



Board of Civil Authority Property Tax Assessment Appeal Hearings

In attendance for the BCA: Alix Manny (chair), Rob Gere, Kimo Griggs, David Krimmel, Suzanne Leiter, Kristin Maffei, Robert Pitiger, Emily Scherer, Lily Trajman

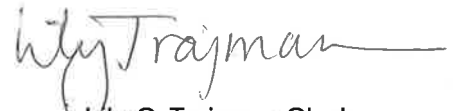
Alix Manny Called the meeting to order at 4:58pm. The BCA members took the tax assessment appeal oath and signed attesting such.

- a. **Norah Lake and Chris Polashenski**, parcel 05-095.400, 97 Kerwin Hill Rd. Chris Polashenski in attendance for the appellant. Hearing called to order at 5:02pm.
 - i. The Listers introduced the property as a 21.19 acre parcel with a single family dwelling built in 1999 and valued at \$509,100 and several yard items valued at \$81,200. The total value of the parcel is \$833,500. (Note: up to this point was not recorded. Recording starts with appellant's description of appeal).
 - ii. Chris Polashenski emphasized the OPAV restrictions and easements to which the parcel is subject. He explained the process of valuation based on printed documents he produced from the VT department of taxes.
 - iii. The Listers explained that they were tasked with assessing the property's highest and best use, and that this year they had removed reductions on the property that had been erroneously left in place since the last settlement ten years ago.
 - iv. The BCA asked questions concerning the assessed value vs. sale value of comparison properties presented by the appellant, for which the appellant will convey data to Trajman for distribution. The appellant clarified the acreage under OPAV restriction on the three farm parcels, noting that the entirety of the subject parcel is under OPAV restriction.
 - v. Inspection set for 9/18 at 5pm with Gere, Griggs, Krimmel and Scherer attending.
 - vi. The meeting was recessed to October 5th at 5pm.
- b. **Cole & Emily Flannery**, parcel 03-050.200, 165 Stagecoach Rd. Nobody in attendance for the appellant. Hearing called to order at 5:25pm.
 - i. The Listers introduced the property as a 30.10 acre property containing a contemporary dwelling built in 2023 and valued at \$1,875,200. The total value of the property is \$2,385,600.
 - ii. No representative spoke for the appellant.
 - iii. No questions were asked by the BCA.

- iv. Inspection was set for 9/18 at 4pm with Gere, Griggs and Trajman.
- v. Hearing recessed to 10/5 at 5:20pm.
- c. **Margaret Baghdoyan**, parcel 15-055.002, 55 Norwich Meadows Unit 2. Baghdoyan was in attendance via zoom. The hearing was called to order at 5:35pm.
 - i. The Listers introduced the property as a condo-style unit in Norwich Meadows with a total finished square footage of 1536 square feet, built in 1980. It contains two bedrooms and 1.5 baths. The total assessed value is \$421,600.
 - ii. Margaret Baghdoyan noted that neither the attic nor the basement can be finished and she feels the Listers set her property's value based on potential, not actual condition.
 - iii. The Listers handed out documents clarifying the difference between common areas and limited common areas in the condo association. They noted that they left out the dimensions, foundation and condition of the carport associated with the condo and asked the inspectors to measure the carports.
 - iv. BCA members asked for clarification on valuation of land and common area – the Listers explained that the value of the common areas and the land is included in the higher price per square foot afforded to condos.
 - v. Inspection set for 9/24 at 3:30pm with Leiter, Manny and Trajman in attendance.
 - vi. Hearing recessed to 10/5 at 5:40pm.
- d. **Paul Gross & Margaret Sadler**, parcel 15-055.007, 52 Norwich Meadows, Unit 7. Gross and Sadler were in attendance. The hearing was called to order at 5:55pm.
 - i. The Listers introduced the property as a condo-style unit in Norwich Meadows with a total finished square footage of 1,510 square feet, built in 1980. It contains two bedrooms and two three-quarters baths. Total assessed value is \$518,500.
 - ii. Sadler and Gross clarified the common area documents provided by the listers and argued that the basement is a common area. Thus the \$33,926 set as the value of the basement should be removed from the assessed value as it's included in the price per square foot as a common area.
 - iii. The Listers again commented on the common area vs limited common area designation.
 - iv. The BCA asked questions clarifying the total square footage of the entire condo property (21,649.2sf) and the reason why units 3,6 and 7 were singled out in the 15th condo amendment as being allowed to continue their existing usage of the basement.
 - v. Inspection set for 9/24 at 3:45pm with Leiter, Manny and Trajman in attendance.
 - vi. Hearing recessed to 10/5 at 6:00pm.
- e. **Ross & Stephanie Lieblappen**, parcel 15-055.003, 55 Norwich Meadows, Unit 3. Stephanie Lieblappen was in attendance at Tracy Hall and Ross Lieblappen was in attendance via zoom. The meeting was called to order at 6:20pm.

- i. The Listers introduced the property as a condo-style unit in Norwich Meadows with a total finished square footage of 1,760 square feet, built in 1980. It contains three bedrooms and 1.5 bathrooms. The total assessed value is \$470,700.
- ii. The appellants emphasized the distinction between common areas – paid for by the condo association – and limited common areas – the responsibility of the condo owner. Lieblappen stated that the boiler for unit 3 is actually placed under unit 2. They noted that the estimated percentage of hardwood floors in their condo seems high; thinks condition should be downgraded to “fair” to match unit 2.
- iii. The Listers spoke to the distinction between common areas and limited common areas. They noted that the 15th amendment concerning these areas was ratified in 2024.
- iv. The BCA had no questions.
- v. Inspection tentatively set for 9/24 at 4pm; if that doesn’t work for the tenants, then 9/25 in the morning.
- vi. Hearing recessed to 10/5 at 6:20pm.

For the Norwich Board of Civil Authority,

A handwritten signature in cursive script, reading "Lily Trajman", followed by a horizontal line.

Lily C. Trajman, Clerk

08/17/2026