

P.O. Box 539  
Stowe VT 05672



Off: 802-253-9771  
Fax: 802-253-9993  
<http://www.pallspera.com>

Page 1 of 2

M D

Residential Single Family  
4818871

3564 Glover Street  
Glover VT

Unit/Lot #:

List Price

\$299,000



Listing Status Active  
Bedrooms - Total 3  
Baths - Total 2  
Acres 16.000000  
SqFtTotFn 1,344  
Rooms - Total 6  
Style Cape  
Total Stories 1.5  
Year Built 2015  
Color natural  
Baths - Full 1  
Baths - 1/2 1  
Baths - 1/4 0  
Baths - 3/4 0  
Zoning no  
Taxes TBD No  
Tax - Gross Amount \$4,783.02  
Tax Year 2019  
DOM 231

Virtual Tour link:

**Remarks - Public** This home was built in 2015 and allows you to live where you work! Since 1946 when Green Mountain Fence Company was operating up until a few years ago, this mill is equipped with all the tools you need to be up and running. List like automatic circular saw, 2-4 sided planers, single surface planer, double end trim saw, paddle saw, 3 conveyors, Picket pointer, double end trim saw, chipper, 2-16" blowers for sawdust conductor, pipe and duct work. Home is 24x32 and has a drilled well and 16 acres with river frontage on the Barton River and plenty of pasture for animals. Close to I-91 for easy commute. 3 phase power at site. This mill ran on a generator. Many commercial possibilities. Sale price includes all tools. Can be sold without tools for \$250,000.

#### STRUCTURE

Exterior Wood  
Roof Metal  
Basement Yes  
Basement Access Type Walk-up  
Basement Description Bulkhead, Concrete  
Garage No  
Garage Capacity  
Garage Type

SqFt-Apx Total Finished 1,344  
SqFt-Apx Fin Above Grade 1,344  
SqFt-Apx Fin Below Grade 0  
SqFt-Apx Total 1,344  
Pre-Construction No  
Construction Status Existing  
Construction Wood Frame  
Foundation Concrete

ROOM TYPE	DIMN.	LEVEL	ROOM TYPE	DIMN.	LEVEL	Room Type	DIMN.	LEVEL
-----------	-------	-------	-----------	-------	-------	-----------	-------	-------

#### UTILITIES

Heating Direct Vent  
Heat Fuel Gas - LP/Bottle  
Cooling None  
Electric 100 Amp, Circuit Breaker(s)

Water Drilled Well  
Sewer 1000 Gallon, Concrete, Leach Field  
Utilities Phone, High Speed Intrnt -Avail

## LOT / LOCATION

County	VT-Orleans	Dev/Subd		ROW - Parcel Access	
Water Body Access- EX		School - District	Orleans Central	ROW - Length	
Water Body Type	River	School - Elementary	Glover Village School	ROW - Width	
Water Body Name- EX		School - Middle/Jr		Roads	Paved, Public
Water Frontage Length	2,000	School - High	Lake Region Union High Sch	Road Frontage Length	2,360
Water Body Restrictions	Unknown	Mobile Park Name		Owned Land	
		Condo Name		Units Per Building	
		Building Number		Surveyed	Unknown
		Lot Description	Country Setting, Field /Pasture, River Frontage, Sloping	Area Description	Rural

## FEATURES

Appliances	Cooktop - Electric, Refrigerator	Features - Exterior	Outbuilding, Porch - Covered
Equipment	Smoke Detectr-HrdWrdw/Bat	Driveway	Paved
Water Heater	Electric		

## PUBLIC RECORDS

Deed - Recorded Type	Quit Claim	Deeds - Total		Deed - Book	23
Map		Block		Deed - Page	360
SPAN Number	24307710165	Property ID	VT 1616026	Lot	
Assessment Amount		Assessments - Special		Rehab Needed	
Assessment Year		Tax Rate		Current Use	No
Tax Class	Non -Homestead			Land Gains	No

## DISCLOSURES

Fee Frequency		Fee	
Fee 2 Frequency		Fee 2	
Listing Service	Full Service	Items Excluded	
PRD/PUD	No	Documents Available	Aerials, Deed
Flood Zone	Unknown	Easements	
Covenants	No	Rental Amount	
Possession	At Closing		
Time/Frac	No		
T/F Ownership Amount			
T/F Ownership Type			
Seasonal	No		
Resort			

## Directions

From Rt. 16 (Glover Street) in Glover, head south and see sign on right.

