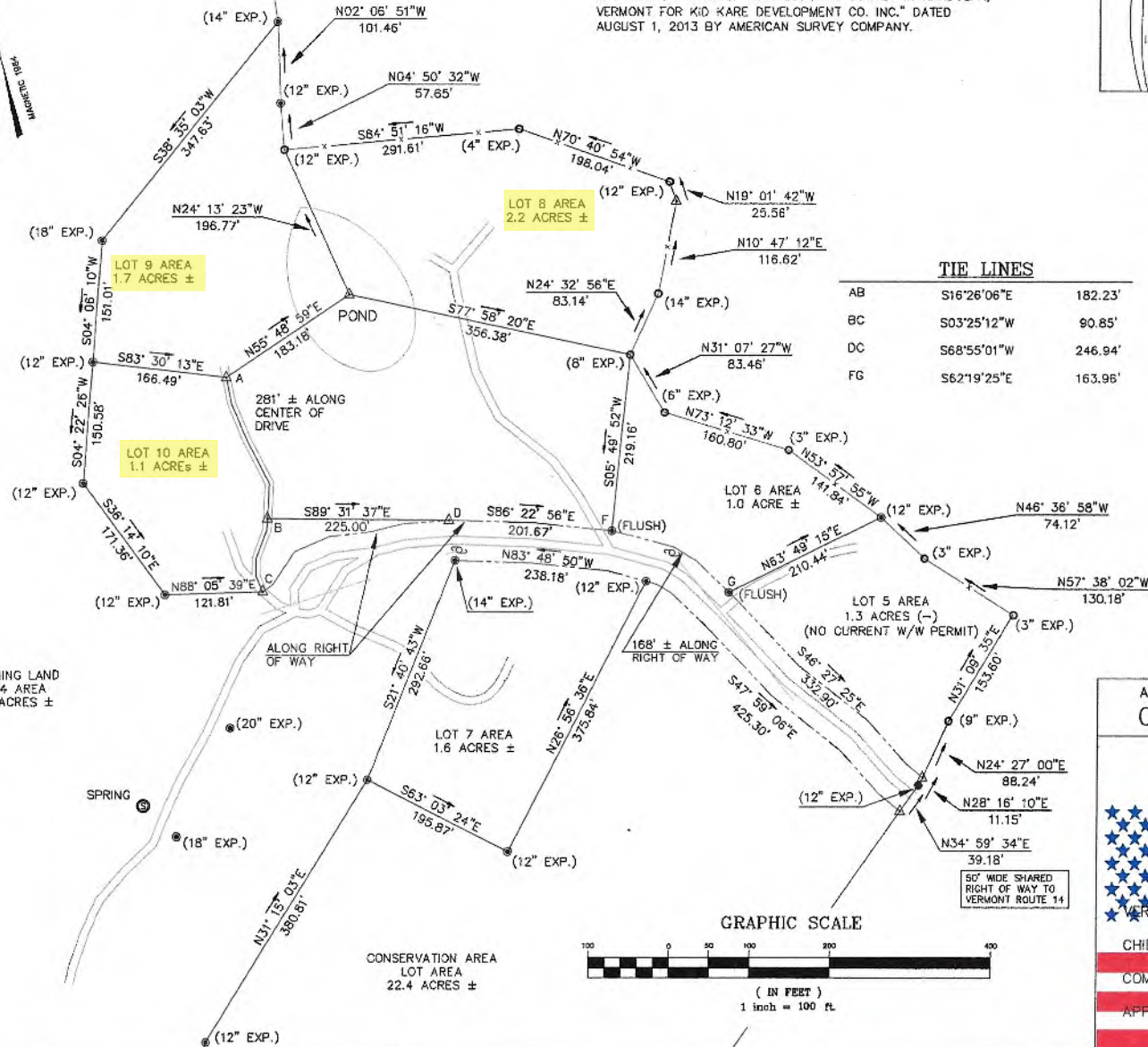


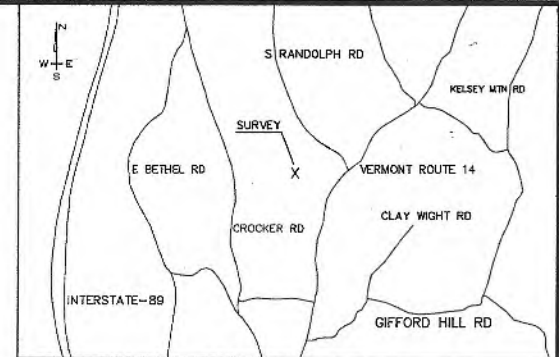


REMAINING LAND
LOT 4 AREA
75.6 ACRES ±



REFERENCES:

1. A SURVEY ENTITLED "A DEPENDENT RESURVEY FOR DAVID L. & MARY E. NEBERT RANDOLPH - ORANGE COUNTY - VERMONT" DATED 1/08/85 BY RICHARD F. LUNNA.
2. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR KID KARE DEVELOPMENT CO. INC." DATED JANUARY 9, 2012 BY AMERICAN SURVEY COMPANY.
3. A SURVEY ENTITLED "A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR KID KARE DEVELOPMENT CO. INC." DATED AUGUST 1, 2013 BY AMERICAN SURVEY COMPANY.



LOCATION MAP
(NOT TO SCALE)

LEGEND

IRON ROD FOUND - #5 (HT.)	●
IRON PIPE FOUND - (3/4" HT.)	○
IRON ROD SET - CAPPED #5 (HT.)	⊙
CALCULATED POINT	△
EASEMENT LINE	—
BARBED WIRE FENCE REMNANTS	x
STONEWALL	—
EDGE OF TRAVEL	—

TIE LINES

AB	S16°26'06"E	182.23'
BC	S03°25'12"W	90.85'
DC	S68°55'01"W	246.94'
FG	S62°19'25"E	163.96'

SHEET 2 OF 2

A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR
ONE LIFE COMMUNITIES, LLC.

