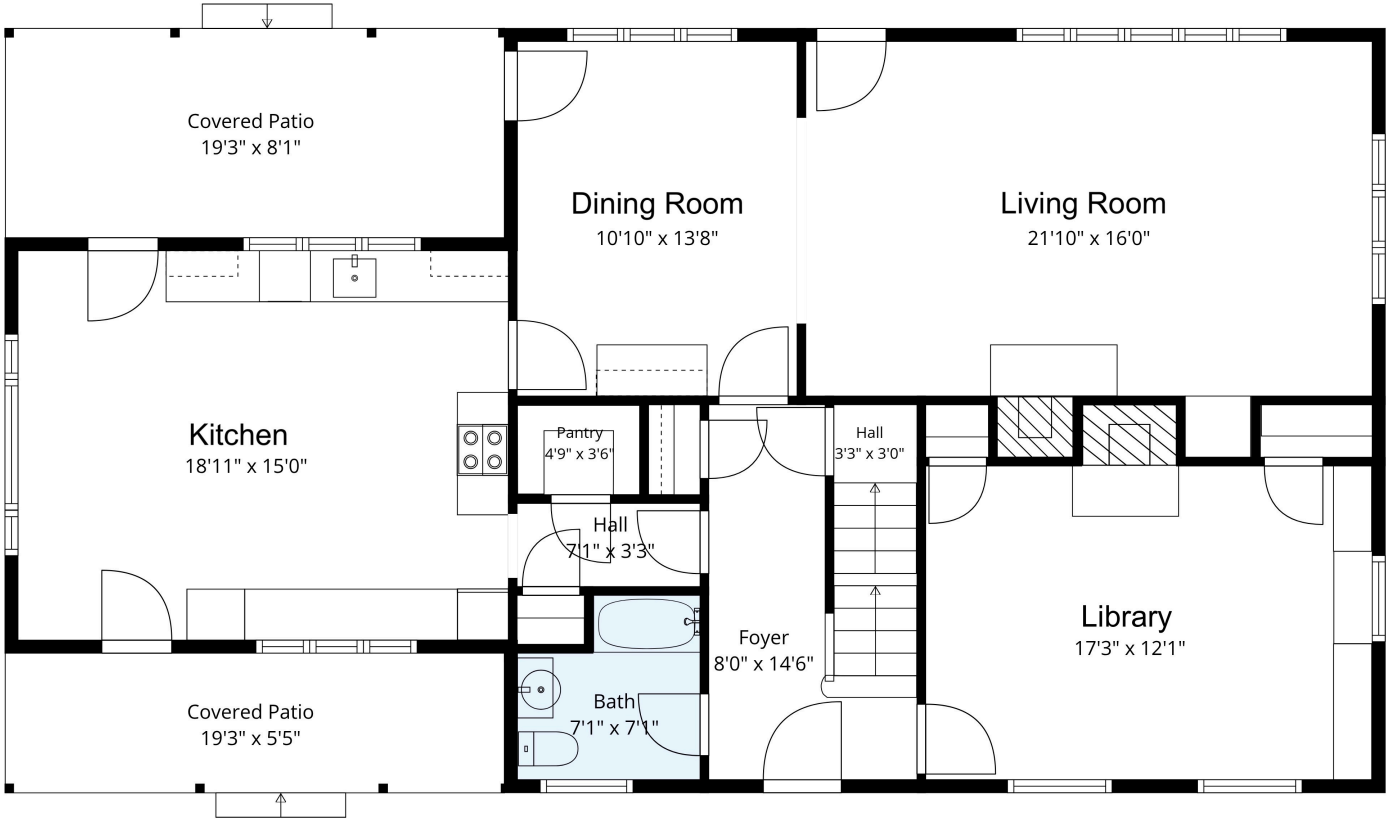
### OUTBUILDINGS

5 stall barn with loft
Equipment shed

Crab Apple Farm - 1153 Webster Rd, Shoreham, VT 05770

| Estimated Annual Operation and Maintenance Expenses | | | | |
|---|---|---|---|---|
| | **Vendor Name** | **Contact Info** | **Usage Amounts** | **Est $/Yr Avg** |
| **UTILITIES** | | | | |
| **Oil** | Champlain Valley Fuel | 802-388-4975 | 1171 Gallons | $5,413.00 |
| **Electric** | Green Mountain Power | 888-835-4672 | 14,300 kw/yr | $3,000.00 |
| **Internet** | Maple Broadband | 802-496-2753 | $120 Monthly | $1,440.00 |
| **Rubbish Removal** | Casella | 802-438-2151 | $176 Monthly | $2,100.00 |
| **Snow Removal** | Stearns | 802-462-2341 | $45 Visit | $450.00 |
| **Mowing** | JW Mowing | 802-829-7928 | $140 Weekly | $3,000.00 |
| **TAXES** | | | | |
| Current Property Taxes | | | | $9,770.83 |
| **TOTAL** | | | | $25,173.83 |

