

Town of Norwich, VT
2025 In-Person Grievance Hearings

Tuesday, July 22, 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# 20-092-000: Patrick & Susan McCoy, 32 Sargent Street grieved their land assessment which is in the designated flood hazard zone as shown on FEMA maps.

Grievance # 2 – Parcel ID# 04-042-000: Louise Taylor, Multiple locations grieved data errors and assessed value of House at 288 Upper Turnpike Road and various barns/yard items.

Grievance # 3 – Parcel ID# 11-145-00: Barry & Nancy Polidor, 75 Upper Pasture Road grieved the dwelling assessment which is too high compared to neighboring dwellings at 62% over 2024 assessment.

Grievance # 4 – Parcel ID# 12-006-100, 12-047-000 & 12-006-100: Jeff Bogie grieved the scale at Pompy Farm Crushed Stone Inc, his dwelling and mobile home at 12 Goodell Road and his land on Waterman Hill Road all over assessed due to conditions and data errors. Acreage is wrong on Waterman Hill parcel.

Grievance # 5 – Parcel ID# 20-301-000: Keith Drake & Anita Mohandas grieved the square footage of the brick section of their dwelling and provided comps for comparison of dwelling assessment. An exterior inspection was scheduled to remeasure the brick portion that was incorrectly measured by KRT and not rechecked during the informal hearings.

Grievance # 6 – Parcel ID# 04-030-000: Jennifer Ankner-Edelstein & Eric Edelstein, 1292 Turnpike Road grieved the overall assessment which increased by 63.5% over 2024.

Grievance # 7 – Parcel ID# 20-303-100: Noah Brennan, 47 Elm Street grieved the data error by KRT of the sauna entered in AssessPro and the overall assessment of the dwelling.

Grievance # 8 – Parcel ID# 05-132-000: Jacob Reibel authorized by Dave Washer & Sophie Leung, 95 Meetinghouse Road grieved the 133% increase in assessment over 2024. The purchase price in 2023 was \$1,280,000 vs the 2025 assessment of \$1,359,200.

Grievance # 9 – Parcel ID# 11-032-100, 20-079-100, 20-156-000 & 20-157-000: Michael & Deirdre Goodrich, Various addresses, grieved data errors on three properties and the land value on Beaver Meadow Road. They questioned the homestead vs non-homestead classification on two parcels which were determined to be accurately reflected in the 2025 Abstract.

Grievance # 10 – Parcel ID# 04-034-000: Stephanie Andrus, 1062 Turnpike Road grieved the dwelling assessment and data errors on the property record card.

Grievance # 11 – Parcel ID# 11-152-150: Lesley Fisher, 40 Mystic Drive grieved after receiving some changes from the informal hearings and an interior inspection by KRT. She grieved the land values due to steep topography and difficult access and she disagreed with the grades on the kitchen and baths and the per square foot cost of \$555.

Grievance # 12 – Parcel ID# 16-132-000: Gil Raz & Judith Hertog, 201 Hawk Pine Rd grieved their overall assessment which increased 81% over 2024 and they disagreed with several grade factors as well.

Grievance # 13 – Parcel ID# 11-043-000: Karen Lefkoe, 112 Bradley Hill Road grieved their overall assessment, a data error that listed 2 units and they disagreed with several grade factors.

Grievance # 14 – Parcel ID# 20-086-000: Len Calandrella, 66 Huntley Street grieved his dwelling assessment and his overall assessment increased 92.6%. Data errors include the building type, style and he questioned the value of \$1,013 for “UCN Canopy OH”.

Grievance # 15 – Parcel ID# 03-059-000: Darrell Thompson, 1448 Beaver Meadow Road grieved his overall assessment primarily based on fair market value. His property is off the grid and his assessment increased 142.5% over 2024 assessment. His driveway passes through land owned by the Fire District without a ROW. He disagreed with several grade factors and the square footage rates on the 1st floor and half story. The only bathroom is in the garage, not the main dwelling.

Grievance # 16 – Parcel ID# 14-026-000: Katharine Kitchel (via Zoom), 597 Sugartop Road grieved the land value only, which increased 130%. She did attend the informal hearings, but this was not noted on her property record card and she did not receive a change in value.

Grievance # 17 – Parcel ID# 11-067-100: James Westrich & Patricia Spellman, 1091 Union Village Road grieved their overall assessment that increased 87.6% over 2024. Based upon the comparables submitted, they believe the new assessment doesn't reflect the true value.

Grievance # 18 – Parcel ID# 15-028-000: Christopher Regan, 401 Bragg Hill Road grieved his overall assessment which increased 35% over 2024. The 800' driveway is steep and the land is mostly ledge. He disagreed with several factors on Card 1 and the second dwelling on Card 2 and he requested changes to the sketch on Card 2.

Grievance # 19 – Parcel ID# 15-055-002: Margaret Baghdoyan (via Zoom), 55 Norwich Meadows, Unit 2 grieved her condo assessment, which increased 142%, and she disagreed with several factors on her card even though there was an interior inspection done by KRT. She stated that the sale of two units recently should not translate into such high assessments for all units.

The hearings recessed at 3:06pm and are scheduled to reconvene at 9:00am on Wednesday, July 23, 2025. A site visit was done at 31 Elm Street to measure an exterior wall requested by the owners, which was not done by KRT during the informal hearings resulting in no change to the sketch of the dwelling.

The Listers will deliberate privately on each grievance.

Respectfully submitted,

Cheryl A Lindberg, Chair