★ ★ ★ ★ ★

AMERICAN SURVEY COMPANY

SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA

VERMONT OFFICE: WILLIAMSTOWN, VT

CHIEF OF PARTY: J. BAKER

COMPILED: JANUARY 4, 2024

APPROVED: *Robert Townsend*

RANDOLPH DEVELOPMENT REVIEW BOARD

DATE OF APPROVAL: _____
 ZONING PERMIT #: _____
 CHAIR SIGNATURE: _____
 SECRETARY SIGNATURE: _____

NAME OF SUBDIVISION

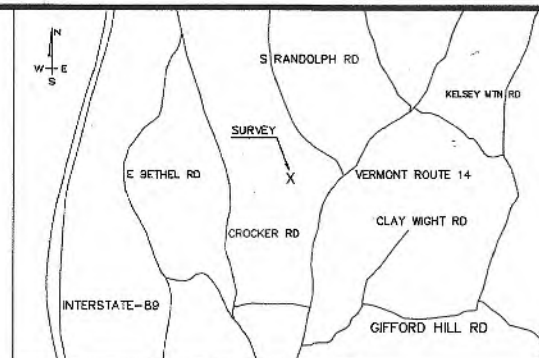
NAME OF SURVEYOR: _____
 ADDRESS OF SURVEYOR: 3480 VT RT #4, WILLIAMSTOWN, VT
 SUBDIVIDER SIGNATURE(S): _____

RANDOLPH TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

AT _____ O'CLOCK _____ MINUTES _____ AD
 AND RECORDED IN MAP FILE # _____
 ATTEST: _____
 TOWN CLERK/ASSISTANT TOWN CLERK

REFERENCES:

1. A SURVEY ENTITLED "A DEPENDENT RESURVEY FOR DAVID L. & MARY E. NEBERT RANDOLPH - ORANGE COUNTY - VERMONT" DATED 1/08/85 BY RICHARD F. LUNNA.
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LOCATION MAP
(NOT TO SCALE)

LEGEND

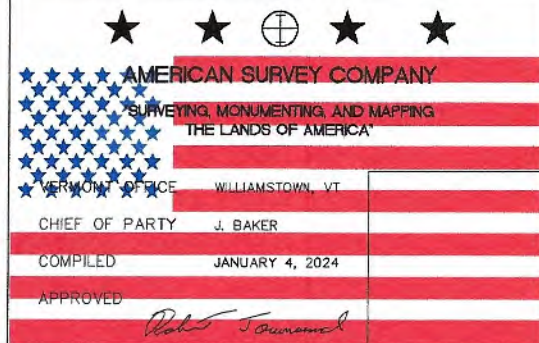
IRON ROD FOUND - #5 (HT.)	●
IRON PIPE FOUND - {3/4" HT.}	○
IRON ROD SET - CAPPED #5 (HT.)	⊙
CALCULATED POINT	△
EASEMENT LINE	---
BARBED WIRE FENCE REMNANTS	—X—
STONEWALL	—○—
EDGE OF TRAVEL	—
UTILITY POLE	⊙

SHEET 1 OF 2

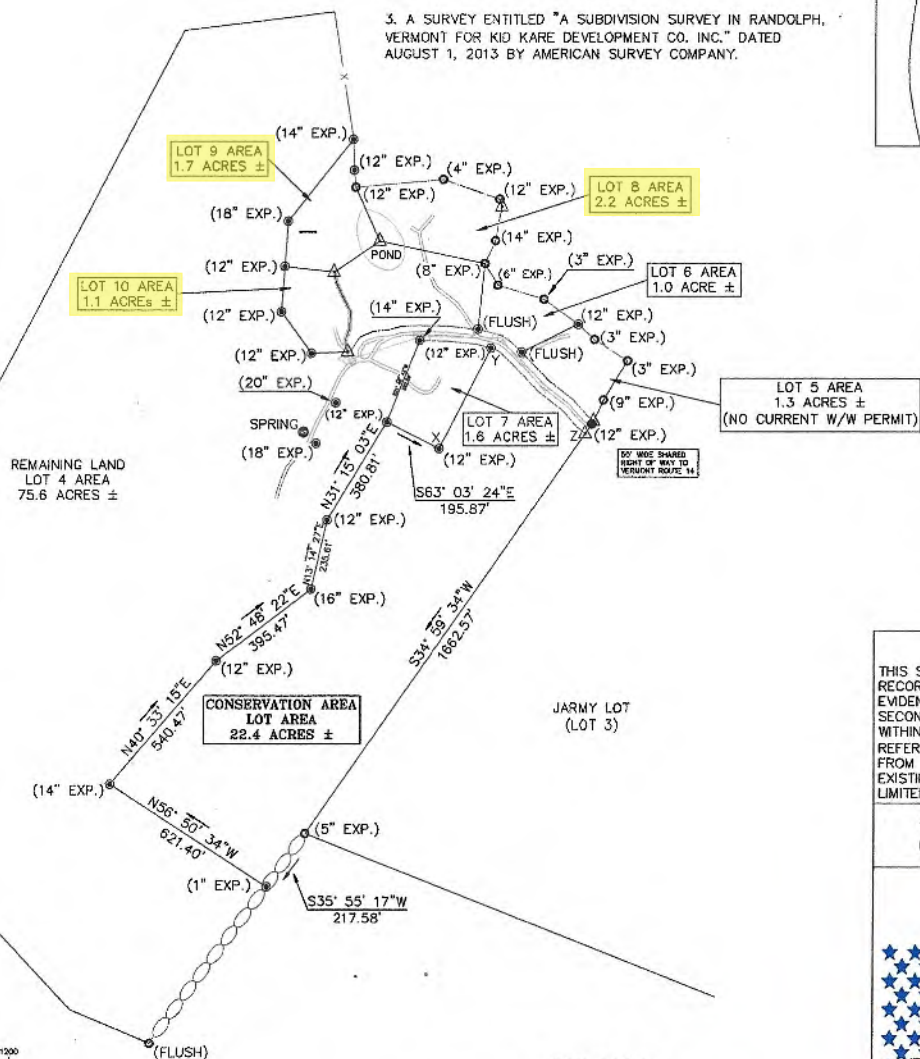
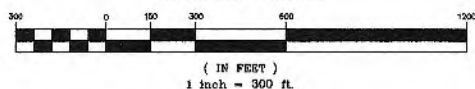
CERTIFICATION

THIS SURVEY WAS COMPLETED BASED ON DEEDS AND SURVEYS FOUND ON RECORD IN THE RANDOLPH MUNICIPAL OFFICE AND ON EXISTING PHYSICAL EVIDENCE FOUND AT THE SITE. THE SURVEY WAS COMPLETED BY A FIVE SECOND TOTAL STATION CLOSED TRAVERSE WITH A PRECISION RATIO WITHIN ACCEPTABLE STANDARDS. THE BEARINGS ARE BASED ON REFERENCE 1. THIS PROJECT IS SERVED BY A 50' WIDE SHARED ACCESS FROM VERMONT ROUTE 14. THE PROPERTY MAY BE ENCUMBERED BY EXISTING EASEMENTS NOT DEPICTED ON THE SURVEY INCLUDING, BUT NOT LIMITED TO POWER, TELEPHONE, AND WATER RIGHTS.

