

MINUTES OF THE NORWICH BOARD OF CIVIL AUTHORITY  
JULY 20, 2015

Members Present: JP's: Campbell, Ciccotelli, Dean, Donohue, Fowler, Gray, Johnson, and Rotman;  
Selectboard: Flanders and Leighton; Town Clerk: Munday

Assessor Present: Krajewski

Appearing for the appellants: Scott McGee

The meeting was called to order at 7: 05pm.

Munday gave the Tax Appeal oath to the members present.

The first appeal heard was the appeal of MaryAnn Spaulding. Krajewski introduced the property as being located at 297 Tucker Hill Road in Norwich Vermont, id # 09-022-000 and is assessed at 2,417,800.

McGee testified that the house has been on the market for over a year and Ms. Spaulding has been unable to sell the house at the market price or even the current assessed price. McGee stated that this is a wonderful house but the current market is not good for high end houses.

McGee used local realtors for comparable properties and feel that this house most comparable to a property that is located at 16 Olcott Road which is under contract at 1,495,000. The second house is located on Bragg Hill Road and sold for 1,285,000. A sale at 18 Upper Pasture Road sold for 1,185,000, and the sale of 224 Tilden Hill Road sold for 1,185,000. The above houses are all located closer to town than the subject property and they feel that this should also have some bearing on the assessed value.

The Spaulding's are planning on subdividing the property but, the property was not subdivided as of April 1, 2015.

They are asking for an assessed price of 1,929,750 for this property.

Krajewski, testifying on behalf of the Assessors said the Assessors feel that this is a high end homebuilt in 1992 and purchased in 2005 for 1,757,000. The Assessors used the residential cost approach to assess this property.

The comparable houses they used are houses that have sold. Are: 1. 95 Elm Street (Stotland), was on the market for 2,700,000 to 2,800,000. This house sold for 2,100.00.

The Spencer property on New Boston Road sold for 2,000,000.

The Assessors feel that high end sales to occur in this town and based on the size of this property and the home quality their value is correct.

This hearing is recessed until August 10, 2015 at 7:00 pm.

An inspection committee consisting of Ciccotelli, Johnson and Rotman will inspect the property on July 28, 2015.

The Board then heard the appeal of Scott Steffey and Molly Bourne formally owned by David and Loretta Leatherwood. Scott McGee will be giving testimony for the appellants.

Krajeski introduced the property as being located at 741 Bragg Hill Road, Norwich Vermont parcel # 10-001-100 and is assessed at 1,382,500.

McGee testified that they did take this property to grievance and thought they would win citing the Wilde vs Norwich case in 1989 which states clearly that the sale price establishes the fair market value of the property for tax assessment purposes, and the assessed value should be set at that price after adjustment for the town CLA. The appellant is asking for a value of 1,295,000 which is what this property sold for.

Krajeski spoke for the Assessor noting that the changes were made due to an inspection made of the property. The property was not available for inspection when the town did the reappraisal a couple of years ago. If it had been available the appraisal of the property probably would have changed at that point in time. Krajeski stated, that Assessors are not in the practice of chasing sales in a non-reappraisal year. Krajeski also noted that when most of Bragg Hill Road grieved their appraisals The Leatherwoods did not join in in this appeal.

The Assessors feel that they have a fair appraisal of 1,382,500 is a fair appraisal of this property.

This hearing has been recessed until August 10, 2015 at 7:30 pm.

An inspection committee consisting of Campbell, Dean and Gray will inspect the property on July 27, 2015.

This meeting was recessed until, August 10, 2015.

Respectfully submitted,

Bonnie Munday,  
Norwich Town Clerk