

Town of Norwich, VT

2025 In-Person Grievance Hearings

Wednesday, July 23, 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# 10-099-000: Anne Foley, 74 Turnpike Road grieved her land assessment based upon the fact that most of the 1.5 acres is in the Flood Plain.

Grievance # 2 – Parcel ID# 05-146-200: Evan Cavanaugh, 119 Barbara Lee Lane grieved the new assessment based upon data errors, comparable assessments and fair market value comps and an overall increase of 37% over 2024.

Grievance # 3 – Parcel ID# 15-055-007: Paul Gross & Margaret Sadler, 52 Norwich Meadows Drive, Unit #7 grieved the overall increase of their Condo Unit. They provided other Units as comps to theirs and identified which ones are most similar to theirs.

Grievance # 4 – Parcel ID# 20-003-000: Sophie Starr, 218 Hopson Road grieved her overall assessment that increased 162% over 2024. Upon review of the property record card with Sophie, the Listers pointed out a significant data error by KRT in assessing her sauna. This error will be corrected and will reduce the building assessment by \$430,000 which makes her corrected assessment \$579,500, down from \$1,009,500.

Grievance # 5 – Parcel ID# 16-033-000: Stephen Gaughan 63 Cliff Street grieved his overall assessment which increased 56% over 2024. He pointed out that his acreage on his property record card has changed from 1.0 acres to 1.5 acres which is incorrect.

Grievance # 6 – Parcel ID# 11-071-000: Peg Merrens, VP of Conservation at Upper Valley Land Trust grieved the land value at 00 Goodrich Four Corners Rd, which is also known as the Dennis Deveau land. All 34.8 acres have been enrolled in Current Use and the land is restricted to prohibit the construction of any structure.

Grievance # 7 – Parcel ID# 09-059-000: Marion McCollom Hampton, 1476 Podunk Rd grieved the value of \$7,500 for the cabin which has been demolished.

Grievance # 8 – Parcel ID# 04-011-100: Brian Kunz & Lindsay Putnam, 2844 Chapel Hill Rd grieved their overall assessment after no change from the informal hearings. Kunz & Putnam grieved data errors and some grades on the card. This dwelling is off grid and the cost to bring power to the site is prohibitive.

Grievance # 9 – Parcel ID# 10-133-100: Jonathan Gentine, 6 Douglas Lane grieved data errors in the number of baths on the card.

Grievance # 10 – Parcel ID# 03-050-200: Cole Flannery, 165 Stagecoach Road was joined by his attorney, Andrew Cliburn, to grieve the overall assessment after no changes from the informal hearings. Flannery feels the 2024 assessment is closer to fair market value than the 2025 assessment, which is 54% higher than 2024.

Grievance # 11 – Parcel ID# 20-134-000: Andrew Williams, 409 Main Street grieved his overall assessment after no change from the informal hearings. The 2025 assessment is 73% higher than 2024. The .38 acres behind the dwelling is steep and wetlands, which he felt should reduce his land value. The KRT call back in May 2024 resulted in an exterior viewing and not an interior inspection. An interior inspection was scheduled for today.

Grievance # 12 – Parcel ID# 10-123-110: Dennis Godek, 11 Old Farm Road grieved the overall assessment after no change from the informal hearings. While the assessment increased 76% over the 2024 Grand List value, the property was purchased by Mr. Godek and his wife in September 2024 for \$1,275,000 or \$100,600 less than the current assessment.

Grievance # 13 – Parcel ID# 05-085-000: William Fischer & Megan Petroski, 1505 Union Village Road grieved their overall assessment with an increase of 67% and the grades on the card due to on-going work on the dwelling. An interior inspection was scheduled for later today.

Grievance # 14 – Parcel ID# 10-008-000: Marguerite Ames, 884 Bragg Hill Road grieved her land value, the UCN Canopy OH valued at \$5,670 and the grades on one of the full baths. An interior inspection was scheduled for later today.

Grievance # 15 – Parcel ID# 15-060-000: Helene Lee, 6 Hopson Lane grieved her assessment after changes were made from the informal hearing. Data errors included showing a finished attic as unfinished, including a cathedral ceiling for the enclosed porch which is unheated, and changes to the flooring on the 1st and 2nd floors.

Grievance # 16 – Parcel ID# 20-069-300: Charlene Gates, 152 Beaver Meadow Road grieved her overall assessment which increased 119% after no changes from the informal hearing. The assessment reflects 2 units which includes an ADU added over the garage in 2023. Data errors on the card were discussed. An interior inspection was scheduled for later today.

Grievance # 17 – Parcel ID# 14-007-000: William Wellborn, 91 Isley Road purchased the property from his landlord on July 15, 2025 and was authorized to represent Mr. Vuyovich the owner of record on April 1, 2025. The purchase price was \$485,000, which is \$101,300 below the new assessed value. This was a landlord-to-tenant sale.

Grievance # 18 – Parcel ID# 10-169-000: Irv Thomae, 528 New Boston Road grieved his overall assessment which he felt was not in line with comparables presented. Data errors on the card were reviewed and the flood plain acres, water leak and mold issues were presented.

Grievance # 19 – Parcel ID# 15-018-000: Horst Richter, 11 Abigail Road grieved his overall assessment which increased 80% and there were no changes from the informal hearing. The dwelling is 2 x 4 construction and the view is becoming obstructed by the neighbor's trees.

Grievance # 20 – Parcel ID# 06-017-000: Nan Carroll, 345 Campbell Flat Road grieved her overall assessment which increased 90% over 2024. Data errors, sales of similar properties and a neighboring property were used to support the grievance.

The hearings recessed at 3:00pm and were scheduled to reconvene at 9:00am on Thursday, July 24, 2025.

Four property and interior inspections were done between 3 and 5:30 PM.

The Listers will deliberate privately on each grievance.

Respectfully submitted,

Cheryl A Lindberg, Chair