A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR
ONE LIFE COMMUNITIES, LLC.



GRAPHIC SCALE



TIE LINES

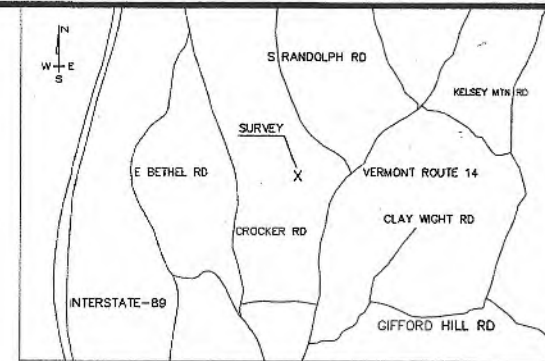
XY	N26°56'36"E	375.84'
YZ	S47°59'06"E	425.30'



REMAINING LAND
LOT 4 AREA
75.6 ACRES ±

REFERENCES:

1. A SURVEY ENTITLED "A DEPENDENT RESURVEY FOR DAVID L. & MARY. E. NEBERT RANDOLPH - ORANGE COUNTY - VERMONT" DATED 1/08/85 BY RICHARD F. LUNNA.
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LOCATION MAP
(NOT TO SCALE)

LEGEND

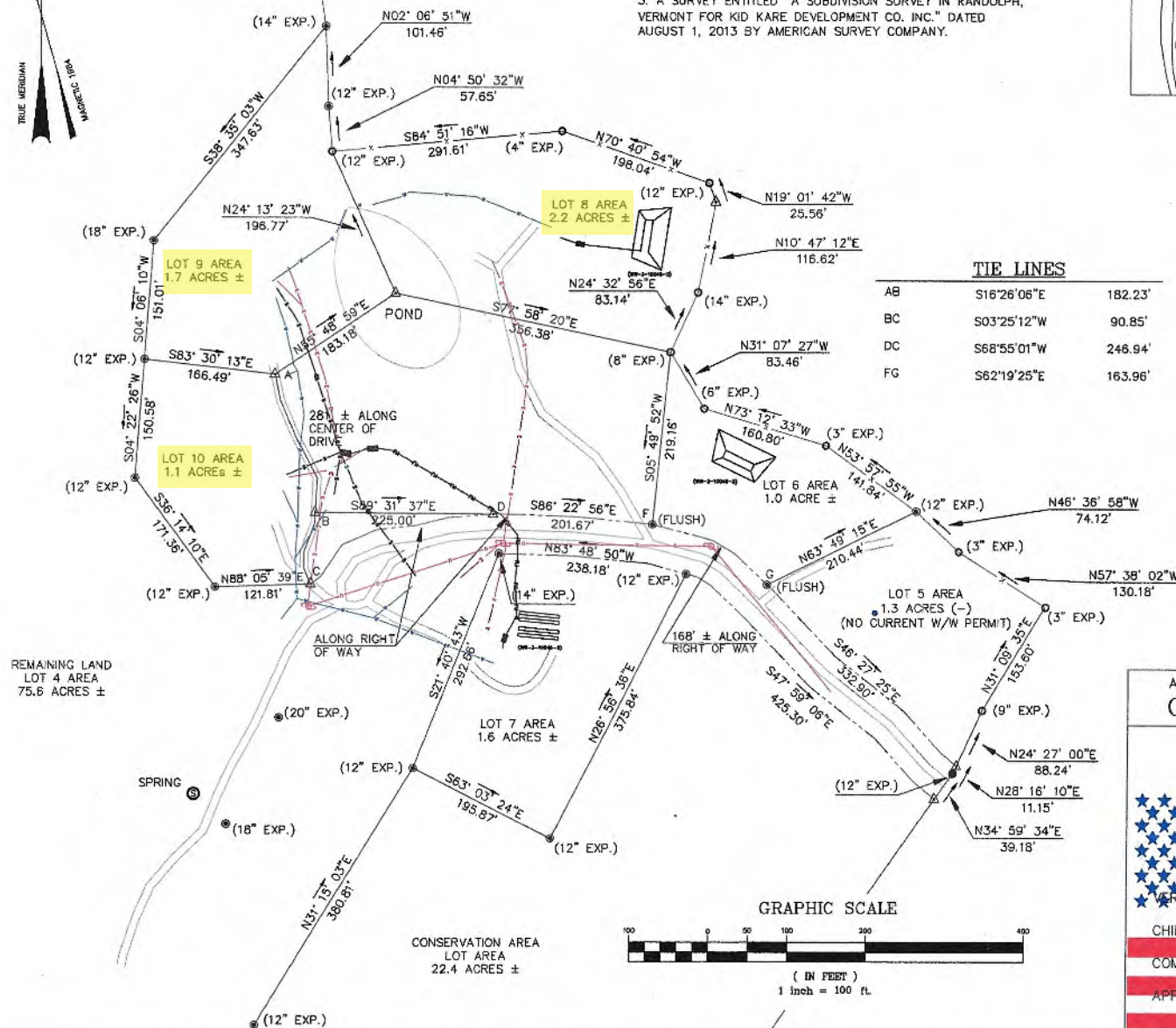
IRON ROD FOUND - #5 (HT.)	●
IRON PIPE FOUND - (3/4", HT.)	○
IRON ROD SET - CAPPED #5 (HT.)	⊙
CALCULATED POINT	△
EASEMENT LINE	—
BARBED WIRE FENCE REMNANTS	—
STONEWALL	—
EDGE OF TRAVEL	—

EXTRA LINE KEY

UTILITY/ELECTRIC LINE	—
SEWER/FORCE MAIN	—
WATER LINES	—

TIE LINES

AB	S16°26'06"E	182.23'
BC	S03°25'12"W	90.85'
DC	S68°55'01"W	246.94'
FG	S62°19'25"E	163.96'



SHEET 2 OF 2

A SUBDIVISION SURVEY IN RANDOLPH, VERMONT FOR
ONE LIFE COMMUNITIES, LLC.



