

Town of Norwich, VT
2025 In-Person Grievance Hearings
Monday, July 28, 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# 15-012-000: Christopher Lang, 208 Happy Hill Road grieved their dwelling assessment only compared to other parcels on his road. There was no change from the informal hearing to this parcel. He questioned the calculation of square footage values, he felt the depreciation percentage was too low and he disagreed with some of the grades on the card.

Grievance # 2 – Parcel ID# 14-021-100: Caroline Flanagan, 153 Delta Drive grieved her land assessment which increased 108%. She questioned the View Code of VW2 on the land as there is no view. An inspection may be scheduled based on the availability of the property owners.

Grievance # 3 – Parcel ID# 10-153-000: Jordan Mueller, 32 Douglas Ridge grieved the assessment on the dwelling only, which increased 65.4% even with the changes from the informal hearing. Other properties on Douglas Ridge increased 49-62% compared to their dwelling. He found no errors on the property record card.

Grievance # 4 – Parcel ID# 05-008-100: Mason Dwinell was represented by his attorney, Andrew Cliburn, 1169 New Boston Road who grieved the assessment which increased 89%. There were questions on the land value and the kitchen and bath grades, as well as the depreciation %. Mr. Cliburn will discuss the possibility of a consolidation deed with Mr. Dwinell which could reduce his land assessment if he is willing to merge these parcels into one lot. An inspection was scheduled for later today.

Grievance # 5 – Parcel ID# 15-059-000: William and Nicole Maskiell, 20 Hopson Lane grieved their overall assessment after no change was made from the informal hearing. The assessment increased 57%. An appraisal from their purchase in March 2024 in the amount of \$954,000 was provided. The structure on Card 2 of 3 has no kitchen, bath or plumbing. A consolidation deed to merge the land on Card 3 of 3 with the land on Card 1 of 3 would be reduce the land assessment. An inspection was scheduled for later today.

Grievance # 6 – Parcel ID# 10-144-200: Megan Donohue, 196 Douglas Road grieved her overall assessment which increased 63.6% after the changes from the informal hearing. She disagreed with the VW1 view assessment because they do not have a view and she disagreed with the grade on 2 of the bathrooms that are currently under construction. She felt the “under construction” percentage was low with the bathrooms being inoperable until completed.

Grievance # 7 – Parcel ID# 20-255-000: Joe Lavin of Green Visions LLC – aka The Norwich Inn, 325 Main Street grieved his overall assessment increase of 43.8%. He reported a sales increase of 13% in the documents submitted to KRT. The Listers will deliberate this commercial parcel assessment with KRT.

Grievance # 8 – Parcel ID# 20-262-000: Mark Lilienthal, 39 Brookside Drive grieved his overall assessment increase of 79.6% over 2024. There are no cathedral ceilings and grades on some items were questioned. An inspection was scheduled for later today.

Grievance # 9 – Parcel ID# 11-102-000: Carol Loveland, 32 Butternut Road questioned some of the data on the card. There are five bedrooms, one full bath and three $\frac{3}{4}$ baths. She questioned the square footage calculation and some of the grades and depreciation on the card. Only 50% is air conditioned, not 100%.

Grievance # 10 – Parcel ID# 15-003-000: rescheduled to Tuesday, July 29.

Grievance # 11 – Parcel ID# 03-050-100: Linda White, 133 Stagecoach Road grieved the FMV of house and land on Card 1 and questioned why the “under construction” percentage dropped from 62% to 35%. The building permit is now closed. There is a Rinnai wall unit, not radiant heat.

Grievance # 12 – Parcel ID# 05-111-000: Deborah Hannam, 15 Powers Road grieved her overall assessment increase of 95% after no change from the informal hearing (which is not noted on her card). She presented 221 Bradley Hill as a comp with an increase of 42% on the dwelling and 2-acre housesite compared to her 82% increase on the dwelling and 2-acre housesite. A consolidation of her acres was discussed.

Grievance # 13 – Parcel ID# 11-050-300: Mark & Patricia Monahan, 900 Union Village Road grieved their house assessment increase of 86%. They disagreed with some of the grades on the card as well as the sketch showing cathedral ceiling in the kitchen and over the garage. The kitchen does not have a cathedral ceiling and the garage has a half-story unfinished area for storage. An inspection was scheduled for later today.

Grievance # 14 – Parcel ID# 06-003-300: Kristin Clement, 80 Waterman Hill Road grieved the assessment on her land and main dwelling (Card 1). She disagreed with the square footage on the half story and the percentage of unfinished square footage on the half story. She questioned how the land tables were calculated and requested a copy of the land tables done by KRT.

Grievance # 15 – Parcel ID# 15-067-000: Corey Gray, 16 Mill Road grieved his new assessment increase. He pointed to some data errors and disagreed with some of the grades on his card. Only 60% of the house is heated because there is no heat source on the second floor. There is one full bath and one $\frac{3}{4}$ bath, not two full baths as noted on the card, which he considers in fair/average condition.

Grievance # 16 – Parcel ID# 09-035-300: Kirk Williams & Kristine Williamson, 1415 New Boston Road grieved their overall assessment. They disagreed with the grades on the condition of the dwelling, baths and kitchen, which has Formica countertops. They disagree with the per square foot price.

Grievance # 17 – Parcel ID# 05-149-000: Jeffrey Nielsen, 808 New Boston Road grieved the second floor of his garage and provided pictures of the $\frac{3}{4}$ story over the garage which is unfinished. He questioned the value of the enclosed porch (mudroom). There is no central heating system. Heat is provided by a Rinnai wall unit and a wood stove.

Grievance # 18 – Parcel ID# 70-006-000: Jocelyn Barrett, Property Tax Coordinator for Great River Hydro LLC grieved the number of acres and methodology for valuing the flowage easements on those acres along the Connecticut River. Their valuation is \$261,900 vs the KRT assessment of \$2,109,900.

Grievance # 19 – Parcel ID# 11-152-400: Thomas Porter, 128 Mystic Drive grieved the overall assessment increase when compared to his neighbors. He disagreed with the view assessment code of VW2. He felt the $\frac{3}{4}$ story over the garage is an office and he felt it was over assessed.

Grievance # 20 – Parcel ID# 10-211-000: Rescheduled to 2:00pm Tuesday, July 29.

The hearings recessed at 3:00pm and were scheduled to reconvene at 9:00am on Tuesday, July 29, 2025. The Listers will deliberate privately on each grievance. Inspections of the 4 parcels identified in these minutes were conducted between 3:00pm and 6:00pm.

Respectfully submitted,

Cheryl A Lindberg, Chair