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

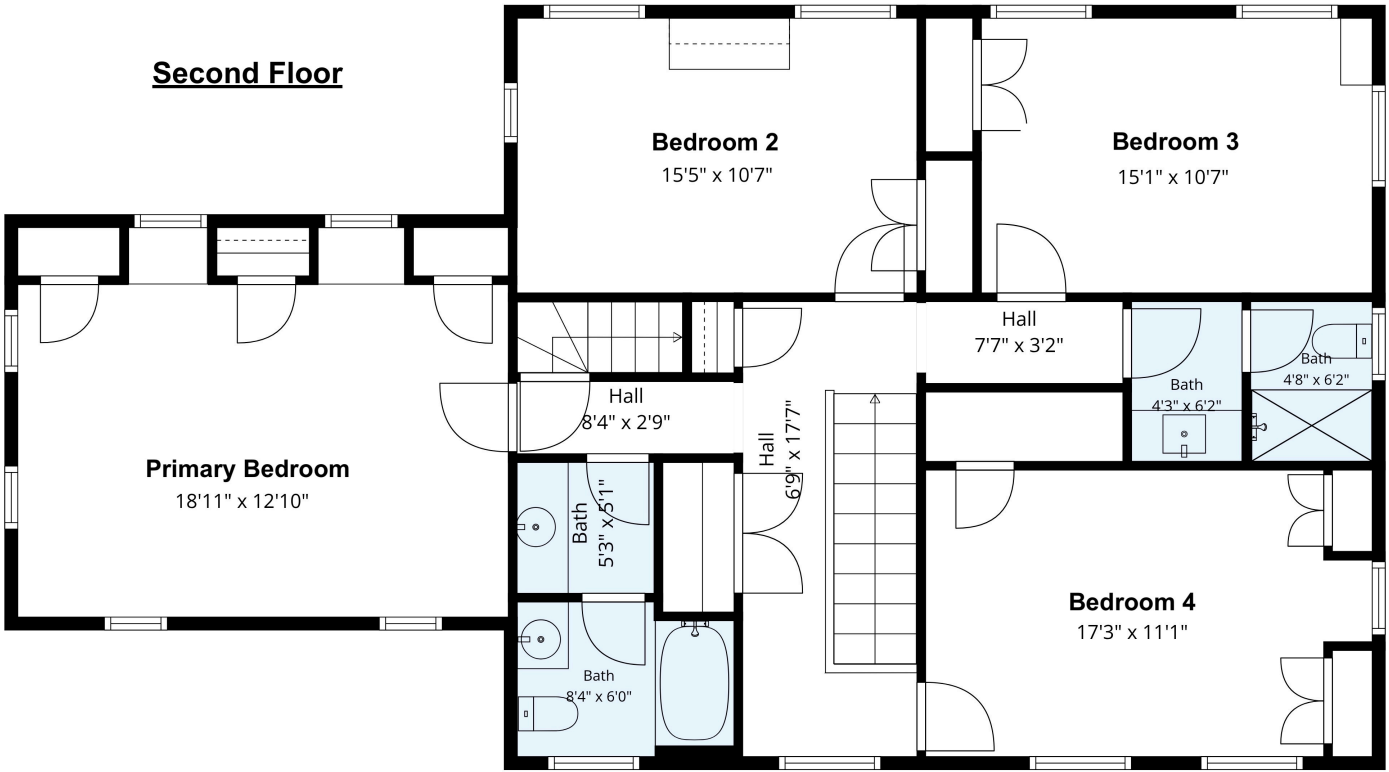



First Floor

**TOTAL: 2618 sq. ft**

Basement: 0 sq. ft, 1st floor: 1309 sq. ft, 2nd floor: 1309 sq. ft, 3rd floor: 0 sq. ft
EXCLUDED AREAS: LAUNDRY: 316 sq. ft, STORAGE: 512 sq. ft, BASEMENT: 480 sq. ft,
UNDEFINED: 30 sq. ft, COVERED PATIO: 259 sq. ft, LOW CEILING: 509 sq. ft,
ATTIC: 492 sq. ft

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

