



Town of Bristol
Attn: Town Clerk – Sharon Lucia
PO Box 249
Bristol, VT 05443

October 4, 2021

Re: 326 River Road Bristol Abatement Tax Reduction Request

Sharon,

We recently acquired 326 River Road in Bristol. We worked with the Town of Bristol Fire Department this spring for training purposes and to fully burn the house down after training. Brett Larose has documentation if needed.

We spoke with Mark Bouvier who let us know once we had the current tax bill and listers card we needed to request an Abatement Tax Reduction to the value of the land plus improvements from you and the Board of Civil Authority. We are requesting an adjustment of value to \$60,700 as there is no home on the property and will not be for this tax period.

At some point in the future the land will be sold as land only and build on by a future owner. Please let me know what our next steps are for getting on the schedule as soon as possible.

Thanks,

Lindsay Kittell

Lindsay and Michael Kittell
1917 Case Street
Middlebury, VT 05753
802-734-9255
LKittellvt@gmail.com

Itemized Property Costs

From Table: MAIN Section 1

Town of Bristol 18

Record # 1190

Property ID: 090174	Span #: 093-029-11018	Last Inspected: 11/20/2017	Cost Update: 04/30/2018
Owner(s): KITTELL LINDSAY J KITTELL MICHAEL G	Sale Price: 25,000	Book: 167	Validity: No Data
Address: 1917 CASE STREET	Sale Date: 03/31/2021	Page: 450-452	
City/St/Zip: MIDDLEBURY VT 05753	Bldg Type: Single	Quality: 2.25	FAIR/AVG
Location: 326 RIVER ROAD	Style: 1 Story	Frame: Studded	
Description: .86 AC DWL	Area: 1225	Yr Built: 1984	Eff Age: 34
Tax Map #: 090174	# Rms: 5	# Bedrm: 3	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		79.60	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.78	
Heat/cooling #1:	HW BB/ST	100.00		2.01	
Energy Adjustment	Average				
Foundation Adjustment	SF 18-48"				
ADJUSTED BASE COST			1,225.00	84.39	103,371
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-1.00	1,170.00	-1,170
Roughins (beyond allowance of 1)				511.25	
Porch #1:	WoodDck/NoWall/NoRoo		168.00	16.69	2,804
Subtotal					105,004
Local multiplier		1.05			
Current multiplier		1.00			
REPLACEMENT COST NEW					110,254
Condition	Fair	Percent			
Physical depreciation		35.00			-38,589
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					71,700
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.86	1.00	0.90		45,700
Total	0.86				45,700
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y/y	Typical	Average		5,000
Sewer	y/y	Typical	Average		10,000
Total					15,000
OUTBUILDINGS					
Matl shed	Hsite/Hstd	% Good	Size	Rate	Extras
	y/y	25	184	4.77	
Total					900
TOTAL PROPERTY VALUE					133,300

NOTES HOUSESITE VALUE : . 133,300
 HOMESTEAD VALUE : . 133,300

2021.04.12 - PROCESSED PTTR TRANSFERRING OWNERSHIP FROM MARTHA STEADY TO LINDSAY & MICHAEL KITTELL. SALE DATE OF 03/31/2021, RECORDING DATE ON 03/31/2021. SALE PRICE OF \$25,000. FAMILY SALE OF UNINHABITABLE HOUSE. - MNB