

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Baghdoyan - Parcel ID #15-055.002

DATE: September 14, 2026

Property Description: The property is located at 40 Norwich Meadows, Unit 2. This is a Condominium style dwelling comprised of 2 stories and an attic with 1,536 finished square feet built in 1980. There are 2 bedrooms, 1½ baths, a patio and a 50/50 shared basement with bulkhead access. The dwelling has an overall grade of C and the kitchen and baths are all rated “Fair” and the depreciation is at 28.3 %. The assessed value of the dwelling is \$418,600 with the carport assessed at \$1,900 and the patio assessed at \$1,100. As is typical with condominiums, there is no separate land assessment. Each unit has a higher per square footage value, which includes the common area of 21.2 acres, septic, water and paving which are shared by all condominium owners. The total assessed value on the 2026 Grand List is \$ 421,600.

2026 Assessment History:

2026 Abstract Grand List: \$444,600

After Grievance Hearing/Grand List: 421,600

Reduction before BCA Appeal: \$ 23,000

Lister Assessment: After the 2025 reappraisal, grievances and the subsequent BCA hearings in 2025, the Board of Listers (BOL) reviewed all Norwich Meadow properties. To correct inconsistencies in assessments, all units were changed to the same Building type of **Condo**. This resulted in assessment changes to those units that were not assessed as a “Condo” prior to the 2026 Grand List. While some condos may have the same square footage, differences in values are the result of the assignment of “Grades” and “Ratings” as discussed later in this document.

Another inconsistency that was discovered was whether the foundation of each unit was a basement or a slab. Units 1-9 have a basement foundation. The basement for Unit 1 is not shared. Units 2-8 share the basement area 50/50 with another unit. Units 10-14 have a slab foundation. A review of several real estate listings of units that have been recently marketed stated that (if the

unit has a basement) a basement space is included in the purchase (2 listings are attached). Some units have direct interior access to the basement while others have exterior bulkhead access. The assessment for Units 1-9 includes the basement foundation, which was added in 2026 if not included in prior year assessments. The assessment for Units 10-14 includes a slab foundation.

As stated above, the 21.2 acres and all paving owned by the Norwich Meadows Condominium Association (NMCA) is considered "common area" to all units. Because the NMCA does not receive a separate assessment from the Town of Norwich for the land, the common areas are assessed proportionately to each unit through an increased per square foot value. Norwich Meadows is in a very desirable area of Norwich which is just off Route 5 South near King Arthur Flour, a farm stand, Fogg's Hardware, Norwich Farmer's Market, and close to Interstate I-91 and Hanover, NH. Attached is a spreadsheet showing the estimated land and paving value. There are two ways to look at the value the common area adds to the assessment of each unit. This can be calculated as an increased cost per square foot of finished living area or it can be calculated as an average cost for each of the 14 units. For comparison, both calculations are shown on the attached spreadsheet. The Norwich assessment utilizes the increased cost per square foot of finished living area.

The Listers inspected Unit 2 on July 22, 2026, and found that the unit has not been well maintained and has not been updated. The overall Grade for the unit remains as "C" (average). Several changes were made to downgrade the rating on the kitchen and baths from "average" to "fair". The "physical condition" under depreciation was also downgraded from "average" to "fair". The owner of Unit 2 stated that she does not utilize the 50/50 shared basement area associated with her unit. This is a matter of a personal choice and not one that should influence how the unit is assessed. Our statutory duty is to assess all properties at their highest and best use.... not based on how it is being used by the current owner. Therefore, the basement was added to the sketch in 2026, increasing the assessment. The grade changes above, plus the addition of the basement, resulted in a \$23,000 reduction of the assessment in our Result of Grievance decision.

The Listers consider the 2026 Grand List assessment of \$421,600 to be the correct value for this property.

15-055-002
Parcel ID Building Location 55 NORWICH MEADOWS , Unit 2

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
10	418,600	3,000	0.00	0	421,600
Building Total	418,600	3,000	0.00	0	421,600
Parcel Total	418,600	3,000	0.00	0	421,600
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	274.48	Tot Val SF/Prcd	274.48

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	AC
2026	GL	10	418,600	3,000	0	0	421,600	421,600	2026/LDS 07/30/26 1:08:11
2025	GL	10	248,900	3,000	0	0	251,900	251,900	Year End Roll
2024	GL	10	248,900	3,000	0	0	251,900	251,900	Correct Dates
2023	GL	17	182,000	1,600	0	0	183,600	183,600	Year End
2022	GL	17	182,000	1,600	0	0	183,600	183,600	Year End Roll
2021	GL	17	182,000	1,600	0	0	183,600	183,600	Year End Roll
2020	GL	17	182,000	1,600	0	0	183,600	183,600	Year End Roll
2019	GL	17	182,000	1,600	0	0	183,600	183,600	
2018	GL	17	182,000	1,600	0	0	183,600	183,600	
2017	GL	17	182,000	1,600	0	0	183,600	183,600	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
07/17/2026	31	LISTERS
07/22/2025	14	LISTERS
06/17/2025	19	KL-KRT
03/12/2025	FLD REV	KL-KRT
05/20/2024	CALL BK	ED-KRT
05/01/2024	107	KL-KRT
03/21/2024	MEAS	ED-KRT
05/13/2016	19	NEMC
03/25/2016	52	M KRAJESKI
06/28/2013	31	ASSR
05/24/2013	19	NEMC