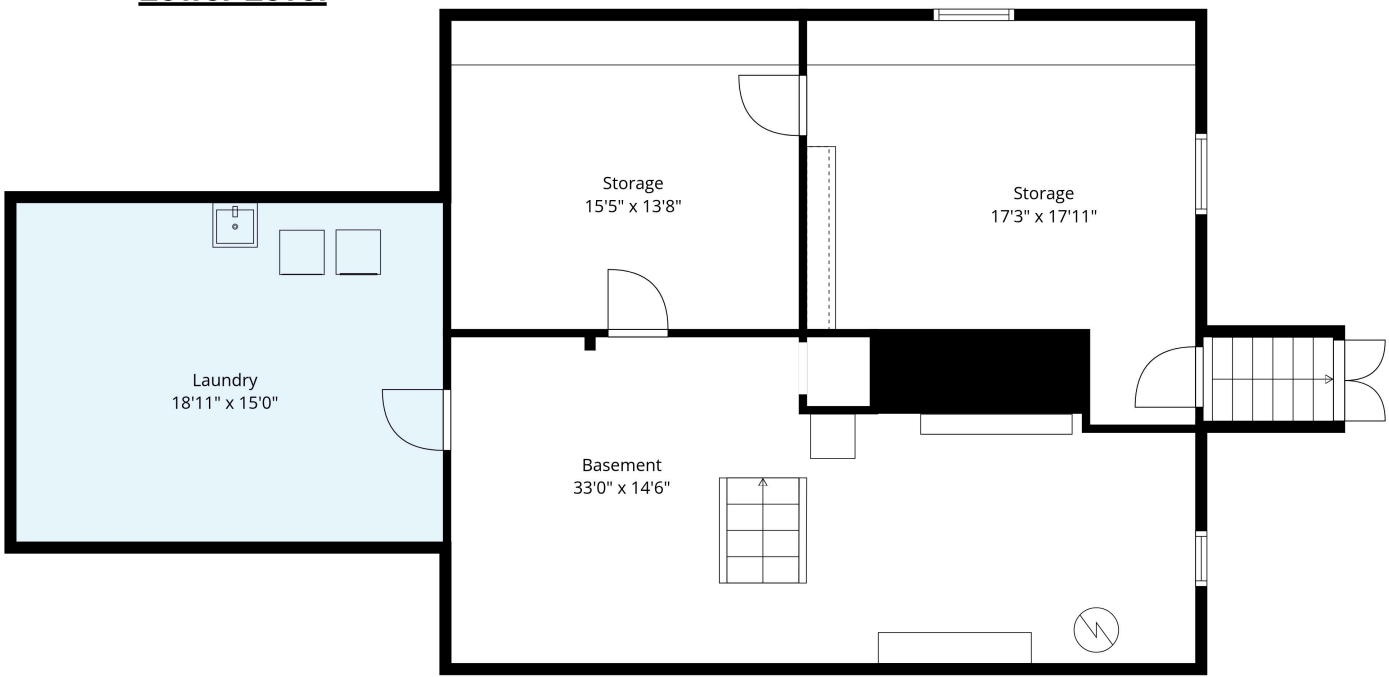



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ATTIC: 492 sq. ft

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

# Lower Level




**TOTAL: 2618 sq. ft**

Basement: 0 sq. ft, 1st floor: 1309 sq. ft, 2nd floor: 1309 sq. ft, 3rd floor: 0 sq. ft
EXCLUDED AREAS: LAUNDRY: 316 sq. ft, STORAGE: 512 sq. ft, BASEMENT: 480 sq. ft,
UNDEFINED: 30 sq. ft, COVERED PATIO: 259 sq. ft, LOW CEILING: 509 sq. ft,
ATTIC: 492 sq. ft

