

2022 Grievance Hearings

Wednesday, June 22, 2022 – 9:00 am

Present: Listers: Cheryl A. Lindberg, and Pamela Smith; Contract Assessor: Spencer Potter;

The hearings were called to order at 9:00 am. Note: Before each grievant presented their case, Lindberg explained the process of the hearing and also the process they could take next if they disagree with the Listers' decision that will be sent by letter on or before June 29, 2022.

Grievance # 1 – Lesley and Nate Fisher presented their case in-person.

Parcel ID# 11-152-150: 40 Mystic Drive

The Fishers stated that they are not grieving the land value. However, they feel that the assessment on their home is too high when compared with similar homes. They stated that the square footage of their home is listed as 2,000 sf on the property record card of the town when the actual size is 2,240 sf. They have asked for a reduction of \$150,000 in the assessed value of the house.

Grievance # 2 – Christine Richard presented her case in-person.

Parcel ID# 20-237-000: 38 Church Street

Richard stated that they purchased this property with the understanding that the previous owner (John & Mary Turco) would retain a vacant lot consisting of .77 acres of the original 1.9 acre parcel. The site plan included with the sale and the deed granted the Turcos the right to a shared driveway (ROW) and an easement for a leach field on the land purchased by Ms. Richards. In addition, her western property line abuts the eastern edge of the Norwich School District property. The area behind the school is used by the children as a pass through and as an outdoor classroom at times. Ms. Richard asked that some consideration be given to lowering her land assessment based on the limitations placed on her property for the above concessions granted at the time of purchase. A review of her property record card provided updated data on the house.

Grievance # 3 – Louise Taylor with her attorney, Jack Candon, presented her case in-person.

Parcel ID# 04-042-000: 829 Upper Turnpike Road

Taylor and Candon requested that the number of parcels stated on the property record card be reduced from 12 to 10 to reflect the zoning parcel mergers recently submitted to the Town through amended deeds (two separate deeds). In addition, Taylor asked that the Listers provide a list of the parcels that are associated with each card and an explanation of the increased homestead valuation stated on the Change of Assessment letter she received. Taylor stated that she researched the age of the shed on

Card 3 and determined that it had been built in 1999, not 1965, as stated on the card. Taylor and Candon asked for an explanation of the increased Homestead value on her Change of Assessment letter.

Grievance # 4 – Keith Brown presented his case in-person.

Parcel ID# 20-002-000: 256 Hopson Road

Brown stated that he believed the assessed value determined by the Board of Civil Authority (BCA) last year was a 3-year valuation. He also questioned the value of the addition that is currently under construction because it is not habitable at this time. Brown stated that the new building is not currently connected to the main house, but will be at some point. He also stated that they plan to move the kitchen from the main home to the new building.

Grievance # 5 – Jonathan Rosenbloom presented his case in-person.

Parcel ID# 20-268-000: 137 Hopson Road

Rosenbloom presented several properties throughout Norwich as comparables. Based on these parcels, he requested that his land assessment be lowered to \$30,660 because of a conservation easement and the building assessment be lowered to \$504,800 for a total assessment of \$535,460, which would lower the current assessment by \$552,400. The Listers asked Mr. Rosenbloom for an appointment to conduct a site visit that would include an interior inspection since neither the Listers nor the Contract Assessor have been inside the house.

Grievance # 6 – Chris Polashenski presented his case in-person.

Parcel ID# 05-095-400: 97 Kerwin Hill Road

Polashenski asked for clarification of the increased homestead valuation in the Change of Assessment letter he received. He provided copies of their last three HS-122s submitted to the State of Vermont.

Grievance # 7 – Justin & Daphne Pageau presented their case in writing.

Parcel ID# 10-036-300: 440 Beaver Meadow Road

The Pageaus requested corrections to their property record card to reflect 3 bedrooms, not 4, and that the basement is minimally finished and has concrete floors. The fourth bedroom and bathroom were not added, as shown in the original plans. The Pageaus also provided several comparable properties with a lower cost per square foot than their property. They believe their building should be assessed at a lower value.

Grievance # 8 – Dennis Kaufman presented his case in writing.

Parcel ID# 06-023-000 & 06-023-100: 535 Campbell Flat Road

Mr. Kaufman provided an approved boundary line adjustment between the two parcels and requested that the changes be reflected in the property record cards.

Grievance # 9 – Alexander Fuld & Shoshana Hort presented their case in writing through their attorney, Jonathan Teller-Elsberg.

Parcel ID# 20-069-000: 149 Beaver Meadow Road

The property owners have requested that their 3 parcels be merged as one per a deed dated March 25, 2022, that was submitted to the Town reflecting this change.

Motion by Lindberg (2nd Smith) to close the grievance hearings at 5:00pm. Unanimous.

Respectfully submitted,

Cheryl A. Lindberg, Chair
Norwich Board of Listers