**LUXURY**  
**PORTFOLIO**  
FINE PROPERTY COLLECTION

LEADING  
REAL ESTATE  
COMPANIES<sup>SM</sup>  
OF THE WORLD



Listed By: Cindy Sanville

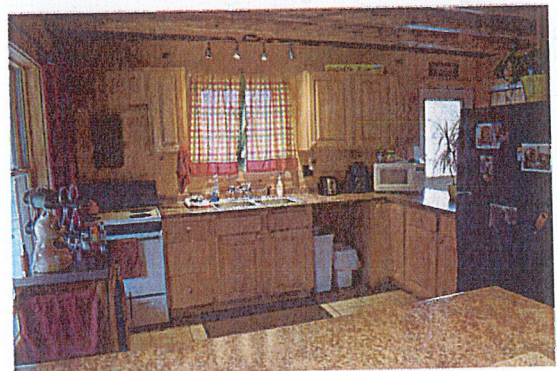
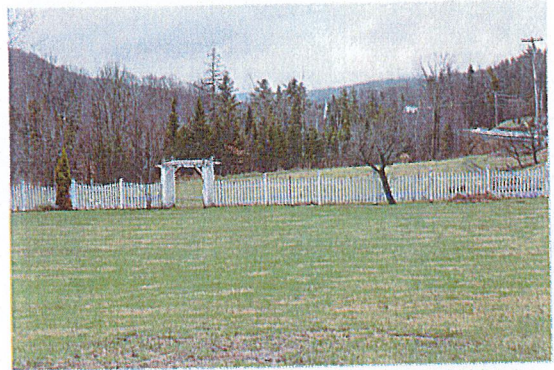
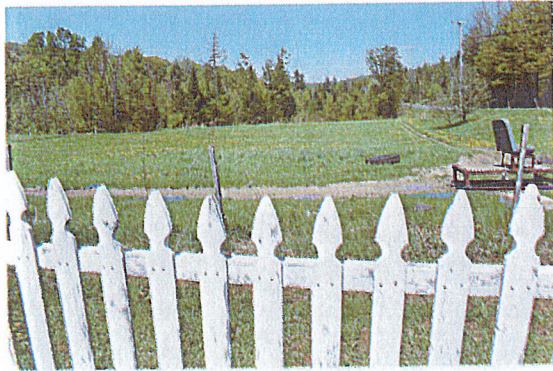
Sanville Real Estate, LLC

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3564 Glover Street

Glover VT 05839



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Jasmine Stutzenstein

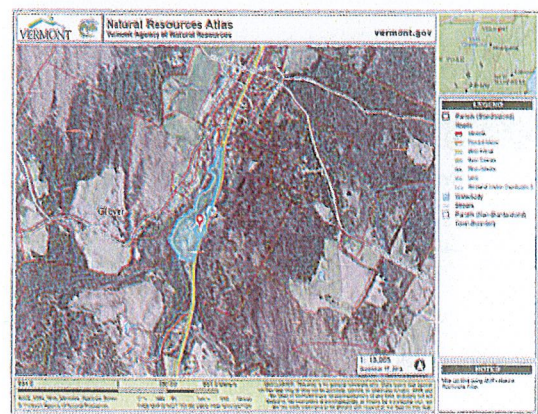
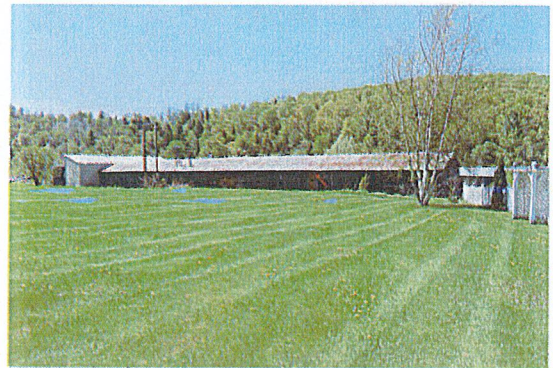
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3564 Glover Street