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

# CONNOR HISTORIC

## DESIGN & CONSULTING, LLC

Thank you for stopping by. Sadly, the founder of our company, Michael Connor, passed away this spring.
As a family, we are taking time to assess what the future of Connor Historic looks like.
Please be sure to join our mailing list to be kept informed.



Click the link below to view more Connor Homes

https://www.connorhistoric.com/gallery

dotloop signature verification: dtlp.us/raPL-XWrG-Azix

# SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 08/25/2026

Seller's Name(s): Tabitha Connor Gillim, with POA for Linda Bull

Physical Property Address: 1153 Webster Road, Shoreham, VT 05770

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 09/02/26 1:38 PM EDT Initials verified ☐☐☐☐ Buyer's Initials ☐☐☐☐

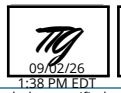
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**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER.**
**THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

| 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?<br>If "No," how is the road serving the Property maintained?<br>☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc.<br>☐ Shared Driveway ☐ Other (explain): _____<br>Annual Cost(s): _____ | ☑ 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?<br>If "Yes," Fuel Type: _____ | ☐ YES | ☑ NO | ☐ DON'T KNOW |
| (h) | Have there been any underground fuel storage tanks on the Property in the past?<br>If "Yes," have they been removed? _____<br>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?<br>If "Yes," how are they marked? _____ | ☐ YES | ☐ NO | ☑ DON'T KNOW |
| (k) | Has the Property been surveyed?<br>If "Yes," when? November 9, 1988<br>By whom? Timothy R. Hegel (see notes for more info) | ☑ YES | ☐ NO | ☐ DON'T KNOW |
| (l) | Are copies of any of the following available?<br>☐ 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:** _____

At time of 1988 survey, property was assessed at 13.3 acres. At some point, the homeowner purchased a strip of land to the south, increasing total land to 13.75, which is shown on the tax map.

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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: 13 Y.O. furnace ☐ 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? Unknown By whom? _____

(d) When was the **primary** heating system last serviced? Unknown
By whom? _____

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

(f) **Primary** Annual Fuel Usage: 1,171.7 Gallons (or other measure) Date Range: _____
*Fuel consumption may vary by user, number of occupants and weather conditions.*

(g) **Primary** fuel provider: Champlain Valley Fuel

(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.): six window units

(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: _____ ☑ 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: $3,000 Date Range: 5/25-4/26<br>*Electricity consumption may vary by user, number of occupants, appliances and weather conditions.* | | | |
| (v) | Electric Utility Provider: Green Mountain Power | | | |
| (w) | Has a Vermont Home Energy Profile been created?<br>If "Yes," when? _____<br>By whom? _____ | ☐ YES | ☑ NO | ☐ DON'T KNOW |
| (x) | Are you aware of any problems or conditions that affect any of the above systems?<br>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 - #_____ | ☐ 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 1 | ☑ 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?<br>If "Yes," explain in detail: _____ | ☐ YES | ☐ NO | |

(c) List equipment and appliances that will be ***excluded*** from the sale of the Property:

Homeowner would prefer to take sentimental items including linen closet doors, kitchen and dining room chandeliers, front entry interior fixture, main bathroom wall light fixture, but can make arrangements with buyer to replace with contractor grade fixtures if desired.

