

**DRAFT Minutes of the Norwich Board of Listers' Grievance Hearings  
19 June 2018, Tracy Hall**

**Tuesday, 19 June 2018, 8:30 AM**

Present: Cheryl A. Lindberg (Chair), Dennis Kaufman, Kris Clement (Listers); Matt Krajewski (Assessor); Colleen Hammond (Scribe); grievants as put forth below.

Lindberg opened the hearings at 8:30 AM.

**10-057.000, 18 Moore Lane - Dan French**

Unable to attend – Called away on business.

Grievance Letter notes:

The property was purchased for \$289,000 and consider this closer to Fair Market Value than the current assessment.

**10-044.100, 645 Turnpike Lane, - Susan Spademan**

Grievance Letter Notes: Following Hurricane Irene, FEMA sited the parcel as a flood plain and therefore unable to build upon. She appealed FEMA to have a portion of the land removed from the flood plain, and after two years they finalized (letter was not provided). She then put the property up for sale at \$125,000, and was told that a 50' bridge that would need to support a firetruck, which would cost \$100,000. To make the land more palatable to the potential buyer, Susan believes the price of the land should be lowered to \$89,000

**16-003.000, 66 Willey Rd – Stephen Pidgeon**

Grievance Letter Notes: My assessment has risen this year due to a subdivision, with a second home on the divided parcel. I agree with the assessment but not for this year, since we did not receive wastewater permit approval from the State of VT until May.

**10-127.000, 32 Old Town Farm – Clark Todd**

Grievance Letter Notes: The Todd's purchased the property on April 6, 2018 from Stuart Allan Trust. A letter from the Trustee has been given to the listers for this grievance process. The Todd's also submitted additional documentation of comparable parcels and what they believe to be Fair Market Value. The Todd's concern is that the property was purchased for \$530,000 but the assessed value is \$579,000. Even though the house was built in 1989 it has numerous issues, including foundation; siding; and window issues, stemming from weather damage and therefore lowering the value of the property/house.

**11-073.000, 5 Town Farm Rd – Jack & Elizabeth Weingarten**

Grievance Letter Notes: Jack read his grievance. Jack has found from his research, the property in question should be closer to \$651,000. Jack believes the house to be more like \$170 a square foot. Mr. Weingarten had a professional appraisal done, which indicates the unrestricted and restricted properties. He has supplied a copy for the listers.

**15-011.300, 15 Happy Hill Rd - Amy Amell**

Grievance Letter Notes: The Amell's purchased the property after April 1 and supplied a letter from the former owner in order to grieve. The Amell's disagree with the assessment. The property in question was on the market for over a year and they actually purchased it for \$807,000. After purchasing the property, the Amell's found the radiant floor heat system, and both boilers were defunct and will cost them nearly \$50,000 to replace. Documents were supplied.

**04-064.000, 1567 New Boston Rd – Susan Lafebvre & Richard Plummer**

Grievance Letter Notes: They believe the number of rooms is inaccurate, noting it should be 6 not 7. Matt Kajeski noted, "It's not so much the number of rooms – unless bedrooms or baths, that make the difference but was willing to change the number for them if they wanted. They also believe the assessment is too high, and is also on a dirt road.

**70-006.000, Connecticut River – Great River Hydro, LLC**

Grievance Letter Notes: Mark explained, that he believes the Assessment for Great River Hydro, LLC is a disproportionate share of the tax obligation, since it's not actual land but an easement. He explained the town does not appropriately utilize the stand requirements for valuation of flowage easement. Flowage easement is based on the value of easement per acre, due to flowage; frequency; degree, and change. Mark believes the appropriate range should be between \$0.00 & \$172,000 The 206 acre easement should be valued at no more than \$863.00 per acre.

**20-264.000, 31 Brookside Dr. - Michael Goetnick**

Grievance Letter Notes: Michael's grievance was, "since he'd only done an 1/8<sup>th</sup> of his siding when the Assessors came, and his taxes went up \$7,800 – will it continue to rise after he finishes it - more like \$60,000

**05-086.000, 655 VT Route 132 - Roger Arnold**

Grievance Letter Notes: Last year Roger purchased his property and then sub-divided it. However, his Parcel Card shows the valuation dropping in 2016 from 1,087,600 to 480,000 in 2017. Matt Majeski explained, the card keeps the original number since everything was sub-divided from it, so 05-086.00 is his number, but if you look under LAND SIZE, you'll see the amount of acreage has changed. Roger also noted the outbuilding number is inconsistent, there's only subflooring, and there are active moisture issues. Roger would like the town to re-evaluate his parcel and fix his parcel number by maybe issuing him a new one. He believes his assessment to be more like: \$275,000

**10-144.00, 240 Douglas Dr., - Giavanna Munafò**

Grievance Letter Notes: Comparable supportive documents supplied for both Assessments and Sales, along with a letter from documents from Realtor with similar parcels. They believe the more realistic value is more like \$900,000, not the \$1,118,700 currently valued at.

**06-023.000, 539 Campbell Rd – Dennis Kaufman**

Kaufman gave the listers an email from current assessor, showing quarrelsome nature between the two and that his current assessment increase (\$122,000) should be cut in half.

**14-021.100, 153 Delta Dr., - Paul Sullivan & Caroline Flanagan**

Grievance Letter Notes: Sullivan and Flanagan believe the assessment is not consistent with the market. They believe the assessment is more like; \$231,000 and should be lowered, since its representing their purchase price plus the garage value.

**12-022.000, US Rte. 5 North – Ashely Miller**

Grievance Letter Notes: Bought the house in 2006, and have been trying to sell it since 2014. In 2015 they had (1) offer of 240,000, but after the inspection they backed out. Ashely put the house on the market this spring at 235,000, after putting in a new furnace and to date she's received (1) offer of \$165,000. She is requesting a change of homestead value. Ashely doesn't believe the home is correctly assessed at \$235,100, much less, an additional \$14,010. Cheryl explained it hasn't actually gone up, but the allocation has been distributed into house value. This after finding, that within 2017 the State of Vermont had her listed as partially using the house as a business.

**09-052.000, 495 Tigertown Rd – Kevin Tibbits**

Grievance Letter Notes: Property is actually 2 parcels and not one, so they need to be divided back. Kevin does not disagree with actual assessment.

**09-022.130, 1305 Bragg Hill Rd – Laura & John Guest**

Grievance Letter Notes: Our property looks fine on the outside but there are major issues within. Mudroom has no foundation and moves up and down as the seasons change. Kitchen is crumbling and has a shallow foundation; Main house foundation stone is tilting; floor beams are rotten; and wiring is from the 50's.

**Recess for LUNCH from 12:00 PM to 1:00 PM**

**Visits to Parcels: from 1:00 PM – 7:00 PM**

Amy Amell  
Michael Goetnick  
Clark Todd  
Richard Plummer  
Laura Guest  
Paul Sullivan  
Roger Arnold  
Susan Spademan

Lindberg recessed the grievance hearings at 7:35 pm.

By Colleen Hammond  
Assessing Clerk

Cheryl A. Lindberg  
Chair, Norwich Board of Listers