Glover VT 05839





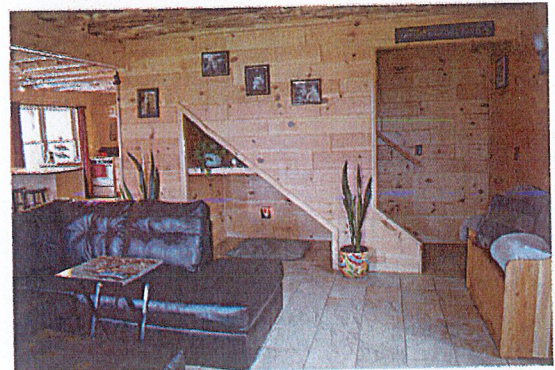
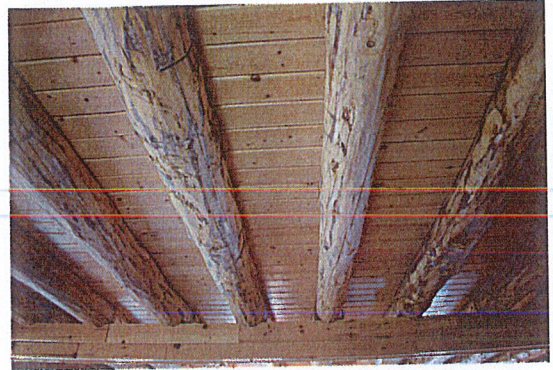
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3564 Glover Street

Glover VT 05839



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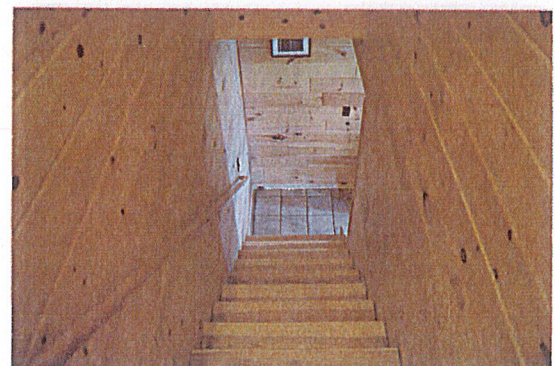
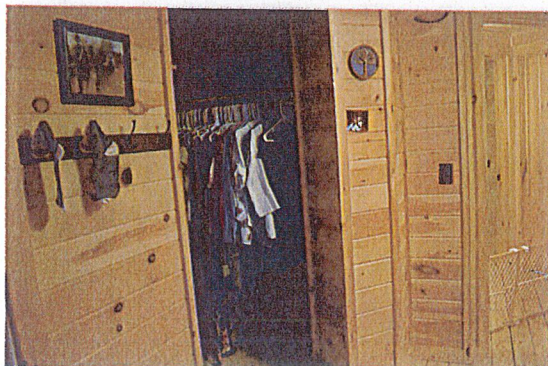
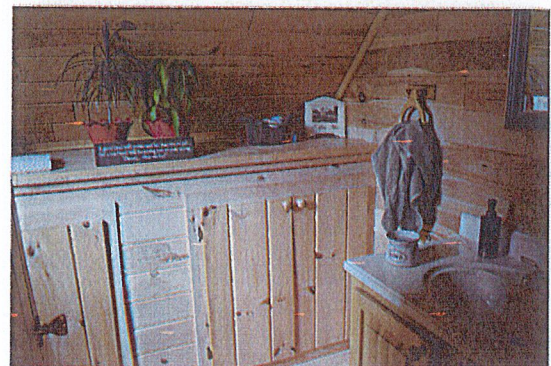
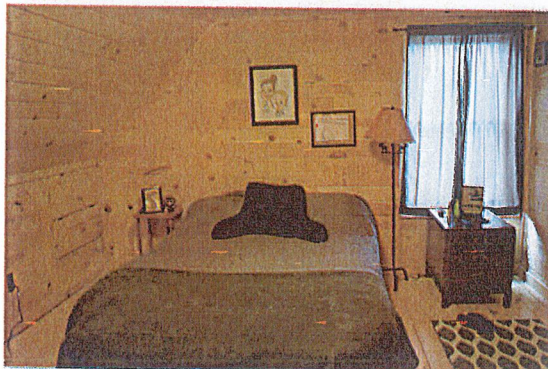
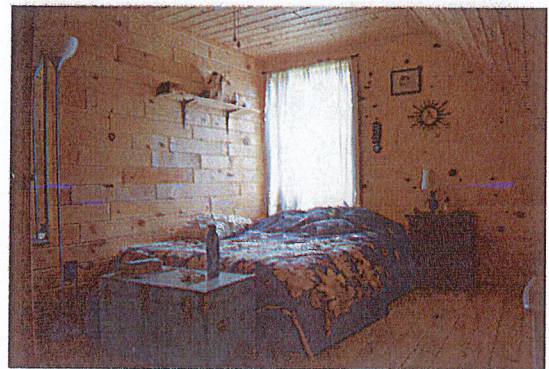
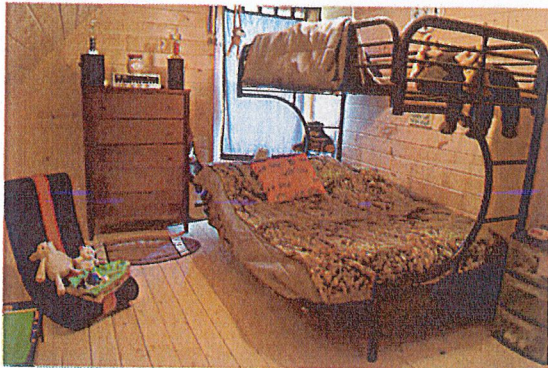
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Page 2 of 5