AMERICAN SURVEY COMPANY

SURVEYING, MONUMENTING, AND MAPPING
THE LANDS OF AMERICA

VERMONT OFFICE WILLIAMSTOWN, VT

CHIEF OF PARTY J. BAKER

COMPILED JANUARY 4, 2024

APPROVED

Robert Fournier



TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

zoning@randolphvt.org

PO Drawer B • Randolph, VT 05060

802.728-5433 x 13

www.randolphvt.org

ZONING PERMIT #Z23-86

Street address: **3720 VT Route 14 South, Randolph Center**
Parcel number: **112011.000**
Property owner: **One Life Communities, LLC**
Applicant: **Steve Axelrod**

Date of issuance: **4/18/2024**

Effective date of permit (if no appeal is taken): **5/6/2024**

Project description: Conservation subdivision with 6 developable lots.

Specific condition(s) of permit as stated in the Development Review Board Memorandum of Decision (MOD):

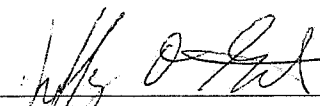
1. Applicant to provide a final surveyors plat to include the location of all existing and proposed utilities (electric, water, wastewater), Right Of Ways, and Easements (506.C.2.c.xi.)
2. Any lots that do not have approved VT State Waste Water approval must include notification to buyers.
3. As stated in 506.B.1.b.iii.D, the applicant shall provide a permanent conservation easement that is acceptable to the Town attorney, is recorded in all land records, and is referenced in all deeds conveying all or any part of the original parcel.

Pursuant to the Randolph Land Use Regulations ("Regulations") in effect at the time of application, the zoning permit for this project is hereby approved and issued under the requirements of the afore-mentioned Regulations and Chapter 117 of Title 24 of the Vermont Statutes Annotated, subject to the following:

1. The property owner(s) and applicant(s), if any, listed above, hereinafter referred to as the Permittees, have been issued this zoning permit to perform all work described on the permit application on file in the Zoning and Planning Office and as conditioned above (if any). If, during the course of construction, the work will be different from what is authorized, the Permittees shall contact the Administrative Officer for a determination of whether the alterations are permissible and to obtain a revised permit, if necessary.
2. In issuing this permit, the Administrative Officer has relied solely upon certification of the Permittees that the information submitted is true and correct. The validity of this permit may be questioned or appealed if it is determined that the project does not comply with the Regulations.
3. The permit is effective 16 days after issuance. Any decision of the Administrative Officer may be appealed to the Development Review Board by the Permittees or another interested party by filing a written notice of appeal with the Clerk of the Board within 15 days of the date of the decision. After this 15-day appeal period, the permit is final.
4. By acceptance of this permit without appeal, the Permittees confirm and agree for themselves and all assigns and successors in interest that the permit and any conditions of same shall run with the

land and will be binding upon and enforceable against Permittees and all assigns and successor in interest as allowed by state statutes. Further, by acceptance of this permit, the Permittees agree to allow the Administrative Officer access to the property covered by this permit, at reasonable times, for the purpose of ascertaining compliance with this permit and the Regulations.

5. This permit is authorization to undertake certain actions as stated in this permit and indicated on the application. The permit shall expire one year from the date it is issued if such action has not begun as evidenced by establishment of the use or the beginning of construction. The Permittees should contact the Administrative Officer if this timeframe cannot be met, as an extension may be allowed, upon request, in limited circumstances.
6. This is a local permit and satisfies the zoning requirements only. Other local permits may be required.
7. A **Certificate of Compliance** is required for all development under this permit. It shall be unlawful to use, occupy, or permit the use or occupancy of any land or structure, or part thereof created, until a certificate of compliance is issued by the ZA for this permit. Be sure to submit an Application for Certificate of Compliance upon completion of this project. Applications are available on the Randolph website or in the Zoning office.
8. If the structure for which you have received a zoning permit will be heated or cooled, your builder (or you, if you are the builder) must file a state Energy Code Certificate, or Owner/Builder Disclosure Statement, in the Randolph Land Records before a Certificate of Compliance can be issued.
9. Limited copies of the **Residential Building Energy Standards (RBES)** are available in the Randolph Zoning Office and additional information is available on this website:
<https://publicservice.vermont.gov/efficiency/building-energy-standards/residential-building-energy-standards>
10. **CHECK TO SEE IF YOU NEED STATE PERMITS BEFORE STARTING YOUR PROJECT!**
Contact the following Vermont Agencies to determine what state permits, if any, are required:
 - a. Vermont Agency of Natural Resources: [Vermont Permit Navigator](#) and/or contact Jeff McMahon, State Permit Specialist, at 802-477-2241
 - b. Vermont Division of Fire Safety: www.firesafety.vermont.gov or 888-870-7888.



Jeffrey D. Grout - Zoning Administrator

April 18, 2024

Town of Randolph, VT
CERTIFICATE OF COMPLIANCE

Zoning Permit No. #Z23-86

Permittee: One Life Communities, LLC

Parcel Numbers: 112011.000

Street Location: 3720 VT Route 14 South

Brief Description of Work: Conservation subdivision with 6 developable lots

Description of Acceptable Deviations from Permitted Work: No deviations.

Conditions of C.C.: Any lots without VT approved water or waste water approval shall be notified.

The buyer of any lot that has not been issued a potable water and wastewater permit shall be issued the following notice, "Notice to Owner/Buyer: Any person who owns this lot acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater disposal system and therefore this lot may not be able to be improved." This applies to Lot #5 and lot #6.