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| 4. TELEPHONE/INTERNET/TELEVISION | | | | |
|---|---|---|---|---|
| (a) | Is landline telephone service present at the Property?<br>If "Yes," current provider: | ☐ YES | ☑ NO | |
| (b) | Is cellular telephone service available at the Property?<br>If "Yes," list available providers: Verizon | ☑ YES | ☐ NO | |
| (c) | Is internet service available at the Property?<br>If "Yes," current provider: Maple Broadband | ☑ 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?<br>If "Yes," current provider: none currently | ☑ 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 1990<br>Additions to Main Building:<br>Additional Building(s): (a) coop: 1992 (b) stable: 1998 (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?<br>If "Yes," please explain: Homeowners were also owners of Connor Building Co. and Connor Homes and were licensed contractors at the time of construction by their own companies.<br>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:<br>☐ Foundation ☑ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors<br>☐ Windows ☐ Doors ☑ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool<br>☐ Roof ☐ Outside Retaining Walls<br>☐ Other Structures/Components:<br>**If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**<br>Not all windows have screens available, and there are a couple of missing storm windows. Chicken Coop slab in need of repair. | | | |
| (e) | Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides?<br>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?<br>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?<br>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?<br>If "Yes," explain in detail, including any repairs: | ☐ YES | ☑ NO | ☐ DON'T KNOW |
| (i) | Are any of the above recurring problems?<br>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<br>Approximate age of roof? replaced in 2016, originally installed in 1990 | | | |
| (k) | Has the roof ever leaked since you have owned the Property?<br>If "Yes," explain: | ☐ YES | ☑ NO | ☐ DON'T KNOW |
| (l) | Has the roof been replaced or repaired since you have owned the Property?<br>If "Yes," when? 2016 | ☑ YES | ☐ NO | ☐ DON'T KNOW |
| (m) | Are there any current problems with the roof?<br>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):<br>☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ Driven Point Well ☐ On-site<br>☐ Off-site ☑ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW<br>☐ OTHER: |
| (b) | If Drilled Well: Drilled by: Spafford & Sons Tag #: Depth:<br>Gallons Per Minute (at time of driller's report): Date of driller's report: |
| (c) | Age of Water System: approx. 38 years |
| (d) | Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner<br>☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☐ Sediment Filter<br>☐ Other: ☑ None ☐ DON'T KNOW |
| (e) | What is the annual cost for municipal water? $ Date Range:<br>Metered ☐ YES ☐ NO |

**CONDITION OF WATER AND WATER SYSTEM**

| | | | | |
|---|---|---|---|---|
| (f) | Has the water been tested for coliform bacteria?<br>If "Yes," when?<br>By whom?<br>Results: | ☐ YES | ☐ NO | ☑ DON'T KNOW |
| (g) | Has any other water quality or water chemistry testing been done?<br>If "Yes," when?<br>By whom?<br>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?<br>If "Yes," describe: | ☐ YES | ☑ NO | |
| (j) | Does the water have any odor, bad taste, cloudiness or discoloration?<br>If "Yes," describe in detail: mild iron taste | ☑ 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):<br>☐ Public or Municipal ☐ Community ☐ Private ☐ Shared ☐ On-site septic/wastewater system<br>☐ Off-site septic/wastewater system ☑ Septic Tank<br>☐ New or Alternate Technology (explain technology): _____<br>☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area<br>☐ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW<br>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: 1990 | | | |
| (d) | Is the system entirely on your Property?<br>If "No," where is it? _____ | ☑ YES | ☐ NO | ☐ DON'T KNOW |
| (e) | Has the system been repaired since you have owned the Property?<br>If "Yes," when? _____<br>What was done? _____<br>By whom? _____ | ☐ YES | ☐ NO | ☑ DON'T KNOW |
| (f) | Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass<br>☐ Other (describe): _____ ☐ DON'T KNOW | | | |
| (g) | Septic tank capacity (in gallons) 1,000 ☐ DON'T KNOW | | | |
| (h) | Date septic tank last inspected? _____ ☐ DON'T KNOW<br>By whom? _____ | | | |
| (i) | Date septic tank last pumped? 3/24/26 ☐ DON'T KNOW<br>By whom? Doran Bros. Inc. | | | |
| (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?<br>If so, date of most recent service: _____<br>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<br>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?<br>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?<br>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?<br>If "Yes," explain: | ☐ YES | ☑ NO | ☐ DON'T KNOW |
| (f) | Was the house built after December 31, 1997?<br>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?<br>If "Yes," when? _____ By whom? _____<br>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?<br>If "Yes," what has been done about the mold? | ☐ YES | ☑ NO | ☐ DON'T KNOW |

