

**Town of Norwich, VT**  
**2025 In-Person Grievance Hearings**  
**Friday, July 18, 2025 – 9:00 am to 3:00 pm**  
**Multi-purpose Room, Tracy Hall**

**Present:** Listers: Cheryl A. Lindberg, Chair, Ernie Ciccotelli and Pamela Smith;  
KRT Representative, Paul Berthiaume, Senior Appraiser

The hearings were called to order by Lindberg at 9:00 am. Before each grievant presented their case, Lindberg explained the process of the hearing and the next steps if they disagree with the Listers' decision, which will be sent by Certificate of Mailing through the US Postal Service.

**Grievance # 1** – Parcel ID# 14-001-000: William Wickner, 1260 Podunk Road grieved the overall assessment, which increased 77% over 2024. Location and services are factors.

**Grievance # 2** – Parcel ID# 20-294-000: Jones Circle Rental, LLC at 37 Jones Circle was grieved by owners Peter and Carol French due to data errors and comparable properties.

**Grievance # 3** – Parcel ID# 20-244-000: Alexandrescu Revocable Trust at 253 Main Street was grieved by Dorian Alexandrescu who stated he can't sell his property for the 2025 assessed value after recently taking it off the market at \$1.7M due to lack market activity.

**Grievance # 4** – Parcel ID# 05-120-000: H. James Cardenali, 539 Bradley Hill Road grieved the overall assessment, which increased 62% over 2024 after a reduction from informal hearing.

**Grievance # 5** – Parcel ID# 15-009-000: Milhaly-Strauss Family Rev Trust, 70 Cossingham Road was grieved by Elena Milhaly for the land assessment only due to lack of reduction for a conservation easement on parcel and public use of the land.

**Grievance # 6** – Parcel ID# 16-012-100: James McTaggart, 71 Upper Loveland Road grieved the assessment, which increased 62% over 2024. Inconsistent with comparable properties.

**Grievance # 7** – Parcel ID# 11-068-000: Victor P LLC, Jeremy Campbell, 694 Goodrich Four Corners Road, grieved their new assessment which increased by 102% over 2024. FMV, data errors on record card and comparable properties were noted.

**Grievance # 8** – Parcel ID# 15-055-011: Elizabeth Wilson, 40 Norwich Meadows, Unit 11 grieved the overall assessment, which increased 154% over 2024.

**Grievance # 9** – Parcel ID# 20-245-000: Anna Connolly, 261 Main Street grieved the overall assessment, which increased 39% over 2024. Data errors on record card after informal hearing.

**Grievance # 10** – Parcel ID# 05-038-000: Steven Bachner, 22 Norford Lake Road grieved the overall assessment. He has not been able to sell his property over the past 5 years at an asking price far below the new assessment. Land needs TOPO adjustment/house needs lower grades.

**Grievance # 11** – Parcel ID# 10-171-000: Gretchen Dwyer, 488 New Boston Road grieved the overall assessment, which increased 97% over 2024. Similar properties are assessed less.

**Grievance # 12** – Parcel ID# 10-202-100: Tim Pangburn & Kathleen White, 53 Partridge Hill grieved the land assessment comparing theirs to other Partridge Hill parcels with views.

**Grievance # 13** – Parcel ID# 10-161-000: Aaron Lamperti & Frances Eanet, 503 & 557 New Boston Road grieved the overall assessments of each lot. They asked about the non-homestead value and land data error on Card 2. Want explanation of “Other Features”.

**Grievance # 14** – Parcel ID# 15-055-008: Marie-Helene Davies, 43 Norwich Meadows Unit 8 grieved the assessment, which increased 181% over 2024.

**Grievance # 15** – Parcel ID# 15-019-000: Joanne & John McCormick, 64 Abigail Road grieved the assessment using a neighboring comparative as a basis for reducing their assessment.

**Grievance # 16** – Parcel ID# 11-057-000: Paul Derksen, 44 Pattrell Road grieved the overall assessment, which increased 148% over 2024 due to data errors and other issues.

**Grievance # 17** – Parcel ID# 10-170-000: Serena Wade, 498 New Boston Road grieved the overall assessment which increased 51% despite their higher than assessment purchase price. Not a 4-bedroom house as listed on property card.

**Grievance # 18** – Parcel ID# 11-127-000: Nancy Farwell, 572 Union Village Road grieved the overall assessment, which increased by 69.5% over 2024.

**Grievance # 19** – Parcel ID# 11-038-000: John Lamppa & Jennifer Tate, 276 Bradley Hill Road grieved their dwelling assess value. Data errors on property card. Comp properties are lower.

**Grievance # 20** – Parcel ID# 10-196-000: Robert Pape, 128 Turnpike Road grieved the dwelling assessment due to price per square foot, and it is greater than neighboring dwellings.

The hearings recessed at 3:00pm and were scheduled to reconvene at 9:00am on Monday, July 21, 2025.

No appointments were made to do interior inspections. The Listers will deliberate privately on each grievance.

Respectfully submitted,

Cheryl A Lindberg, Chair