3564 Glover Street

Glover VT 05839



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**Listed by:**

Cindy Sanville / Sanville Real Estate, LLC

Jasmine Stutzenstein





Property Panorama VT URL



**County** VT-Orleans  
**Village/Dist/Locale**  
**Construction Status** Existing  
**Year Built** 2015  
**Style** Cape  
**Color** natural  
**Total Stories** 1.5  
**Zoning** no  
**Taxes TBD** No  
**Tax - Gross Amount** \$4,783.02  
**Tax Year** 2019  
**Tax Year Notes**  
**Owned Land**  
**Lot Size Acres** 16.000000  
**Lot - Sqft** 696,960  
**Common Land Acres**  
**Garage** No  
**Garage Type**  
**Garage Capacity**  
**Basement** Yes  
**Basement Access Type** Walk-up  
**Delayed Showing** No  
**Date - Showings Begin**

**Rooms - Total** 6  
**Bedrooms - Total** 3  
**Baths - Total** 2  
**Baths - Full** 1  
**Baths - 3/4** 0  
**Baths - 1/2** 1  
**Baths - 1/4** 0  
**SqFt-Apx Fin Above Grade** 1,344  
**SqFt-Apx Unfn Above Grade** 0  
**SqFt-Apx Unfn AG Source**  
**SqFt-Apx Fin Below Grade** 0  
**SqFt-Apx Fin BG Source**  
**SqFt-Apx Unfn Below Grade** 0  
**SqFt-Apx Unfn BG Source**  
**SqFt-Apx Total Finished** 1,344  
**Footprint** 24x32  
**Road Frontage** Yes  
**Road Frontage Length** 2,360  
**Roads** Paved, Public

**Waterfront Property** Yes  
**Water Body Access**  
**Water Body Name** Barton River  
**Water Body Type** River  
**WaterFrRit** Exclusively Owned  
**Water Body Restrictions** Unknown  
**ROW - Parcel Access**  
**ROW - Length**  
**ROW - Width**  
**ROW to other Parcel**  
**Flood Zone** Unknown  
**Timeshare/Fract. Ownrshp** No  
**T/F Ownership Amount**  
**T/F Ownership Type**  
**Foreclosed/Bank-Owned/REO** No  
**Days On Market** 49  
**Auction** No  
**Current Use** No  
**Land Gains** No  
**Resort**

**Remarks - Public** This home was built in 2015 and allows you to live where you work! Since 1946 when Green Mountain Fence Company was operating up until a few years ago, this mill is equipped with all the tools you need to be up and running. List like automatic circular saw. 2-4 sided planers, single surface planer, double end trim saw, paddle saw, 3 conveyors, Picket pointer, double end trim saw, chipper, 2-16" blowers for sawdust conductor, pipe and duct work. Home is 24x32 and has a drilled well and 16 acres with river frontage on the Barton River and plenty of pasture for animals. Close to I-91 for easy commute. 3 phase power at site. This mill ran on a generator. Many commercial possibilities. Sale price includes all tools. Can be sold without tools for \$250,000.

