

Town of Norwich Board of Civil Authority
Tax Assessment Appeals

Tuesday, September 23, 2025

4:00pm

John Lamppa

Appellant Evidence Packet

Contents:

1. Appeal Letter
2. Grievance letter to Listers in July 2025

John Lamppa and Jennifer Tate

276 Bradley Hill Road

Norwich, VT 05055

August 19, 2025

Norwich Board of Civil Authority

Town of Norwich

P.O. Box 376

Norwich, VT 05055



RE: Request for Adjustment of Property Appraisal – 276 Bradley Hill Road, Parcel ID # 11-038-000

Dear Members of the Board,

We are writing to respectfully request an adjustment to the dwelling assessed value of our property located at 276 Bradley Hill Road. We are resubmitting the same appeal we made on July 18, 2025 to the Board of Listers (see appendix) and specifically highlighting a comparable property, our next-door neighbors 228 Bradley Hill Rd.

While the listers responded to our initial appeal by reducing the assessment of our dwelling by approximately \$200,000, it is still significantly overvalued as compared to neighboring properties and the listers have provided no information to justify why our home should be assessed at a level that is significantly higher than our neighbors.

The overvaluation is particularly apparent when comparing our home with our closest neighbors at 228 Bradley Hill Road. These homes were constructed within a year of each other by the same builder, using substantially the same materials, and for almost the same cost. Yet our dwelling assessed value is more than 55% higher than that of our neighbors and our dwelling assessed value per finished square foot is approximately 28% higher than our neighbor's home (\$492.98 vs. \$385.00). We cannot figure out a rational explanation for the large discrepancy.

john.lamppa@gmail.com

Detailed Comparison of 228 Bradley Hill Rd and 276 Bradley Hill Rd

	228 Bradley Hill Rd	276 Bradley Hill Rd
Proximity	Next-door neighbor	
Year Built	2021	2020
Builder	Prudent Living	Prudent Living
Total Rooms	8	7
Total Bedrooms	4	4
Total Bathrooms	3 Full, 1 Half	3 Full, 1 Half
Build Cost	\$770,000	\$781,450
Finished Square Feet (FSF)	2,766	3,363
Build Cost/FSF	\$278.38	\$232.37
Dwelling Assessed Value (DAV)	\$1,064,900	\$1,657,900
DAV/FSF	\$385.00	\$492.98
Town-Proposed Increase in Dwelling Value (\$) from Build Cost	\$294,900	\$876,450
Town-Proposed Increase in Dwelling Value (%) from Build Cost	38%	112%

Based on the build cost per finished square foot ratio of our dwelling to 228 Bradley Hill (83%), we would estimate our DAV/FSF at \$319.55, or a \$1,074,646 adjusted DAV, in line with our proposed \$1,082,211 DAV based on the comparative assessment shown in the appendix.

Again, we are asking for a dwelling assessed value of \$1,082,211, based on an average of per finished square foot appraisal values of Bradley Hill Rd properties and surrounding homes.

Thank you again for your consideration.

Sincerely,

John Lamppa and Jennifer Tate

276 Bradley Hill Road

Norwich, VT 05055

Appendix

Appeal submitted to Board of Listers in July 2025

John Lamppa and Jennifer Tate

276 Bradley Hill Road

Norwich, VT 05055

July 13, 2025

Norwich Board of Listers

Town of Norwich

P.O. Box 376

Norwich, VT 05055

RE: Request for Adjustment of Property Appraisal – 276 Bradley Hill Road, Parcel ID # 11-038-000

Dear Members of the Board,

We are writing to respectfully request an adjustment to the **dwelling assessed value** of our property located at 276 Bradley Hill Road. Based on documented **data errors** related to our dwelling on our Property Record Card and **comparative assessment** of comparable properties' dwellings, we believe a fair and accurate appraisal of our property should not exceed **\$1,618,511**, with a dwelling assessed value of **\$1,082,211**.

