

Town of Norwich Board of Civil Authority
Tax Assessment Appeals

Tuesday, September 23, 2025

5:00pm

Veronica Rassias

Appellant Evidence Packet

Contents:

1. Appeal Letter

Aug. 25 2025

Dear Board of Listers,

Thank you for your current assessment of my home at 576,300. I am grateful for the reduction from 616,300. I would like however, to appeal for a lower assessment on the grounds of similar homes in Norwich and with a list of significant drawbacks for any future buyers of my home.

I am at 81 Cliff St.
Parcel number 16-032.100

Any future buyer of my home would need to employ significant renovations or I choose to live with inconvenient and challenging living situations.

1. I have no basement
2. The upstairs and the stairs are only finished with sub floor lumber.
3. I have no closets or storage space.
4. My kitchen has small appliances and a two burner stove.
5. My washer/dryer are small sized.

6. I have no garage.
7. There are no heat nor cooling abilities upstairs.
8. The septic system is unsightly with multiple caps and two very tall pipes in the back yard.
9. The steps leading up to the house are poorly made and difficult to navigate.
10. My .59 acres are mostly on an incline.
11. The property shares a driveway and is very close to 75 cliff.

Looking at several other homes in Norwich I see my home in comparison to be assessed too high.

1. Parcel 20-195-000 This home is assessed at 349,500. It has many of the luxuries that mine does not.
2. Parcel 20-187-000 this home is assessed at 427,000. Beautifully redone rentable, garage, closet space, flat land.
3. Parcel 20-177-000 assessed at 506,700. This home has garage, closets, more space.

4. Parcel 161-032.000 this home assessed at 500,500 has 1.38 acres, garage, flat yard storage space, closets, basement.

I built my home for under 300,000 and intentionally kept it minimal and simple. My funds ran out so I was not able to put in closets or a basement. We love our home but it is not a home that would resell for a high price. My thought is that a fair (although even high) assessment would be 475,000

Thank you for considering.

Veronica Rassias



8/25/25

802-249-2827

81 cliff st.