**Directions** From Rt. 15 (Glover Street) in Glover, head south and see sign on right.

**Map Block**  
**Lot**  
**SPAN Number** 24307710165  
**Property ID** VT 1616026  
**PlanUrbDev**

**DeedRecTy** Quit Claim  
**DeedBook** 23  
**DeedPage** 360  
**TotDeeds**  
**Covenants** No  
**Seasonal** No

**SchDistrict** Orleans Central  
**SchElem** Glover Village School  
**SchMiddle**  
**SchHigh** Lake Region Union High Sch

**Appliances** Cooktop - Electric, Refrigerator  
**Equipment** Smoke Detector-HrdWrdw/Bat  
**Features - Exterior** Outbuilding, Porch - Covered  
**Heating** Direct Vent  
**Heat Fuel** Gas - LP/Bottle  
**Cooling** None  
**Water** Drilled Well  
**Water Heater** Electric  
**Sewer** 1000 Gallon, Concrete, Leach Field

**Lot Description** Country Setting, Field/Pasture, River Frontage, Sloping  
**Construction** Wood Frame  
**Foundation** Concrete  
**Roof** Metal  
**Exterior** Wood  
**Driveway** Paved  
**Electric** 100 Amp, Circuit Breaker(s)  
**Phone Company** Consolidated  
**Electric Company**  
**Fuel Company**  
**Cable Company**

**Utilities** Phone, High Speed Intrnt-Avail  
**Possession** At Closing  
**Items Excluded**

**Fees - Condo - Mobile**  
**Condo Fees**  
**Fee**  
**Fee Frequency**  
**AssnFee2**  
**AssnFee2Frq**  
**AssnFee3**  
**AssnFee3Frq**

**Condo Name**  
**Building Number**  
**Floor Number**  
**Units Per Building**  
**LmtComArea**  
**SpecAssmt**  
**ParkName**  
**Mobile Co-Op**  
**MobPkApvl**  
**MustMove**  
**Mobile Make**  
**MobileMod**  
**MobileSer#**  
**Mobile Anchor**



Cindy Sanville, Owner/Broker



RESIDENTIAL, LAND, COMMERCIAL

1792 VT Rt. 58W, Irasburg, VT 05845  
 802-754-8457 Office  
 802-673-8102 Cell  
 sanville.cindy@gmail.com  
 www.sanvillerealestate.com



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Listed By:

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1-802.673.8102

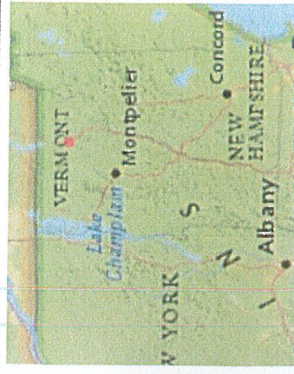




# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



## LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads
  - Interstate
  - Principal Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Local
- Not part of function Classification S
- Stream/River
- Town Boundary

## NOTES

Map created using ANR's Natural Resources Atlas



1: 6,503  
July 27, 2020

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

330.0 0 165.00 330.0 Meters  
1" = 542 Ft. 1cm = 65 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources  
THIS MAP IS NOT TO BE USED FOR NAVIGATION