[illegible]

Card: 1 of 1	Total Card	Total Parcel
APPR	421,600 /	421,600
USE + IMP	421,600 /	421,600
USE LAND	0 /	0
ASSESSED	421,600 /	421,600

CATALIS
ADVANCING GOVERNMENT.
ENGAGING CITIZENS.



USED DEF

1000

Assessor Map

Parcel ID 15-055-002

Exterior Information

Type	8 - CONDO	
Sty Hght	2A - TWO/ATTIC	
(Liv) Units	1	Tot 1
Found	1 - CONCRETE	
Frame	1 - WOOD	
P. Wall	4 - VINYL	
Sec Wall	0	
Roof Str	1 - GABLE	
Roof Cvr	1 - ASPHALT SH	
Color	GRAY	
View		
Shape		
Bld Name		

General Information

Grade	C - AVERAGE	
Year Blt	1980	Eff Yr
Alt LUC		
Juris		
Con Mod		

Interior Information

Avg Ht / Ft		
P. Int Wall	1 - DRYWALL	
Sec Int Wall		
Partition	T - TYPICAL	
P. Floor	4 - CARPET	
Sec Floor		
Bmt Floors	12 - CONCRETE	
Sub Floors		
Bmt Garage	0	
Electric	3 - TYPICAL	
Insulation	2 - TYPICAL	
Int Vs Ext		
Heat Fuel	1 - OIL	
Heat	3 - FORCED H/W	
# Heat Sys	1	
Heated %	100	AC %
Sol HW %		Ctrl Vac %
Com Wall %	50	Sprink %

Special Features / Yard Items

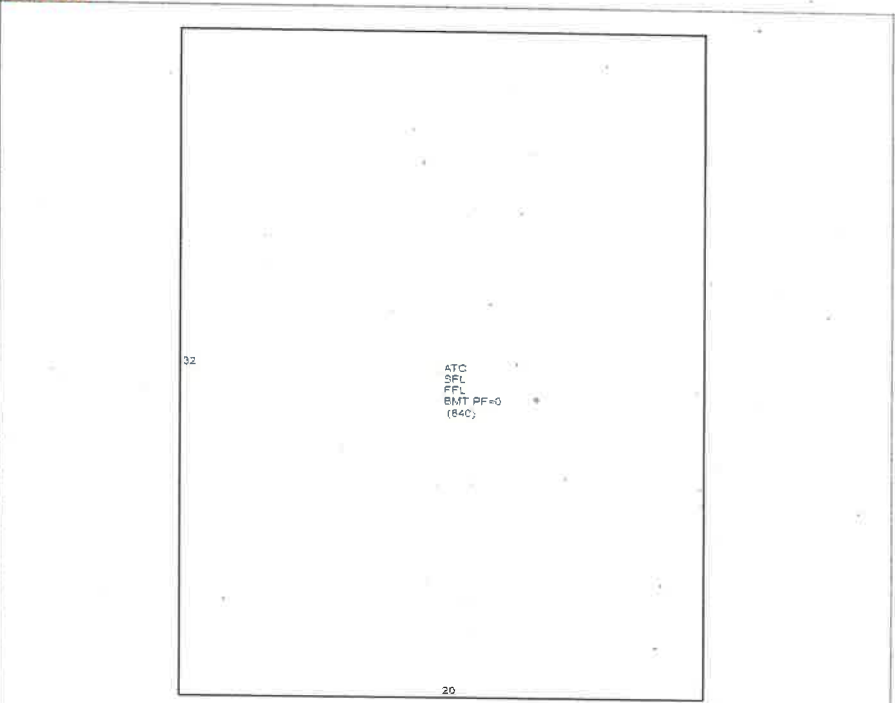
Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
6	CARPORT	D	Y	1	12.00x24.00	D	AV	1980	18.00	T	40%	10	1	NM	1		1	1,900	1,900
19	PATIO	D	Y	1	8.00x10.00	C	AV	2023	12.00	T	2%	10	1	NM	1		1	1,100	1,100
Building Totals																		3,000	3,000
Parcel Totals																		3,000	3,000

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Comments

BMT IS COMMON AREA . 5/24 CALLBACK . DATED INT . 80'S
FIXTURES . WATER DAMAGE AROUND SLIDER DOOR .
SCREWS POPPING THRU WALLS . FINISHED ATC SPACE .
HEAT AND MAJORITY CARPET FLOOR . FPL=NF - SEALED .
DATED BMT SPACE. 88' FURNACE