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| | | | | |
|---|---|---|---|---|
| (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.?<br>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?<br>If "Yes," will said equipment be active during showings?<br>☐ 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)?<br>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?<br>If "Yes," what is allowed? _____ | ☐ YES | ☐ NO | ☐ DON'T KNOW |
| (e) | Are there any rental restrictions?<br>If "Yes", what is the rule? _____ | ☐ YES | ☐ NO | |
| (f) | Are there any homeowners' association dues associated with the Property? If "Yes," amount $ _____<br>☐ Monthly ☐ Quarterly ☐ Yearly | ☐ YES | ☐ NO | |

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| | | | | |
|---|---|---|---|---|
| (g) | Are there any special assessments on the Property?<br>If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly<br>Purpose of special assessment:<br>_____<br>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:<br>Name: _____<br>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.

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**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: Tabitha Taylor Gillim dotloop verified 09/02/26 1:38 PM EDT 8KVY-HYI9-LSCG-X58M Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

Seller: _____ Buyer: _____

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

PAYABLE TO:
MAIL TO:

# Town of Shoreham
297 Main Street
Shoreham VT 05770

(802) 897-5841

## TAX BILL

TAX BILL IS SENT TO OWNER ON RECORD AS OF APRIL 1. SOLD? SEND COPY TO THE NEW OWNER.

| PARCEL ID | BILL DATE | TAX YEAR |
|---|---|---|
| 11-01-09.002 | 08/17/2026 | 2026 |

TAXES UNPAID AFTER NOV 10, 2026 ARE DELINQUENT. PENALTY: 8%
INTEREST RATE: 1% PER MONTH FOR FIRST 3 MONTHS; THEN 1.5% PER MONTH.

Description: 13.75 A & DWL
Location: 1153 WEBSTER RD

OWNER CONNOR MICHAEL
CONNOR LINDA
1153 WEBSTER RD
WHITING VT 05778-9519

**HOUSESITE TAX INFORMATION**

| | |
|---|---|
| SPAN # 591-186-00463 | SCL CODE: 186 |
| TOTAL PARCEL ACRES | 13.75 |
| HOUSESITE VALUE | 561,400 |
| HOUSESITE EDUCATION TAX | 6,215.82 |
| HOUSESITE MUNICIPAL TAX | 2,587.49 |
| HOUSESITE TOTAL TAX | 8,803.31 |

FOR INCOME TAX PURPOSES

| ASSESSED VALUE | | HOMESTEAD | |
|---|---|---|---|
| REAL | 623,100 | 623,100 | |
| TOTAL TAXABLE VALUE | 623,100 | 623,100 | |
| GRAND LIST VALUES | 6,231.00 | 6,231.00 | |

**MUNICIPAL TAXES**

| TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES |
|---|---|---|---|
| Municipal | 0.4599 | x6,231.00= | 2,865.64 |
| Voted Veteran's Exem | 0.0010 | x6,231.00= | 6.23 |
| TOTAL MUNICIPAL TAX | | | 2,871.87 |
| MUNICIPAL STATE PAYMENT | | | 0.00 |
| MUNICIPAL NET TAX DUE | | | 2,871.87 |

**EDUCATION TAXES**

| TAX RATE NAME | TAX RATE | x GRAND LIST = | TAXES |
|---|---|---|---|
| HOMESTEAD EDUCATION | 1.1072 | x6,231.00= | 6,898.96 |

*1.5524 (district rate) / 140.21% (CLA + SA) = 1.1072*

| Payments | | |
|---|---|---|
| 1 | 11/10/2026 | 9,770.83 |

| | |
|---|---|
| TOTAL EDUCATION TAX | 6,898.96 |
| EDUCATION STATE PAYMENT | 0.00 |
| EDUCATION NET TAX DUE | 6,898.96 |

