

Town of Norwich, VT
2025 In-Person Grievance Hearings

Tuesday, July 29, 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# 05-040-000: Annemarie Linnehan, 73 Ladeau Rd grieved her assessment which increased 41.3% after a change from the informal hearing. Ladeau Road is a Class 4 road with no town services. All road maintenance costs are shared by the property owners. There is one additional full bath in the basement that is in poor condition and presently not functional.

Grievance # 2 – Parcel ID# 05-076-100: Robert Beckett, 1225 Union Village Rd grieved his overall assessment which increased 64.3% after changes made at the informal hearing. The grievance is based on the fair market value, comparative assessment and data errors. The land is steep and wet, and the basement needs more insulation.

Grievance # 3 – Parcel ID# 15-057-000: Jennifer Ellis, 15 Hopson Ln grieved her overall assessment which increased 36.3%. She disagreed with some of the grades on the card and corrected the number of baths to one full, one $\frac{3}{4}$ and one $\frac{1}{2}$ bath. There is a partial vaulted ceiling, which is not cathedral. The attic is a finished third floor, not unfinished. The 3 x 6 shed is a chicken coop. An interior inspection was scheduled for today.

Grievance # 4 – Parcel ID# 16-060-000: Ryan Morse, Owner of L&M Holdings, LLC, 269 River Rd questioned the land value only. Some acres are residential and some are commercial. The excess site acre is valued the same as the site acre on Cards 1 and 7, which should be \$7,500 not \$140,000. The owner thinks the 19 commercial site acres on Card 6 may be overstated. He will supply the Listers with documentation of the actual acres for the commercial enterprise.

Grievance # 5 – Parcel ID# 20-243-105: Erika Brown, 235 Main St, Unit #5 questioned why her unit assessment increased 51.7% and is assessed at more than the other units at 235 Main St. She owns the smallest unit of the five. An interior inspection was scheduled for later today.

Grievance # 6 – Parcel ID# 03-045-000: Danielle Taylor, 536 Chapel Hill Rd grieved her overall assessment increase of 79.5%. Data errors on her card: there is one full bath and one $\frac{3}{4}$ bath. The 12 x 24 barn has one wall missing and she feels it is in poor condition. Owner feels that the unfinished square footage is 20%, not 15%.

Grievance # 7 – Parcel ID# 05-114-120: Peter Kaufman, 418 Kerwin Hill Rd grieved his overall assessment increase of 56.4% compared to his neighbors. Data errors include: the 24 x 42 barn is 24 x 40 built in 1960; the dwelling is on the only flat part of the parcel, most of the acres are steep and wet; there is no cathedral ceiling in the room over the garage as the ceiling is flat.

Grievance # 8 – Parcel ID# 11-045-000: Mark Langlois, 136 Bradley Hill Rd grieved the land assessment on Card 1 only. He does not think his view is VW4 (excellent) compared to that of several neighboring parcels. He will email a photo of the view from his home.

Grievance # 9 – Parcel ID# 10-009-000: Justin Krawitt, 752 Bragg Hill Rd grieved his overall assessment increase of 69.5% which is higher than his neighbors. He provided several comparative values on Bragg Hill Rd. Data error: there is only one $\frac{1}{2}$ bath, not two.

Grievance # 10 – Parcel ID# 12-010-000: Yuejuan Weng, 101 Hemlock Rd grieved her overall assessment increase of 44% compared to 2024. She provided comps of FMV and Sales. She paid \$278,000 for this property in June of 2022, which is \$1,900 more than the 2025 assessment.

Grievance # 11 – Parcel ID# 04-016-010: Jill Rubin, 1737 Turnpike Rd grieved her overall assessment increase of 99% over 2024, due to quality issues with her siding and windows. She purchased her property in 2023 for \$451,000, which is more than the 2025 assessment.

Grievance # 12 – Parcel ID# 15-055-012: Stuart & Margery Elsberg, 40 Norwich Meadows, Unit #12 grieved their overall assessment after no change from the informal hearing and the 143% increase. They have not had an interior inspection and felt there were some data errors on the card. An interior inspection was scheduled for later today.

Grievance # 13 – Parcel ID# 16-032-100: Veronica Rassias, 81 Cliff St grieved her overall assessment increase of 32.5% after the changes from the informal hearing. Her dwelling is minimal with a galley kitchen and no heat upstairs.

Grievance # 14 – Parcel ID# 09-022-220: Elizabeth Spencer, 1141 Bragg Hill Rd grieved her overall assessment increase of 1.03% over 2024 after no changes were made from the informal hearing. The property owner identified several items on the card that she felt were data errors. There is no view; the dwelling is not a colonial style - it is a gambrel; and there is one full and one $\frac{3}{4}$ bath.

Grievance # 15 – Parcel ID# 04-060-200: Wilfred Smith, 1445 New Boston Rd (Lister Smith recused herself and left the grievance hearing room), grieved the half-story over the garage. No heat and no direct access from the dwelling but it has the same square footage cost as the half story in the house. Additional functional depreciation is requested.

Lister Smith returned to the grievance hearing room.

Grievance # 16 – Parcel ID# 15-003-000: Edward Brisson, 640 Newton Ln grieved his overall assessment increase of 78% over 2024 after changes made from the informal hearings. The half-story over the garage is an unheated, unfinished space. The house & entry have changes from the 2013 inspection that should not be included.

Grievance # 17 – Parcel ID# 10-211-000: Emily & Ethan Myers, 128 Union Village Road grieved their 2025 assessment on 3 grounds – it doesn't reflect FMV, it is inconsistent with comparable properties and inaccuracies regarding the number and classification of outbuildings.

The hearings recessed at 2:30 pm and deliberative sessions will begin on July 30, 2025 on the in-person grievances over the next several days before moving on to the 38 written grievances. Inspections at the three parcels identified in these minutes in addition to a fourth inspection at 528 New Boston Road were conducted between 3:00pm and 6:00pm.

Respectfully submitted,

Cheryl A Lindberg, Chair