

**Town of Norwich, VT**  
**2025 In-Person Grievance Hearings**  
**Monday, July 21, 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# 15-055-010: Tracy Hazen & Thomas Buerger – 40 Norwich Meadows, Unit #10 grieved their assessment (via Zoom) when they didn't receive an adjustment from the informal hearings. They grieved their overall assessment which increased 138% over 2024.

**Grievance # 2** – Parcel ID# 20-201-000: Adams-McCormick Revocable Family Trust (Richard Adams and Lynn McCormick) 394 Main St grieved their overall assessment when they didn't receive an adjustment from the informal hearings. They disagreed with several grade factors and the listing of their portable hot tub as a yard item. KRT representative took info at the door and declined when the homeowners offered a full interior inspection of the dwelling. An interior inspection appointment was scheduled for later today.

**Grievance # 3** – Parcel ID#16-123-000: H2H, LLC (Veronica Thurston, owner), 23 and 25 Melview Ridge grieved the overall assessments of the two structures and the topography of the land. Data errors on the property cards. No Interior inspections were done by KRT. Interior inspections were scheduled for later today on both.

**Grievance # 4** – Parcel ID# 06-012-100: Timothy & Wende Beck, vacant land on Vermont Route 132 grieved the land value which is steep and has drainage issues. Access to potential building site is difficult and there are no topography adjustments on this parcel. Comps given.

**Grievance # 5** – Parcel ID# 16-032-100: Veronica Rassias, 81 Cliff St rescheduled to July 29.

**Grievance # 6** – Parcel ID# 16-003-100: Joel Elzweig, 68 Willey Hill Rd grieved the overall assessment when he didn't receive an adjustment from the informal hearings. He also requested the removal of the fireplace from his card. \$588/sq foot assessment is too high.

**Grievance # 7** – Parcel ID# 15-075-000: 1781 Investment Co LLC, 0 US RT 5 South, Claudia Homan, CFO, representing owners Lang, Andrew and Matthew Durfee, grieved the land value.

**Grievance # 8** – Parcel ID# 09-022-220: Elizabeth Spencer, 1141 Bragg Hill Rd rescheduled to July 29.

**Grievance # 9** – Parcel ID# 15-073-040: 1781 Investment Co LLC, 303 US RT 5 South, Claudia Homan, CFO, representing owners Lang, Andrew and Matthew Durfee, grieved the depreciation of 27% (Card 1) and the depreciation and percentage heated (Card 2). The overall assessment increased by 44.8% over 2024.

**Grievance # 10** – Parcel ID# 11-141-000: Philip Zea, 65 Maple Hill Rd grieved the dwelling and buildings assessments and disagreed with several grade factors on his card.

**Grievance # 11** – Parcel ID# 20-179-000: Flynn Berry, 408 Hawk Pine Rd grieved the overall assessment, disagreed with several grade factors and noted data errors on property card.

**Grievance # 12** – Parcel ID# 15-055-004: Leila Mack, 55 Norwich Meadows, Unit 4, grieved her overall assessment (via Zoom) which increased by 215%. An interior inspection was scheduled.

**Grievance # 13** – Parcel ID# 20-138-000: Eileen Olszewski, 463 Main Street grieved her land value which has 1.5 of the 2 acres in a floodplain. The dwelling is not 100% heated, as the top floor and the attic are unheated. Bedroom count is wrong.

**Grievance # 14** – Parcel ID# 06-023-000: Sue Kaufman, 535, 537 & 539 Campbell Flat Road grieved the land values, adjustment codes and the neighborhood codes. Photos of 537 and 539 are on the wrong cards (need to be reversed) and yard items on 539 should be on 537. She questioned the non-homestead/homestead split for the 2025 assessment.

**Grievance # 15** – Parcel ID# 15-037-100: Pietrina Sams, 159 Hickory Ridge grieved her overall assessment and stated one of the sheds is no longer on the property. An inspection was scheduled.

**Grievance # 16** – Parcel ID# 16-029-000: Mark Gross, 89 Church Street grieved the overall assessment compared to their purchase price of \$835,000 in January 2025. After being on the market for 120 days, their offer of \$835,000 was accepted by the seller. They disagreed with the bedroom count of 5 (should be 4) and the grade on the garage should be poor as it is not usable.

**Grievance # 17** – Parcel ID# 12-003-214: Dianne Amme, 30 Starlake Lane grieved her overall assessment compared with similar dwellings at Starlake. She questioned the carport as a yard item as it is not a permanent structure.

**Grievance # 18** – Parcel ID# 11-184-000: Michael Ragusa, 44 Hawk Pine Rd grieved his overall assessment compared to other properties in the Hawk Pine neighborhood. He disagreed with several grade factors on the card and questioned the basement assessment as the house is on a crawl space where the furnace and hot water heater are located.

**Grievance # 19** – Parcel ID# 09-025-100: David Bartlett, 292 Tucker Hill Road grieved the hot tub valued at \$1,528,300 which should be \$16,000. He also grieved his land assessment and the “Grade Factor” of 2.5 under the “Calc Summary” on Cards 1 & 2. Card 1 has a \$650/sq foot cost the highest in Town from his research. The studio apartment with a minimal kitchen and  $\frac{3}{4}$  bath has data errors. The heat source is electric and HVAC for Card 2 needs correcting.

**Grievance # 20** – Parcel ID# 20-282-000: Nathaniel Robbins & Kathleen Mellor, 32 Elm Street grieved their overall assessment compared to their purchase price of \$880,000 in 2020 and similar properties. They disagreed with several grade factors and the AC percentage should be 30%, not 50%.

The hearings recessed at 3:00pm and were scheduled to reconvene at 9:00am on Tuesday, July 22, 2025.

Appointments were made to do interior inspections at 394 Main Street, 23 and 25 Melview Ridge, 55 Norwich Meadows Unit #4, and 159 Hickory Ridge. The Listers will deliberate privately on each grievance.

Respectfully submitted,

Cheryl A Lindberg, Chair