In accordance with §115 of the Randolph Land Use Regulations, this Certificate of Compliance is hereby issued. By such issuance, the Randolph Zoning Administrator acknowledges that the development authorized by the above-referenced zoning permit is in reasonable conformity with said permit and with the Randolph Land Use Regulations. The issuance of this Certificate of Compliance is not to be construed as certifying that the entire property is in compliance with the Randolph Land Use Regulations and the Town reserves the right to pursue future enforcement actions as necessary.

Administrative Officer: _____

Date: _____

7-17-2024

VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): ONE LIFE COMMUNITIES, LLC
Address: Street: 3720 VT ROUTE 14
City/State/ZIP: RANDOLPH, VT 05061

Location of Work:

<u>Location Start</u>	
Town:	Randolph
Route:	VT14
Log Station/MM:	63+89 / 1.21 LT

<u>Location End</u>	
Town:	
Route:	
Log Station/MM:	

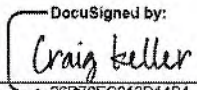
Property Deed Reference: Book: 200 Page: 730 - 733
Additional Book: Additional Page:

Permit ID #: 46375

Description of Work: PERMIT AN EXISTING ACCESS TO SERVE A 10-LOT
RESIDENTIAL SUBDIVISION AND PAVE THE DRIVE
APRON

☒ Issued Permit ☐ Notice of Violation
☐ Suspension of Permit ☐ Withdrawn

Action Date: March 13, 2024

Signature: 
2024/03/13 10:48:41
Authorized Representative for
the Secretary of Transportation

Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street
Barre, Vermont 05641

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records. _____
Attest: _____
Assistant Town/City Clerk

VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Grantor (Owner/Applicant): ONE LIFE COMMUNITIES, LLC
Address: Street: 3720 VT ROUTE 14
City/State/ZIP: RANDOLPH, VT 05061

Location of Work:

<u>Location Start</u>	
Town:	Randolph
Route:	VT14
Log Station/MM:	63+89 / 1.21 LT

<u>Location End</u>	
Town:	
Route:	
Log Station/MM:	

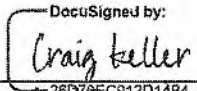
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Signature: 
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the Secretary of Transportation

Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street
Barre, Vermont 05641

Town/City of _____ Clerk's Office
Received _____ at _____ a.m./p.m.
and recorded in Book _____ on Page _____
of land records. _____
Attest: _____
Assistant Town/City Clerk

730

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS:

THAT Kid Kare Development Co., Inc., a Pennsylvania corporation, Grantor,
in the consideration of One Dollar and other valuable consideration paid to its full satisfaction by
One Life Communities, LLC with an address of 3720 Vermont Route 14 South, Randolph
Center, VT 05061, by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND
CONFIRM** unto the said Grantee, **One Life Communities, LLC**, its successors and assigns
forever, certain lands and premises in Randolph, in the County of Orange and State of Vermont,
described as follows, viz:

Being the entirety of Tax Parcel 112011.000 in the Town of Randolph, Vermont, consisting of
two lots as follows:

(1) Lot 4.

Being a portion and the remainder of the same lands and premises which were conveyed to Kid
Kare Development Co., Inc. by Warranty Deed of Peter W. Sheehan and Susan C. Sheehan dated
July 5, 2002 and of record in Book 140, at Pages 113-114 of the Randolph Land Records. The
premises herein conveyed can be more particularly described as follows:

Being a parcel consisting of approximately 109 acres, without buildings, and designated as Lot
#4 as shown on the subdivision permit issued by the Town of Randolph, being Permit #Z13-65.
This conveyance is made together with and subject to the terms and conditions of State of
Vermont Wastewater System and Potable Water Supply System Permit #WW-3-10046-1 dated
July 7, 2014 (amending previous permit #WW-3-10046), and received for recording in the
Randolph Land Records on July 11, 2014.

Included in this conveyance is a right of way fifty feet in width as designated in said Subdivision
Survey in favor of Lot 4 Through, and also in favor of, Lot 1 & Lot 3. Said right of way runs
westerly from Route 14 to the within parcel, being Lot 4, the centerline of which right of way is
the centerline of the existing driveway leading westerly from Route 14 to the residential structure
on Lot 1 and thence continuing beyond said residential structure across the northwest corner of
Lot 3 to the within parcel, being Lot 4, together with such slope and drainage rights adjacent to
said right of way as may be necessary for use and enjoyment thereof.

Vermont Property Transfer
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Return No. 16-003
Signed E. Dana Hickey Clerk
Date APRIL 07, 2016

Randolph, VT Town Clerks Office
Received for record
APRIL 07 A.D. 2016
at 09 o'clock 50 minutes A M
and Recorded in Book 200 Page 730-733
of the Randolph Land Records
Attest: E. Dana Hickey ASST Town Clerk

This conveyance is subject to such rights of way, water and pipe line rights, utility and other easements as may exist of record or in fact upon the premises.

In particular, this conveyance is subject to a water and water pipe line right, together with rights of maintenance, emanating from a certain spring on this parcel which presently serves Lot 1.

In addition and in particular, this conveyance is subject to a water line emanating from said spring and presently traversing the within parcel for the present secondary use and benefit of lands of David and Carol Jarmy on the east side of Vermont Route 14.

This conveyance is subject to the lien and any other liability to secure payment of any land use tax, said lien resulting from the enrollment of the parcel in Vermont's Current Use Value Appraisal program. By their acceptance of this deed, the Grantees take the property subject to the lien.