D IN 2015 BY

**ologies**  
Geospatial Solutions.

VH 03561  
ch.com

AREA SURVEYED ..... Ac  
AREA CALCULATED ..... AcC  
TOWN HIGHWAY NO. .... TH 9  
MATCH LINE ..... M.L. <-->

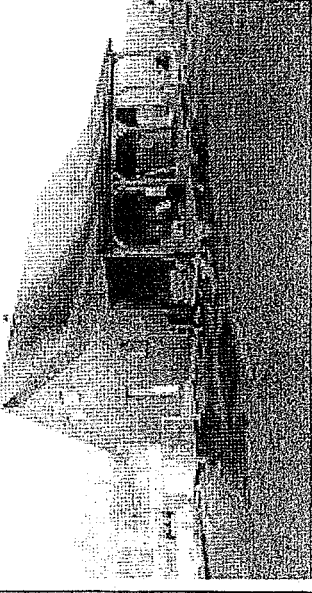
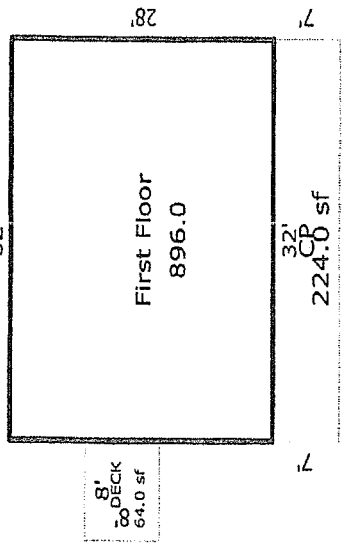
## LEGEND

SUBDIVISION LOT NO. ....  
MAP LIMITS .....  
RIGHT OF WAY/ACCESS .....  
COMMON OWNERSHIP .....  
WATER / WETLANDS ..... <-->



# Residential Property Record Card

Date Printed 06/05/17

<b>Owner Information</b> Parcel VT16026 Owner CONLEY DOUGLAS & JUDY 1272 DEXTER MTN. ROAD GLOVER, VT 05839 Location 3564 GLOVER ST Descr: LAND & SAWMILL & HOUSE		<b>Parcel Value Information</b> Land Value 49,000 Homestead 0 Dwelling Value 116,500 Housesite 0 Site Imprvmt 15,000 Outbuildings 35,000 Misc. Adj. 0 Total 215,500							
<b>Parcel Information</b> Tax Map # 5-58 NBHD 10 Span 243-077-10165 Acres 16.00 Status A - Active Last Update 05/26/17		<b>Sales Information</b> Book 73 Sale Date 12/26/12 Page 217 Sale Price 135,000		Sketch Updated: 05/26/17					
<b>BUILDING</b>									
Total Rooms	0	Year Built	2014	Building SF	1344	Energy Adj	No Data	Roughins	1
Bedrooms	0	Effect Age	3.0	Quality	2.75	Bsmt Wall	Conc 8"	Plumb Fixt	6
Full Baths	1	Condition	Good	Style	1.5 Fin	Bsmt SF	896.00	Fireplaces	0
Half Baths	1	Phys Depr	5	Design	1.5 Sty	Bsmt Fin	No Data	Porch	288
Kitchens	0	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
		Econ Depr	0					% Complete:	0
<b>INSPECT</b>		INSP.	NoData	INSP.	NoData	APPT	NoData	APPTSCHD	
<b>NOTES</b> House, mill buildings and property sold at auction, october of 2012. House burned January 2013. 2014 NEW FOUNDATION 2015 ADDED HOUSE ON 2014 FOUNDATION FUNC DEPR -2% FOR 6' BASEMENT 2017 LIVING AREA FROM 896									



