

Utility & Property Information

GPS Address: 1211 Middle Rd, Plainfield, VT 05667.

Directions: From VT-14, turn onto Plainfield Brook Rd, continue onto Lower Rd, then right onto Flood Rd, then left onto Middle Rd, Home on the right, see real estate sign.

Taxes: Town of Plainfield — \$7,777.76 (2025 Non-Homestead Value). Taxes have been estimated utilizing town and Current Use data, as the property is currently taxed as part of a larger parcel.

The property is enrolled in Vermont's tax reduction program, Use Value Appraisal, commonly referred to as Current Use. The UVA program allows for substantial property tax reduction in exchange for the practice of good silviculture and a commitment to non-development uses.

The 57.61+/- acres across the road, which was a part of this parcel, has now been sold. Working with the forester it has been discovered that the remaining forested acreage cannot remain in the Current Use program because it does not contain 25 acres, despite the whole property having more acreage than 25. The pasture/Ag land can stay in the program as long as the new owner has a formal lease with a VT farmer (someone who receives 51% of their income from Ag) to hay it or use it or the current owner is a farmer of the same qualifications. The 10% penalty for removal of the forestland will not be charged, but the forestland will be removed from CU and the higher standard for taxes will apply for the forestland. The State lien will remain, but the change use tax will not be charged unless the forestland is subdivided or developed for residential use. The seller is working on changing the 2-acre house lot, so it's fully on the house side, as a portion of it encompassed the barn across the road, prior to the sale. This information has been provided by the seller's forester and should be verified by Buyers or Buyer's Agents.

Any offer should include the following Current Use clause:

To the best of the Seller's knowledge, some or all of the Property is enrolled in the "Current Use" program, 32 V.S.A Chap 124. Buyer(s) agree to re-enroll such portions of the Property after closing or to be solely responsible for paying

any Land Use Change tax imposed by 32 V.S.A. Sec. 3757.

Zoning: Forest/Agriculture
Access the [Plainfield Zoning Regulations](#) for further information. The Plainfield Zoning Department may also be contacted at 802-454-8461 with any additional questions.

Minimal Dimensional Requirements (per district zoning):

Lot Area: 5 Acre **Road Frontage:** 300' **Front Setback:** 50'

Power: Washington Electric Coop.

Water: Private drilled well.

Septic: Private on-site wastewater system.

Fuel: Gillespie propane & oil.

Heating: Oil furnace, radiators and one woodstove, one gas stove, one fireplace, one propane direct vent heater.

Subdivision: Property is currently tax as part of a larger parcel, in total 90 acres combined. The home and approx. 31.4 acres are being sold as one listing and the remaining acreage and the barn across the road, approx. 57.61 acres are listed separately. These are the GIS mapping acreages and are considered plus or minus, as they do not add up to the total of 90 acres, as dictated by the assessor's documents. No survey on file with the town. Seller to complete subdivision prior to closing, if sold separately. Current Use plans will also need to be updated, if sold separately.

Flagging: Approximated locations of road frontages have been marked with flagging.

Pasture: Approx. 14 acres of tillable pastureland.

Road: Middle Rd — Gravel, year-round, town maintained and plowed road

Services: Consolidated Communications offers high-speed DSL internet, TV & telephone services to the home.

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