(2) Lot 1

Being a portion of the same lands and premises which were conveyed to Kid Kare Development Co., Inc. by Warranty Deed of Phillip N. Garland dated November 22, 2002 and of record in Book 141, at Pages 687-688 of the Randolph Land Records. The premises herein conveyed can be more particularly described as follows:

Being a parcel consisting of approximately 5.0 acres, with residential buildings, and designated as Lot #1 as shown on the subdivision permit issued by the Town of Randolph, being Permit #Z12-4. These premises are bounded and described in accordance with a survey map of American Survey Company entitled "A Subdivision Survey in Randolph, Vermont for Kid Kare Development Co, Inc." compiled on January 9, 2012 and recorded on January 26, 2012 in Book 186 at Pages 192-195 of said Randolph Land Records as follows:

Beginning at a point in the northwesterly right of way line of Vermont Route 14 and marking a common corner with lands now or formerly of David and Carol Jarmy; thence north $73^{\circ}45'19''$ west 243.12 feet to a point; thence north $60^{\circ}22'25''$ west 87.83 feet to a point marking the boundary of a certain 50 foot right of way line; thence along said right of way line marking the boundary between this and Lot 2 on said Subdivision Survey in a southwesterly direction 247 feet to a point marking the northwesterly corner of said Lot 2; thence along the boundary of said Lot 2 south $30^{\circ}36'19''$ west 251.68 feet to a point marking the southwesterly corner of said Lot 2; thence north $28^{\circ}05'19''$ west 204.96 feet to a point; thence north $37^{\circ}34'19''$ west 241.73 feet to a corner; thence north $24^{\circ}33'55''$ east 88.24 feet to a point; thence north $31^{\circ}37'55''$ east 153.60 feet to a corner; thence south $53^{\circ}53'05''$ east 217.25 feet to a point; thence south $85^{\circ}32'26''$ east 124.73 feet to a point; thence south $85^{\circ}32'26''$ east 86.73 feet to a point; thence south $51^{\circ}40'26''$ east 351.36 feet to a point; thence south $57^{\circ}27'01''$ east 76.32 feet to a point; thence south $62^{\circ}23'48''$ east 144.96 feet marking a corner of this property and a point in the northwesterly right of way line of said Vermont Route 14; thence along said right of way line south $40^{\circ}57'12''$ west 79.85 feet to the point and place of beginning.

732

This conveyance is further subject to such rights of way, water and pipe line rights, utility and other easements or restrictions as may exist of record or in fact upon the premises.

In particular, this conveyance is subject to a utility line easement to the Central Vermont Public Service Corporation and New England Telephone and Telegraph Company dated August 11, 1972 and recorded in Book B, Page 251 of said Randolph Land Records.

This conveyance is made by **Kid Kare Development Co., Inc.** in its capacity as Trustee, but without designation of same, pursuant to the terms of certain trust agreements. This conveyance constitutes a contribution of the entire parcel, among others, to **One Life Communities, LLC** at the time of its formation, in simultaneous exchange of a Membership Interest in same in said capacity.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **One Life Community, LLC**, its successors and assigns, to their own use and behoof forever; And it, the said Grantor, **Kid Kare Development Co., Inc.**, for itself, its successors and assigns, does covenant with the said Grantee, **One Life Communities, LLC**, its successors and assigns, that until the unsealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in the manner aforesaid; that it is **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, it, **Kid Kare Development Co., Inc.**, hereunto sets its hand and seal this 7TH day of April A.D. 2016.

IN PRESENCE OF

Lorraine A. Kramel
Witness

Stephen L. Axelrod, Pres.
Kid Kare Development Co., Inc.
By: Stephen L. Axelrod, President

733

STATE OF VERMONT
COUNTY OF ORANGE, SS.

At ^{South Royalton}~~Randolph~~, this 7 day of April, 2016, Stephen L. Axelrod, President, Kid Kare Development Co., Inc., 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 Kid Kare Development Co., Inc.

Before me Jean Parker
Notary Public
My commission expires: 2-10-19

Parcel ID 112011.000

Exterior Information

Type	11 - MOBILE HM
Stry Hght	1 - ONE STY
(Liv) Units	1 Tot 1
Found	5 - PIERS
Frame	1 - WOOD
P. Wall	15 - AVERAGE
Sec Wall	
Roof Str	1 - GABLE
Roof Cvr	9 - METAL
Color	NATURAL
View	
Shape	
Bld Name	

General Information

Grade	C+ - AVG. (+)
Year Blt	2021 Eff Yr
Alt LUC	
Juris	
Con Mod	

Interior Information

Avg Ht / Fl	8.00
P. Int Wall	4 - SOLID WOOD
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	2 - SOFTWOOD
Sec Floor	
Bmt Floors	
Sub Floors	
Bmt Garage	
Electric	3 - TYPICAL
Insulation	2 - TYPICAL
Int Vs Ext	S - SAME
Heat Fuel	3 - ELECTRIC
Heat	14 - MINI-SPLIT
# Heat Sys	1
Heated %	100 AC % 100
Sol HW %	Ctrl Vac %
Com Wall %	Sprink %

Special Features / Yard Items

Code	Desc	A

112011 000
Part 1 Part 2 Part 3 Part 4
PROPERTY LOCATION
3720 VT ROUTE 14 SOUTH
RANDOLPH, VT
OWNERSHIP
ONE LIFE COMMUNITIES LLC
@ STEVE AEXLROD
3720 VT ROUTE 14 SOUTH
RANDOLPH CENTER, VT 05061-9411

112011.000
Parcel ID Building Location
IN PROCESS APPRAISAL SUMMARY (4 of 5)
Use Code Building Val Yard Items
11 52,300 0

Randolph

Card: 6 of 6 Total Card Total Parcel
APPR 52,300 / 789,500
USE + IMP 52,300 / 789,500
USE LAND 0 / 0
ASSESSED 52,300 / 789,500

LEGAL DESCRIPTION

114.6 ACRES & DWL

CATALIS
ADVANCING GOVERNMENT
ENGAGING CITIZENS

Building Total	52,300	0	0.00	0	52,300
Parcel Total	419,700	119,300	114.60	250,500	789,500
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	136.20	Tot Val SF/Prcd	231.86

Lot Size

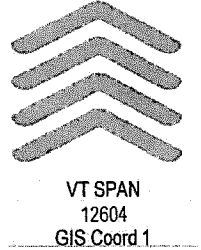
Total Land 114.60
Land Unit Type AC

PREVIOUS ASSESSMENTS

Property ID: 1684

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	AB	11	437,300	231,400	114.6	250,500	919,200	919,200		06/08/2024
2023	GL	11	166,000	0	114.6	205,500	371,500	371,500		05/13/2024
2022	GL	11	166,000		0	205,500	371,500	371,500		01/01/2022

