

Structure

Building 1	
Building Style	09 - Cottage
Number of Stories	1.5
Exterior Wall Material	01 - Wood
Actual Year Built	1990
Eff. Year Built	
Year Remodeled	
Number of Kitchens	1
Number of Full Baths	1
Number of Half Baths	
Number of Bedrooms	2
Number of Fireplaces	
Heat Type	1 - No central
Fuel Type	1 - None
Central Air	No
Basement Type	1 - Slab/pier
Total Sq Ft	550
1st Story Sq Ft	389
2nd Story Sq Ft	
1/2 Story Sq Ft	161
3/4 Story Sq Ft	
Additional Story Sq Ft	
Finished Attic Sq Ft	
Finished Basement Sq Ft	
Finished Rec Room Sq Ft	
Finished Over Garage Sq Ft	
Condition	1 - Poor



2025 Final Assessment Information

Land Assessed Value	\$25,900
Total Assessed Value	\$60,000
Equalization Rate	75.00%
Full Market Value	\$80,000
Partial Construction	No
County Taxable	\$60,000
Municipal Taxable	\$60,000
School Taxable	\$60,000
Agricultural District	No

Property Description

Property Location	280 Breed Hill Rd
Property Type	210 - 1 Family Res
Neighborhood Code	204 Rural
SWIS	152200
Water Supply	2 - Private
Utilities	3 - Electric
Sewer Type	2 - Private
Zoning	02
School	Crown Point
Book	1460
Page	194
Grid East	756727
Grid North	1867173
Roll Section	1
Acres	4.91
Front	0.00
Depth	0.00

Last Property Sale

Deed Date	09/20/2005
Deed Book	1460
Deed Page	194
Contract Date	
Sale Date	09/14/2005
Full Sale Price	\$45,000
Net Sale Price	\$45,000
Usable For Valuation	Yes
Arms Length	Yes
Prior Owner	Richard Wettereau

Owner Information								
Owner Name	Address 1	Address 2	PO Box	City	State	Zip	Unit Name	Unit Number
Klancy Dunbar	943 Vt Route 22A			Bridport	VT	05734		

Sales										
Deed Date	Deed Book	Deed Page	Contract Date	Sale Date	Last Physical Inspection Date	Sale Price	Net Sale Price	Usable for Valuation	Arms Length	Prior Owner
09/20/2005	1460	194		09/14/2005		\$45,000	\$45,000	Yes	Yes	Richard Wettereau

No Exemption Data Found

Land						
Site #	Land Type	Acres	Front	Depth	Sq Ft	Soil Rating
1	01 - Primary	1.00				
1	04 - Residual	3.91				

Improvements						
Site #	Structure Code	SqFt	Dimensions	Quantity	Overall Condition	Effective Year Built

1	RP3 - Porch-screen		6.00 x 8.00	1.00	2 - Fair	1990	
1	RP1 - Porch-open/deck	126.00		1.00	2 - Fair	1990	
1	RP5 - Porch-up opn		4.00 x 11.00	1.00	2 - Fair	1990	
1	RP2 - Porch-coverd		4.00 x 4.00	1.00	2 - Fair	1990	
1	RP1 - Porch-open/deck	56.00		1.00	2 - Fair	1990	

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
E1620 - Emergency Services	S	0.00	0.00	\$0.00
FD220 - Fire District	A	0.00	0.00	\$60,000.00