

Town of Marlboro, Vermont

Land Grading Influence Factors – 2018 Reappraisal (Updated 05/18/2018)

Location (house site)

- 0 + 60/+ 80 1. **Spectacular** - The best, long range view more than 180° from building or site.
- 1 + 40 2. **Very Enhancing** - Long range view of less than 180° from building or site.
- 2 + 20 3. **Moderately Enhancing** - Middle distance view from building or site, OR long range view but restricted by trees (seasonally) or poles etc.
- 4 + 10 4. **Enhancing** - Middle distance view from building or site, restricted in some way - trees, phone poles, neighbor's house, or land contours.
- 5. **Average** - Pleasant, intimate view of surrounding hills & trees.
- 5 - 10 6. **Detrimental** - **Man made** - could improve (neighbor's house/yard, old cars, junk)
- 20 **Natural/Government** - unlikely to improve (steep, north facing, dark, wet, boxed in, ledge gulf/gulch, guardrail or roadway).

Utilities / Electric (house site)

- 6 + 20 1. **Invisible Buried Line** - No wires visible anywhere, buried line **over 1,000** feet.
- + 10 - No wires visible from house, buried line **100 to 1,000** feet.
- 7 + 5 2. **Buried Line** - **Pole <100' from house**, no wires near house, but may be visible.
- 3. **Electric** - Houses all along road have power, above ground lines.
- 8 - 15 4. **Few Poles Away** - Need 2-3 poles to provide power at the house site.
- 9 - 25 5. **Distant** - Need more than 3 poles (or 900+ feet), costly to achieve.

Septic / Water / Landscaping (house site)

- A + 10 1. **Extensively Landscaped** - Elaborate, extensive walls & garden, pro maintained grounds
Water & Septic - New & modern water & septic system.
- B + 5 2. **Moderately Landscaped** - Walls & gardens, well-cared for & maintained grounds
Water & Septic - Newer water & septic system.
- 3. **Average** - Typical yard, with some open areas, older stone walls, grass & plantings.
- Standard water & septic system.
- F - 5 4. **Minimal Landscaping** - Small yard, basic grassy area, minimal parking.
Unconventional Water & Septic - Functioning water & septic system, not current standards, composting toilet, drilled well with questionable septic, spring with septic.
- G - 15 5. **No Landscaping** - No grassy area, ledge, unkempt area surrounding dwelling.
Sparse Water & Septic - Substandard water & septic system, if at all, spring, greywater system, outhouse.

Road / Driveway (house site)

- H+ 20 1. **End of Road** - House at end of plowed town road or long private driveway, has significant benefit of privacy.
- I + 10 2. **Driveway Paved** - Driveway is paved for benefit of owner.
- 3. **Frontage** - On a Class II or III town road (dirt or paved, driveway dirt & typical), OR on a privately maintained road.
- J - 15 4. **Driveway - Steep/Long** - Steepness/Length of driveway requires continued maintenance & access problems, or deed restrictions limit access.
- K - 25 5. **Class IV - Distant** - Site is >500' feet to plowed town road & restricts year-round access.
- 50 **Undeveloped Land** - Landlocked, no right of way, distant to/from road, may not perk.
- 75 - Same as -50, small parcel limiting options.

Waterway (house site)

- M + 30/+ 50** 1. **Very Enhancing** - Frontage on a private or restricted large body of water.
- M + 10** 2. **Enhancing** - Small pond, wetland, or brook which is easily accessible to the house site & has a positive effect on the property value.
- M + 5** 3. **Slightly Enhancing** - Year-round brook, stream, or tiny pond scenic enough to mildly enhance the value of the property, may not be readily accessible or visible from the house site.
- M - 10** 4. **Detrimental** - Waterway endangers integrity of house site or property.

Setting (house site)

- N + 10** 1. **19th Century Setting** - Site has advantageous qualities of 18th or 19th century setting, elegant sighting of house, stonewalls, huge maple trees, which adds to charm of site.
- O - 10** 2. **Close to Road (Portion of Dwelling In Road ROW)** - Zoning issues, Non-compliance.
- 20** 3. **Too Close (Dwelling <30' Dirt, <40' Paved, <50' Rte 9 from Graded/Plowed/Travel Edge)** - Excessive road noise, dust, lack of privacy, access safety, limited options.

2nd House Site (house site)

- Z + 20** 1. **Two Dwelling Site** - Typically one of lesser value than the primary dwelling.
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Access (bulk land)

- P + 10** 1. **Good Access** - Land is accessible by passenger car with little or no improvement, open land, mow-able fields. (**House Site**)
- 2. **Average Access** - To building/house site or to bulk land for logging or recreation. Some improvements will need to be made to allow car access.
- Q - 15** 3. **Moderately Difficult** - Would require significant improvements to get to house site, but parcel is accessible from town road & bulk land is accessible to a skidder.
- R - 30** 4. **Poor** - Prohibitive for house location due to topographical factors or landlocked parcel with no deeded right-of-way.

Topography (bulk land)

- S + 10** 1. **Good Land** - Potential views & ease of development. (**Woodlot**)
- 2. **Rolling Topography** - Land has ups & downs but none so steeply that it prohibits access. Some areas may be level or steep, but only minor portions of the property.
- T - 15** 3. **Steep and/or Wet** - Slopes up or down sharply (**10-20%**) from town road, restricted choices in building sites, significant grading required for driveway. Can have some areas of wetland, but not so much as to prohibit use.
- U - 25** 4. **Extremely Steep and/or Wet** - Slopes up or down steeply (**20-30%**). Difficult to find a house site & driveway location. Land is likely to have exposed ledge or large wet areas that are unusable. Grade may be too steep for septic permit.

Shape (bulk land or house site)

- 1. **Regular** - Frontage at least 2/3 of depth, without sharp angles in the boundary lines.
- V - 10** 2. **Detrimental** - Two or more odd angle in boundary lines, possibly narrower frontage, constricting choices of house site location.
- W - 15** 3. **Fettuccine Lot** - Narrow frontage less than 1/3 of depth, long & narrow shape.
- X - 20** 4. **Spaghetti Lot** - Very narrow frontage, 1/4 or less of the property's length.

Town Line Property (bulk land or house site)

- Y +/-** 1. **Adjust Accordingly** - Value as whole parcel.

Undeveloped Land

- u - 10** 1. **House Site - Current Market Adjustment.**