Occ
PREVIOUS OWNER
Type CORPORATION



GIS Coord 2

Insp Date

Print Date / Time
7/2/2024 9:51 am
Last Date / Time

NARRATIVE DESCRIPTION

This parcel contains 4,991,976 of land mainly classified as RESD 2 with a MOBILE HM building built about 2021, having primarily AVERAGE Exterior and 384 Square Feet, with 1 Residential Unit, 1 3/4 Bath, 2 Rooms, and 1 Bdrm.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	200-730-733		04/07/2016	0	No		19	CORP TP CORP
	194-751-754		07/22/2014	50,000	No		19	partial parcel transfer to 112010.000

apro
USER DEFINED
MAP ID
VT SPAN#
PriorID3a
CONTIG MAP ID

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int	Amt
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BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
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ACTIVITIES

Date	Result	By
06/08/2024	19	apro
04/13/2024	3	apro

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1 SCHOOL		
Util 2		Dis 2 TOWN		100.00
Util 3		Dis 3		
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

PriorID2b
PriorID3b
CONTIG MAP ID
PriorID2c
PriorID3c
Assessor Map
40-20-007

LAND SECTION (11)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
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Total AC/HA 114.60 Total SF/SM 4,991,976.00 Parcel LUC

P. NBC Desc Tot Tot Tot

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 1684 | Bld: 2070 | Seq: 6 | Year: 2024 | Data As Of Date: 07/02/2024 | User: apro | DB: Assess50

Parcel ID 112011.000

Exterior Information

Type	11 - MOBILE HM		
Stry Hght	1 - ONE STY		
(Liv) Units	1	Tot	1
Found	5 - PIERS		
Frame	1 - WOOD		
P. Wall	15 - AVERAGE		

Sec Wall	
Roof Str	1 - GABLE
Roof Cvr	9 - METAL
Color	NATURAL
View	
Shape	
Bld Name	

General Information

Grade	C+ - AVG. (+)	
Year Blt	2022	Eff Yr
Alt LUC		
Juris		
Con Mod		

Interior Information

Avg Ht / Fl	8.00
P. Int Wall	4 - SOLID WOOD
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	2 - SOFTWOOD
Sec Floor	
Bmt Floors	
Sub Floors	
Bmt Garage	

Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S - SAME		
Heat Fuel	2 - GAS		
Heat	11 - RES WALL UNT		
# Heat Sys	1		
Heated %	100	AC %	
Sol HW %		Ctrl Vac %	
Corn Wall %		Sprink %	

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
Building Totals										Yard Item Appr									
Parcel Totals										Yard Item Appr									
										119,300									
										Special Feature Appr									
										Special Feature Appr									
										119,300									
										119,300									

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath		Rtnng	
Add Full		Rtnng	
3/4 Bath	1	Rtnng	A - AVERAGE
Add. 3/4		Rtnng	
1/2 Bath		Rtnng	
Add. 1/2		Rtnng	
Other Fix		Rtnng	

Other Features

Kitchens	1	Rtnng	A - AVERAGE
Add Kit.		Rtnng	
Fireplaces		Rtnng	
WS Flues		Rtnng	

Depreciation

Phys Con	AV - Average	3.5
Functional		
Economic		
Special		
Override		
Total		3.5%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng				
Ind Val				

Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	1	2	1
Bld Total	1	2	1
Prcd Total	6	14	8

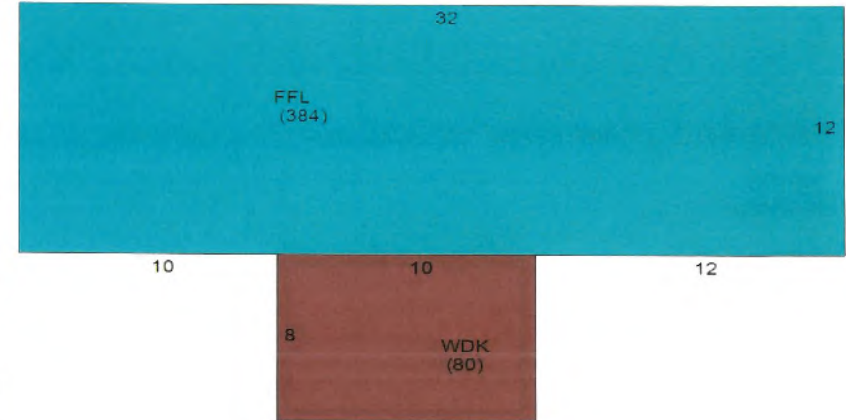
Calc Ladder

Base Rate	65.00	Depr	2,077
Size Adj	1.28594	Depr'd Total	57,267
Con Adj	0.94033	Juris Ft.	1.0000
Adj Prc	\$ 78.60	Spec. Features	\$ 0
Grade Ft.	1.15000	Lump Sum	
Other Feat	\$ 21,850	Final Total	\$ 57,300
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 57,300
Adj Tot (RCI)	59,344	Total \$/SF	\$ 149.22
Depr %	3.5%	Undepr \$/SF	90.39000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	384	384	384	384	78.60	30,182
WDK	WOOD DECK	80	80	0	0	30.26	2,421
Building Totals		464	464	384	384		32,603
Parcel Totals		6,285	6,285	3,405	3,405		380,892

Sketch



Mobile Home

Make	Model	Serial	Year	Color	
Alt Areas					
S. Area	Alt Type	% Alt	Tenants	Qual	% U

ss A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
384	384	384	78.60	30,182
80	0	0	30.26	2,421
464	384	384		32,603
3,285	3,405	3,405		380,892



Exterior Information

Type	11 - MOBILE HM
Stry Hght	1 - ONE STY
(Liv) Units	1 Tot 1
Found	5 - PIERS
Frame	1 - WOOD
P. Wall	15 - AVERAGE