**TAX SUMMARY**
**Municipal + Education**

| | |
|---|---|
| TOTAL TAX | 9,770.83 |
| TOTAL STATE PAYMENT | 0.00 |
| TOTAL NET TAX DUE | 9,770.83 |

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

*Town of Shoreham*

| PAYMENT DUE | TAX YEAR |
|---|---|
| 11/10/2026 | 2026 |

OWNER NAME
CONNOR MICHAEL

PARCEL ID
11-01-09.002

| | |
|---|---|
| AMOUNT DUE | 9,770.83 |
| AMOUNT PAID | 2,240.00 |
| BALANCE DUE | 7,530.83 |

WRITE PARCEL ID# ON CHECK

WANT A RECEIPT? PLEASE INCLUDE A SELF ADDRESSED STAMPED ENVELOPE

PLEASE INCLUDE CONTACT INFO - PHONE AND EMAIL

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that we, EVELYN D. WEBSTER, of Brandon, County of Rutland and State of Vermont, Grantor, in the consideration of **TEN OR MORE DOLLARS** paid to my full satisfaction by MICHAEL C. CONNOR and LINDA B. CONNOR, husband and wife, of Middlebury, County of Addison and State of Vermont, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, MICHAEL C. CONNOR and LINDA B. CONNOR, husband and wife, as tenants by the entirety, their heirs and assigns forever, a certain piece of land in Shoreham, County of Addison and State of Vermont, described as follows, viz:

Being a part of those lands and premises described in the Quitclaim Deed of Charles H. Brown to Forrest E. Webster (now deceased) and Evelyn D. Webster, dated July 5, 1956, and recorded in Book 23 at Page 558 of the Shoreham Land Records.

The lands and premises herein conveyed, consisting of 13.30 acres, more or less, is described as follows:

Beginning at a point on the westerly edge of Town Highway #47, which point marks the northeasterly corner of the lot herein conveyed;

thence proceeding S 59° 06' 00" W, 48.99 feet to a point;

thence proceeding S 47° 53' 30" W, 54.04 feet to a point;

thence proceeding S 37° 30' 30" W, 463.73 feet to a point;

thence proceeding S 39° 48' 15" W, 198.64 feet to an iron rebar set;

thence proceeding N 68° 30' 00" W, 797.40 feet to an iron rebar set;

thence proceeding N 05° 47' 15" E, 499.09 feet to an iron rebar set;

thence proceeding S 80° 04' 45" E, 1201.18 feet to the point or place of beginning.

Said parcel is designated as Lot #3 on a survey entitled "Survey Plat, Lands of Evelyn D. Webster, Township of Shoreham, Addison County, Vermont", dated November 9, 1988, as prepared by Timothy R. Hecei, Registered Land Surveyor, and recorded in the Town of Shoreham Land Records.

TH
YS AT LAW
55 STREET
Y, VERMONT
753

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

**TO HAVE AND TO HOLD** said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, MICHAEL C. CONNOR and LINDA B. CONNOR, husband and wife, as tenants by the entirety, their heirs and assigns, to their own use and behoof forever;

And I the said Grantor, EVELYN D. WEBSTER, for myself and my heirs, executors and administrators, do covenant with the said Grantees, MICHAEL C. CONNOR and LINDA B. CONNOR, husband and wife, their heirs and assigns, that until the ensealing of these presents I am 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**; except as aforesaid.

**AND** I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

**IN WITNESS WHEREOF,** I hereunto set my hand and seal this 3RD day of February, A.D. 1989.

Witness — EVELYN D. WEBSTER

Witness

STATE OF VERMONT
ADDISON COUNTY, SS.

At Middlebury, Vermont, this 3RD day of February, 1989, EVELYN D. WEBSTER personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Before me,

NOTARY PUBLIC

Shoreham, Vermont, Town Clerk's Office, February 6 A.D. 1989 at ten o'clock a.m. and ten minutes; Received the foregoing Warranty Deed which is a true copy.