Itemized Property Costs					
From Table: MAIN Section 1		Town of Glover 17		Record # 685	
Property ID: VT16026		Span #: 243-077-10165		Last Inspected: 04/20/2017	
Owner(s): CONLEY DOUGLAS & JUDY		Sale Price: 135,000		Book: 73	Validity: No Data
Address: 1272 DEXTER MTN. ROAD		Sale Date: 12/26/2012		Page: 217	
City/St/Zip: GLOVER VT 05839		Bldg Type: Single		Quality: 2.75 FAIR/AVG	
Location: 3564 GLOVER ST		Style: 1.5 Fin		Frame: Studded	
Description: LAND & SAWMILL & HOUSE		Area: 1344		Yr Built: 2014	Eff Age: 3
Tax Map #: 5-58		# Rms: 0		# Bedrm: 0	# Ktchns: 0
		# 1/2 Bath: 1		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		77.28	
<b>ADJUSTMENTS</b>					
Roof #1:	Mtl-Sms	100.00		1.10	
Floor cover #1:	Allowance	100.00		2.75	
Heat/cooling #1:	ForcAir	66.00			
Heat/cooling #2:	None	34.00		-1.23	
<b>ADJUSTED BASE COST</b>			1,344.00	79.91	107,392
<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 6)				1,290.00	
Roughins (beyond allowance of 1)				533.75	
Porch #1:	WoodDck/NoWall/Roof/N		224.00	27.20	6,093
Porch #2:	WoodDck/NoWall/NoRoo		64.00	26.70	1,709
Basement	Conc 8"		896.00	21.68	19,425
Basement Outside Entrance				1,617.50	1,618
Subtotal					136,236
Local multiplier		0.90			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					122,612
Condition		Good	Percent		
Physical depreciation			5.00		-6,131
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					116,500
<b>LAND PRICES</b>		Size	Nbhd Mult	Grade	Depth/Rate
SI Bldg Lot		2.00	1.00	1.00	25,000
AC Other		14.00	1.00	1.00	24,000
Total		16.00			49,000
<b>SITE IMPROVEMENTS</b>		Hsite/Hstd	Quantity	Quality	
Water	y / y	Typical		Average	5,000
Sewer	y / y	Typical		Average	10,000
Total					15,000
<b>OUTBUILDINGS</b>		Hsite/Hstd	% Good	Size	Rate. Extras
MILL BLDG	n / n	0		1	35,000.00
Total					35,000
<b>TOTAL PROPERTY VALUE</b>					215,500
<b>NOTES</b>					
House, mill buildings and property sold at auction, october of 2012. House burned January 2013.					
2014 NEW FOUNDATION					
2015 ADDED HOUSE ON 2014 FOUNDATION FUNC DEPR -2% FOR 6' BASEMENT					
2017 LIVING AREA FROM 896					



PAYABLE TO:

MAIL TO:

## TOWN OF GLOVER

TOWN OF GLOVER  
51 BEAN HILL ROAD  
GLOVER, VT 05839  
802-525-6227

NO DISCOUNT ALLOWED.

## TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
VT16026.	09/09/2019	2019

Taxes unpaid after the due date are delinquent. Maximum interest as allowable by law will be charge in addition to collectors fee of 8%. Postmarks are NOT accepted as timely payment.

OWNER CONLEY DOUGLAS & JUDY  
1272 DEXTER MTN. ROAD  
GLOVER VT 05839

SPAN # 243-077-10165 SCL CODE: 077  
TOTAL PARCEL ACRES 16.00

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NON RESIDENTIAL
REAL	215,500	215,500
TOTAL TAXABLE VALUE	215,500	215,500
GRAND LIST VALUES	2,155.00	2,155.00

MUNICIPAL TAXES				EDUCATION TAXES				
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	
GENERAL FUND	0.3468	x2,155.00=	747.35	NON RESIDENTIAL EDUCATION	1.6073	x2,155.00=	3,463.73	
ROADS	0.2633	x2,155.00=	567.41					
VETERANS	0.0021	x2,155.00=	4.53					
<div>Revised Bill</div> <div>14-21-2019 11:00 AM</div>				See reverse side for education tax rate calculation information.				
				Payments		TOTAL EDUCATION TAX		3,463.73
				1	11/18/2019	EDUCATION STATE PAYMENT		0.00
						EDUCATION NET TAX DUE		3,463.73
				<div>TAX SUMMARY</div> <div>Municipal + Education</div> <div>TOTAL TAX 4,783.02</div> <div>TOTAL STATE PAYMENT 0.00</div> <div>TOTAL NET TAX DUE 4,783.02</div>				
TOTAL MUNICIPAL TAX			1,319.29					
MUNICIPAL STATE PAYMENT			0.00					
MUNICIPAL NET TAX DUE			1,319.29					

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

## TOWN OF GLOVER

PAYMENT DUE		TAX YEAR
11/18/2019		2019
OWNER NAME		
CONLEY DOUGLAS & JUDY		
PARCEL ID		
VT16026.		
AMOUNT DUE	4783.02	
AMOUNT PAID		

IF YOU WOULD  
LIKE A RECEIPT,  
SEND A STAMPED  
SELF ADDRESSED  
ENVELOPE.  
THERE IS A DROP  
OFF BOX ON THE  
PORCH.