Sec Wall

Roof Str	1 - GABLE
Roof Cvr	9 - METAL
Color	
View	
Shape	

Bld Name

General Information

Grade	C+ - AVG. (+)
Year Blt	2019 Eff Yr
Alt LUC	
Juris	
Con Mod	

Interior Information

Avg Ht / Fl	8.00
P. Int Wall	4 - SOLID WOOD
Sec Int Wall	
Partition	T - TYPICAL
P. Floor	2 - SOFTWOOD
Sec Floor	
Bmt Floors	
Sub Floors	
Bmt Garage	

Electric	3 - TYPICAL	
Insulation	2 - TYPICAL	
Int Vs Ext	S - SAME	
Heat Fuel	3 - ELECTRIC	
Heat	14 - MINI-SPLIT	
# Heat Sys	1	
Heated %	100	AC % 100
Sol HW %		Ctrl Vac %
Com Wall %		Sprink %

Special Features / Yard Items

[illegible]

Condo Information

Location
Tot Units
Floor
% Own
Name

Bath Features

Full Bath	Rtng	1	A - AVERAGE
Add Full	Rtng		
3/4 Bath	Rtng		
Add. 3/4	Rtng		
1/2 Bath	Rtng		
Add. 1/2	Rtng		
Other Fix	Rtng		

Other Features

Kitchens	1	Rtnng	A - AVERAGE
Add Kit.		Rtnng	
Fireplaces		Rtnng	
WS Flues		Rtnng	

Depreciation

Phys Con	AV - Average	8.75
Functional		
Economic		
Special		
Override		
Total		8.75%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng				Ind Val

Comments

Res Breakdown

Floor	No. Unit	Rooms	Bdrms	Exterior
1	1	2	1	Interior
				Add.
				Kitchen
				Bath
				Plumb
Bld Total	1	2	1	Electric
Prcd Total	6	14	8	Heating

Calc Ladder

Base Rate	65.00	Depr	5,004
Size Adj	1.28594	Depr'd Total	52,188
Con Adj	0.87247	Juris Ft.	1.0000
Adj Prc	\$ 72.93	Spec. Features	\$ 0
Grade Ft	1.15000	Lump Sum	
Other Feat	\$ 22,973	Final Total	\$ 52,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 52,200
Adj Tot (RCH)	57,192	Total \$/SF	\$ 135.94
Depr %	8.75%	Undepr \$/SF	83.86950

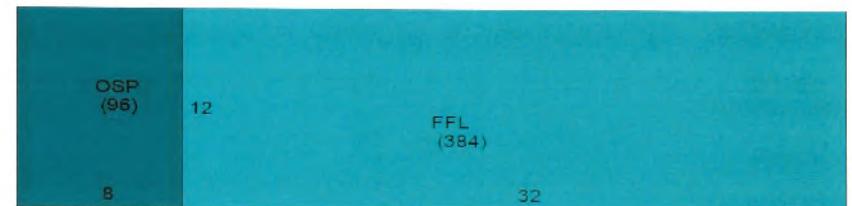
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	384	384	384	384	72.93	28,005
OSP	SCRN PORCH	96	96	0	0	18.23	1,750
Building Totals		480	480	384	384		29,755
Parcel Totals		6,285	6,285	3,405	3,405		380,892

Remodeling

Exterior
Interior
Add.
Kitchen
Bath
Plumb
Electric
Heating
General

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
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112011000
Part 1Part 2Part 3Part 4
PROPERTY LOCATION
3720 VT ROUTE 14 SOUTH
RANDOLPH, VT
OWNERSHIP
ONE LIFE COMMUNITIES LLC
@ STEVE AEXLROD
3720 VT ROUTE 14 SOUTH
RANDOLPH CENTER, VT 05061-9411

Parcel ID
11
Use Code
11
Building Location
IN PROCESS APPRAISAL SUMMARY (4 of 5)
Building Val
52,200
Yard Items
0
Land Size
0.00
Land Val
0
Total Val
52,200

Randolph
Card: 2 of 6
APPR
52,200 /
USE + IMP
52,200 /
USE LAND
0 /
ASSESSED
52,200 /
Total Card
789,500
Total Parcel
789,500
0
789,500

LEGAL DESCRIPTION
114.6 ACRES & DWL

Building Total52,20000.00052,200
Parcel Total419,700119,300114.60250,500789,500
Source0 - Mkt Adj CostTot Val SF/Bld135.94Tot Val SF/Prc1231.86

Lot Size
Total Land114.60
Land Unit TypeAC

PREVIOUS ASSESSMENTS

Property ID: 1684

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed/Notes	Date
2024	AB	11	437,300	231,400	114.6	250,500	919,200	919,200	06/08/2024
2023	GL	11	166,000	0	114.6	205,500	371,500	371,500	05/13/2024
2022	GL	11	166,000	0	0	205,500	371,500	371,500	01/01/2022

OccType CORPORATION
PREVIOUS OWNER

CATALIS
ADVANCING GOVERNMENT
ENGAGING CITIZENS

VT SPAN
12604
GIS Coord 1

GIS Coord 2

Insp Date

Print Date / Time
7/2/2024 9:51 am

Last Date / Time

apro
USER DEFINED
MAP ID

VT SPAN#

PriorID3a

CONTIG MAP ID

PriorID2b

PriorID3b

CONTIG MAP ID

PriorID2c

PriorID3c

Assessor Map
40-20-007

NARRATIVE DESCRIPTION
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OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt
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PROPERTY FACTORS

Item	Code	Item	Code	%
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Util 2		Dis 2	TOWN	100.01
Util 3		Dis 3		
Census		Zone 1		
F. Haz		Zone 2		
Topo		Zone 3		
Street		HX		
Traffic				
Exempt				

BUILDING PERMITS

Date	Number	Desc	Amount	Closed	Status	Type	Notes	Last Visit
------	--------	------	--------	--------	--------	------	-------	------------

ACTIVITIES

Date	Result	By
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04/13/2024	3	apro

LAND SECTION (11)

LUC	LUC Desc	Alt %	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt 2 LUC	%	Spec L.V.	Juris	L. Ft.	Assessed/Notes
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Total AC/HA114.60Total SF/SM4,991,976.00Parcel LUC

P. NBC DescTotTotTot

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 1684 | Bld: 2066 | Seq: 2 | Year: 2024 | Data As Of Date: 07/02/2024 | User: apro | DB: Assess50