Attest: Jean Anderson Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
—ACKNOWLEDGMENT—
Return Rec'd.—Tax Paid—Land Gains Cert. Rec'd.—
Vt. Land Use [illegible] Cert. Rec'd.
Return No. 45-189
Signed Jean Anderson, Clerk
Date February 6, 1989

# RESIDENTIAL PROPERTY RECORD CARD

Date Printed 09/02/25

## Owner Information

Parcel 11-01-09002
Owner CONNOR MICHAEL
CONNOR LINDA
1153 WEBSTER RD
WHITING, VT 05778-9519
Location 1153 WEBSTER RD
Descr: 13.75 A & DWL

## Parcel Information

| | | | |
|---|---|---|---|
| Tax Map # | 11-01-09.002 | NBHD | 3 |
| Span | 591-186-00463 | Acres | 13.75 |
| Status | A - Active | Last Update | 02/13/24 |

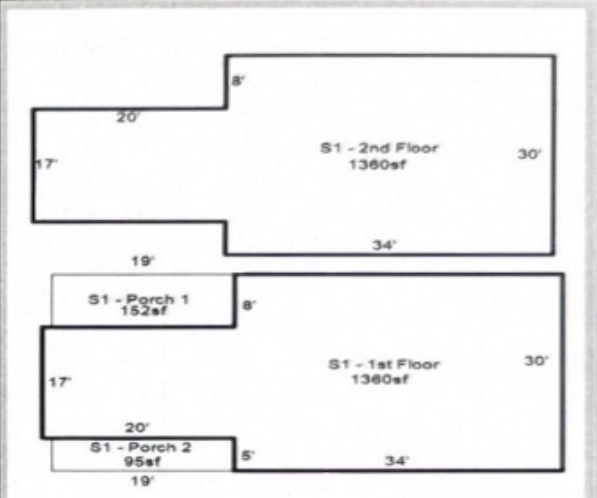
## Sales Information

| | | | |
|---|---|---|---|
| Book | | Sale Date | / / |
| Page | | Sale Price | 0 |

## Parcel Value Information

| | | | |
|---|---|---|---|
| Land Value | 136,700 | Homestead | 623,100 |
| Dwelling Value | 434,400 | Housesite | 561,400 |
| Site Imprvmnt | 25,000 | | |
| Outbuildings | 27,000 | | |
| Misc. Adj. | 0 | | |
| Total | 623,100 | | |






Sketch Updated: 02/13/24

## BUILDING

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Rooms | 7 | Year Built | 1989 | Building SF | 2720 | Energy Adj | Good | Roughins | 1 |
| Bedrooms | 3 | Effect Age | 35 | Quality | 3.75 | Bsmt Wall | Conc 8" | Plumb Fixt | 10 |
| Full Baths | 2 | Condition | Good | Style | 2 Story | Bsmt SF | 1360.00 | Fireplaces | 1 |
| Half Baths | 1 | Phys Depr | 16 | Design | Two Story | Bsmt Fin | No Data | Porch | 247 |
| Kitchens | 1 | Funct Depr | 0 | Bldg Type | Single | Bsmt Fin SF | 0 | Gar/Shed | 0 |
| | | Econ Depr | 0 | | | | | % Complete: | 0 |

## INSPECT

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| INSP. | Reschedu | INSP. | Left Card | INSP. | Reapprais | APPT | NoData | APPTSCHD | |

## NOTES

2024

dotloop signature verification: dtlp.us/Ry7x-2YOY-PLb6

# Vermont Mandatory Flood Disclosure

Date Prepared: 08/25/2026

Seller's Name(s): Tabitha Connor Gillim, with POA for Linda Bull

Property Address: 1153 Webster Road, Shoreham, VT 05770
Street City/Town

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

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

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

_____; or,

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

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

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

Seller: Tabitha Taylor Gillim dotloop verified 09/02/26 2:27 PM EDT KIFZ-XYB6-C6KS-CQ9F (Signature) (Date)

Seller: _____ (Signature) (Date)

Seller: _____ (Signature) (Date)

Seller: _____ (Signature) (Date)

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

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

Buyer: _____ (Signature) (Date)

# 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