

Town of Norwich Board of Civil Authority  
Tax Assessment Appeals

Wednesday, September 17, 2025

5:00pm

Rui Guo & Dong Zhang

Appellant Evidence Packet

**Contents:**

1. Appeal Letter

Rui Guo & Dong Zhang  
139 Hemlock Rd  
Norwich, VT 05055  
August 29, 2025

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Board of Civil Authority  
Town of Norwich  
Norwich, VT 05055

Re: Appeal of Reappraisal Value – 139 Hemlock Rd, Norwich, VT

Dear Members of the Board of Civil Authority,

I am writing to formally appeal the recent reappraisal of my property at 139 Hemlock Rd, Norwich, VT, which has been valued at \$779,600. We believe this figure is significantly above the fair market value, does not reflect current market conditions, and relies on factually incorrect information about the property.

### 1. Inaccurate Property Data

The appraisal report incorrectly includes unfinished, uninhabitable attic space as semi-finished living area. The property record card explicitly notes: "TQS NEVER COMPLETED: PC90 SECTION NO FLOORING / PC55 BARE STUDS, PLY FLOOR." This space is not usable as living area, yet the appraisal treated it as such, inflating the property's size and value. The actual finished living area is approximately 2,400 square feet, not the higher figure reflected in the reappraisal.

### 2. Comparable Properties

When compared to recent local sales and listings, the valuation of 139 Hemlock Rd is disproportionate:

- 133 Bradley Hill Rd (2,611 sqft, 3 bedrooms, superior location) – listed for \$675,000.
- 144 Hemlock Rd (2,126 sqft, river frontage, barn, double acreage) – sold for \$700,000 in June 2024.
- 66 Turnpike Rd (1,882 sqft, additional bedroom, better location) – sold for \$717,000 in June 2025.
- 179 Beaver Meadow Rd (2,585 sqft, 4 bedrooms, prime location) – sold for \$695,000 on July 1, 2025.

Each of these properties is either larger, has more bedrooms, or enjoys a more desirable location than 139 Hemlock Rd. None approaches the \$779,600 figure assigned to our home, which is objectively inferior in comparison.

### 3. Fair Market Value Evidence

The property was purchased in an arm's-length transaction in July 2024 for \$550,000. At that same time, 144 Hemlock Rd—a superior property—sold for \$700,000 (27% higher). Yet in the new reappraisal, 144 Hemlock is assessed at \$659,800, while our home is assessed at \$779,600. This inversion of values clearly contradicts market reality.

Market data in Windsor County indicates only modest appreciation since mid-2024. Based on sales evidence and property characteristics, a reasonable fair market value falls between \$550,000 and \$625,000.

#### 4. Request for Adjustment

For these reasons, I respectfully request a formal review and downward adjustment of the assessed value of 139 Hemlock Rd. Aligning the appraisal with true market conditions and correcting the factual errors will ensure both fairness and equity in taxation.

Thank you for your consideration. I am happy to provide additional documentation and to attend the hearing to present supporting evidence.

Sincerely,  
Rui Guo & Dong Zhang  
139 Hemlock Rd  
Norwich, VT 05055