

Norwich Board of Listers
Grievance Hearing

Wednesday, June 12, 2019 9:00 am – 4:30 pm, Tracy Hall
Draft minutes

Present: Listers, Cheryl A. Lindberg, Kris Clement and Pamela Smith; Contract Assessor Spencer Potter; Admin Clerk, Masaki Schuette

The hearing was called to order at 9:00 am.

Grievance # 1 - Mac Gardner presented his two cases

35 Sargent St. (20-090.000): Mac Gardner purchased this property in February, 2019 for \$272,000. He believes that this sale price represent fair market value, due to flood zone and because it sat on the market very for a time. Also, he had a chance to purchase next neighbor house for \$269,000, very similar house. It is now assessed for \$327,400 in Preliminary Grand List.

37 Sargent St. (20-091-000): Mac Gardner purchased this property for \$269,000 a couple months after above property, through word of mouth, no relation to the owner. He believes that these two properties are in same value range and sale price represent the fair market value.

Grievance #2 - Albert & Donna Ducharme presented their case

1506 New Boston Rd. (04-067.000): They purchased this land, and took out two permits to build cottage and a shed. However, they were not able to start building the cottage, there is only a shed started and in shell condition. Change of appraisal notice stated that the Assessment went up because of "Added Cottage", so they grieved that they should not be assessed for something that is not there.

Grievance #3 – John Pepper presented his case.

95 Elm St. (20-308.000): He believes that his property value is not \$2,044,000, because there has not been any interested buyer at 2 million dollar listed price. When they lowered the prince a few times, they got an offer for \$1.8 million with contingency of replacing windows. He thinks that the house is over assessed and the total property value is somewhere in 1.6 to 1.8 million range.

Grievance #4 – Timothy Beck presented his case.

304 VT Route 132 (06-012.100): Tim Beck sold his property to his son excluding this 11 AC. He believes that this 11AC land was assessed higher than it should be. He presented few comparable land values.

Grievance #5 – Megan Petroski & William Fischer presented their case.

1505 Union village Rd. (05-085.000): they believe that the assessment of their property is too high. Currently assessed for \$367,000, they are asking to reduce to \$315,000, which is what they paid at purchase. They presented comparable sales. The condition of the house does not reflect the assessed value.

Grievance #6 – Elizabeth Renz presented her case.

73 Doc Hardy Lane. (05-002.300): currently the house is assessed for \$526,800. She believes that the property's fair assessment should be \$480,000, which is their purchase price. She presented Bank appraisal done in May 2018, when they purchased this property. She told the Listers that she also got cash back at the closing for some repair they needed perform to live there.

Grievance #7 – Jeffrey & Brie Swenson presented their case.

122 Blood Hill Rd. (11-130.000): This is a foreclosed property that they purchased from a bank for \$515,000. They believe that the value of this property is close to their purchase price. Current assessment is \$849,800. It had not been lived in by anyone for 2 years, and it was not in livable condition when they acquired this property. They put \$50,000 into it. They believe that the condition of the house does not reflect to the assessed value.

Grievance #8 – Nora Lake presented their case on behalf of Marjorie Downing.

66 Kerwin Hill Rd. (05-053.000): They purchased this property after April 1st, 2019. This property abuts the land that they own. They paid for \$175,000. The condition of the house is very questionable, builders have been telling them to tear it down, therefore they believe that the assessment of the property should be lower than what it is now (\$263,600). They are asking to reduce the assessed value closer to their purchase price.

Grievance #9 – Ed & Joyce Childs presented Written Grievance to Listers.

1745 Turnpike Rd. (04-016.000): They are owners of this property for a long time; they believe that there are no changes in this property which would affect the assessment value (no change in Total assessment, but changes in House site value.) They like to understand why this value has increased \$39,900.

Grievance #10 – Bob & Barbara Handelman presented Witten Grievance to Listers.

24 Bullock Rd. (11-090.000): Their homestead value got lowered from \$360,300 to \$297,075. They like to understand why. (Total value did not change, though Homestead Value and House Site Value has changed.) They believe that it should be at least \$360,300.

Grievance #11 – David Bartlett & Jennifer Moyer joined with Winrock Special Opportunities III Limited presented their Written Grievance to Listers.

59 Carpenter St. (20-183.000)/0 Cliff St. (20-183.100): Bartlett & Moyer sold 2 acres of land from 59 Carpenter St. to Winrock Special Opportunities III Limited, which is now 0 Cliff Street. They would like to understand why Cliff Street land value is at \$176,000 as a separate property, while Carpenter street value was reduced by \$166,100. Should the amount be the same?

Grievance #12 – McIndoe Farm, LLC presented written Grievance to Listers.

0 Turnpike Rd. (10-047.100): They had purchased 10 more acres, and had applied to the State Current Use program to add those acres. They have already received the approval letter from the State, but not reflected in the Use Value Allocation Notice they received from Town. They would like to know why? And they believe that this change should be applied to this years' Grand List.

Grievance #13 – Great River Hydro, LLC presented Written Grievance to Listers.

Flowage easements placed along land bordering the Connecticut River. (70-006.000):

GRH believe the Town assessment of \$996,400 was not based on the appropriate appraisal criteria required in the valuation of flowage easements. The company believes the FMV of the flowage easements should be \$259,780. They presented documentation of their reasons for the reduction.

Lindberg moved to close Grievance hearings at 5:15 pm. Second by Kris Clement. Vote was unanimous.

Respectfully submitted,

Cheryl A. Lindberg, Chair

Board of Listers