Parcel ID: 11-038-000

Current Assessment Values following the March 2025 KRT reappraisal:

- **Total Assessed Value: \$2,396,000**
- **Dwelling Assessed Value: \$1,859,700**

Proposed Updated Assessment Values:

- **Total Assessed Value: \$1,618,511**
- **Dwelling Assessed Value: \$1,082,211**

Summary of Key Supporting Evidence

1. Data Errors on Property Record Card:

Our property rate card includes multiple errors related to the dwelling that may be contributing to an incorrect assessed value.

Specifically, the rate card:

- **Overstates our finished square footage** by over 400 square feet,
- **Inflates the number of rooms and bedrooms** (listing 12 rooms and 8 bedrooms versus the correct 7 rooms and 4 bedrooms),
- **Includes incorrect and inflated material assessments** (e.g., siding type, wall finish) consistently associated with higher build costs than actual materials used.

These errors were brought to the attention of KRT appraiser Kevin Leen during our June 12, 2025 informal hearing meeting, supported by photos and floor plans. Despite assurances, none of the corrections were made.

2. **Comparative Assessment of Comparable Dwellings:**

Based on the erroneous property record card associated with our current assessed value, we calculate \$533 current assessed value per finished build square foot. We also analyzed a market basket of six surrounding houses, listed below, and found that all of them have assessed dwelling \$/finished build sqft significantly lower than ours (average of \$324 for the other houses in the basket). Specifically:

- The **Reed House (228 Bradley Hill Rd)**, next door and built by the same builder one year later, is valued at \$1,064,900. Referencing our mutual builder, the finished build cost/sqft of this house is **\$46 more than ours** (\$278 vs \$232 for ours), however our appraised \$/sqft is **\$168 more than it** (\$533 for ours vs \$385).
- The **Somoza House (229 Bradley Hill Rd)**, larger, recently renovated and with more amenities, is valued at \$1,219,00 (\$276 finished build/sqft).
- The **Carpenter House (398 Bradley Hill Rd)**, larger and with significantly higher quality internal finishes throughout than ours, is valued at \$1,698,000 (\$433 finished build/sqft).
- The **Lindgren House (451 Bradley Hill Rd)**, significantly larger and with higher quality internal finishes throughout than ours, is valued at \$1,494,300 (\$236 finished build/sqft).

- **The Langlois House (136 Bradley Hill Rd)**, similar finished square feet (3,130 vs. our 3,363) and style, is valued at \$786,200 (\$251 finished build/sqft).
- **The Anderson House (833 Union Village Rd)**, larger and with higher quality internal finishes throughout compared to ours, is valued at \$1,404,000 (\$350 finished build/sqft).

Taking the average assessed value per finished square foot of these six comparative dwellings (\$322) and applying it to our dwelling results in a **dwelling assessed value of \$1,082,211**. Given these data points and the significant and uncorrected errors in our property record, we respectfully request the Board of Listers to adjust our appraisal with the updated dwelling assessed value to a **total (dwelling and land) appraised value that does not exceed \$1,618,511**.

We have included an appendix with details on the data errors on the property record card. We would also be happy to provide floor plans, additional photographs, builder documentation, or more detail on the comparative assessment analysis upon request.

Thank you for your consideration.

Sincerely,
 John Lamppa and Jennifer Tate
 276 Bradley Hill Road
 Norwich, VT 05055

Appendix – Supporting Documentation

A. Errors on Property Record Card

- **Incorrect Square Footage:**
 - Actual finished space: 3,363 sq ft (first floor 1,838 sq ft, second floor 1,525 sq ft), vs assessed finished space: 3,782 sq ft
 - No finished attic space, contrary to card listing
 - Assessed finished square footage appears to have been incorrectly higher than actual finished square footage since 2020-2021
- **Incorrect Room Count:**
 - Actual: 7 rooms, 4 bedrooms

- Assessed: 12 rooms, 8 bedrooms

- **Incorrect Materials Listed:**

- Siding: Vinyl (listed as “Hard Bd”)
- Interior Walls: Drywall (not “Above Avg”)
- Basement: Unfinished concrete (not “Above Avg”)

- **Incorrect Descriptions:**

- No additional lot included in parcel