Revised Bill



QUIT-CLAIM DEED

Glover Town Clerk's Office  
Rec'd for record 3-6 2013 A.D.  
at 9 o'clock 30 minutes P.M.  
Recorded in Book 73 Page 360  
Attest [Signature] Town Clerk

KNOW ALL PERSONS BY THESE PRESENTS, that I, DOUGLAS D. CONLEY, of the Town of Glover, in the County of Orleans and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration, paid to my full satisfaction by DOUGLAS D. CONLEY and JUDY CONLEY, husband and wife, of the Town of Glover, in the County of Orleans and State of Vermont, Grantees, have REMISED, RELEASED, AND FOREVER QUITCLAIMED unto the said DOUGLAS D. CONLEY and JUDY CONLEY, husband and wife, as tenants by the entirety, and their heirs or assigns, all right and title which I, DOUGLAS D. CONLEY, or my heirs have in and to a certain piece of land in the Town of Glover, in the County of Orleans and State of Vermont, described as follows, viz:

Being all and the same land and premises, together with buildings and improvements thereon, having a 911 address of 3564 Glover Street, as were conveyed to the Grantor herein, Douglas D. Conley, by Confirmation Order of the Vermont Superior Court, Orleans Unit, in the matter of Community National Bank v. Conley Real Estate Enterprises, LLC, et al., on November 8, 2012, and recorded in Book 73, Pages 217-218 of the Town of Glover Land Records.

Being all and the same land and premises, as conveyed to Conley Real Estate Enterprises, LLC, by Warranty Deed from Bruce Conley and Janice Conley dated March 27, 2007, and recorded in Book 63 at Page 275 of the Glover Land Records.

Reference is here made to the above deeds and their records, and to all prior deeds and the records thereof for a further and more complete description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all of my right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said DOUGLAS D. CONLEY and JUDY CONLEY, husband and wife, as tenants by the entirety, and their heirs and assigns forever.

AND FURTHERMORE, I the said DOUGLAS D. CONLEY, do for myself and my heirs, executors and administrators, covenant with the said DOUGLAS D. CONLEY and JUDY CONLEY, husband and wife, and their heirs and assigns, that from and after the ensealing of these presents the said DOUGLAS D. CONLEY, will have and claim no right in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1st day of March ~~February~~, A.D., 2013.

[Signature] (L.S.)  
DOUGLAS D. CONLEY

STATE OF VERMONT     )  
                                  )  
ORLEANS COUNTY, SS.    )

March



their heirs and assigns forever.

AND FURTHERMORE, I the said DOUGLAS D. CONLEY, do for myself and my heirs, executors and administrators, covenant with the said DOUGLAS D. CONLEY and JUDY CONLEY, husband and wife, and their heirs and assigns, that from and after the ensealing of these presents the said DOUGLAS D. CONLEY, will have and claim no right in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1<sup>st</sup> day of March ~~February~~, A.D., 2013.

Douglas D. Conley (L.S.)  
DOUGLAS D. CONLEY

STATE OF VERMONT )  
 )  
ORLEANS COUNTY, SS. )

At the Town of Derby, Vermont, this 1<sup>st</sup> day of March ~~February~~, A.D., 2013, DOUGLAS D. CONLEY personally appeared, and they each acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before Me: Tina A. Santaw  
NOTARY PUBLIC

My Commission Expires: February 10, 2015

ACKNOWLEDGEMENT  
VERMONT PROPERTY TRANSFER TAX  
RETURN REC'D INCLUDING CERTIFICATES  
ACT 250 DISCLOSURE STATEMENT, IF REQUIRED  
X PER 32 VSA CHAP. 231

RETURN NO. 2013-09

SIGNED John P. Monette CLERK

DATE 03-06-13

1  
JOHN P. MONETTE • ATTORNEY AT LAW

ROUTE 5 • P.O. BOX 570 • DERBY, VERMONT 05829 • (802) 334-5087