Sketch



Res Breakdown

Floor	No. Unit	Rooms	Bdms
M	1	6	2
Bld Total			
1	6	2	
Prcd Total			
1	6	2	

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Calc Ladder

Base Rate	235.00	Depr	165,207
Size Adj	0.91484	Depr'd Total	418,562
Con Adj	0.90000	Juris Ft.	1.0000
Adj Prc	\$ 193.49	Spec. Features	\$ 0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 17,125	Final Total	\$ 418,600
NBH Mod	1.0000	Override Val	
NBC Infl	1.7500	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 418,600
Adj Tot (RCN)	583,769	Total \$/SF	\$ 272.53
Depr %	28.3%	Undepr \$/SF	193.49000

Mobile Home

Make	Model	Serial	Year	Color
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Depreciation

Phys Con	FR - Fair	28.3
Functional		
Economic		
Special		
Override		
Total		28.3%

Comparable Sales

Rtnq	Parcel ID	Type	Sale Date	Price
Avg Rtnq				
Ind Val				

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	640	640	640	640	193.49	123,834
SFL	2ND FLOOR	640	640	640	640	193.49	123,834
ATC	ATTIC	256	640	256	256	178.01	45,571
BMT	BASEMENT	640	640	0	0	48.37	30,957
Building Totals		2,176	2,560	1,536	1,536		324,195
Parcel Totals		2,176	2,560	1,536	1,536		324,195

Alt Areas

S. Area	Alt Type	% Alt	Tenants	Qual	% U
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Image



OFF MARKET MAY 2024 FOR \$455K

\$509,426 Est. refi payment **\$2,896/mo** See my rate >

2 bd • 1.5 ba • 1,408 sq ft

55 Norwich Meadows Dr #1, Norwich, VT 05055



Estimated sale price

\$484,000 – \$586,000

Sell confidently with a local market expert in Norwich. **3 minutes** to get started.

Claim home

Claim home to manage this property



View dashboard



Edit facts

Request consultation

About this home

This Norwich condo has it all! Great Location: an easy walk to town and close to Hanover. Extremely well maintained end unit with a wonderful, fully renovated year round sunroom. Fireplace in the living room. separate dining room with built-ins, two upstairs bedrooms with great closet space, attic storage plus a full basement! Lovely brick patio and landscaping, open space plus covered parking.



Condo
Property Type



1980
Year Built



\$362
Est. Price/Sq.Ft.



1 car garage
Parking

Listed by Jane Darrach • Martha E. Diebold/Hanover
Bought with Bonnie Bergeron • Martha E. Diebold Real Estate
Redfin checked: a minute ago • Source: PrimeMLS #4972207

Redfin Estimate

\$509,426

- ▲ **\$54K** since sold in May 2024
- ▲ **\$59K** since August



Recently sold homes



Estimate history



Homes for sale

This home's estimate is **12.2%** lower than the average sale price (\$580K) of 6 comparable homes.



\$570,000

A



\$410,000

B



\$600,000

3 beds 1.5 baths 1,654 sq ft
15 Melview Rdg, Norwich, VT 05055

2 beds 2 baths 1,536 sq ft
55 Norwich Mdws #4, Norwich, VT 05055

3 beds 1.5 baths 1,408 sq ft
20 Haskins Rd, Norwich, VT 05055



City, Address, School, Agent, ZIP



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OFF MARKET

[Street View](#)[Redesign](#)[39 photos](#)

Listed by Jane Darrach • Martha E. Diebold/Hanover. Bought with Martha E. Diebold Real Estate.

OFF MARKET OCT 2025 FOR \$410K

\$405,879 Est. refi payment **\$2,609/mo** [See my rate >](#)**2 bd • 2 ba • 1,536 sq ft**

55 Norwich Mdws #4, Norwich, VT 05055



Estimated sale price

\$386,000 – \$467,000Sell confidently with a local market expert in Norwich. **3 minutes** to get started.**Claim home**

Claim home to manage this property



View dashboard



Edit facts

[Request consultation](#)

About this home

One of the few two bedroom with loft condos in the coveted Norwich Meadows community. Located on the second floor, this light bright condo has lovely views over fields and woods of the surrounding 22 acres of conserved land. This spacious 1,778 sq. ft. home has been well thought out with handsome built-ins in the dining room a living room with a hookup for an electric fireplace, an eat-in kitchen, 2 bedrooms with oversized baths, a third oversized office/bedroom on the third floor and a full basement for storage. Trails can be accessed nearby and on the property. The home comes with 1 covered parking space and an extra outside parking space. Less than a 4 minute drive to downtown Hanover and Dartmouth College, this property has a lot to offer for the new owner. Showings begin August 20th.

[Show less ^](#)**Condo**

Property Type

**1980**

Year Built

**\$264**

Est. Price/Sq. Ft.

**1 car garage**

Parking

Listed by Linde McNamara • LindeMac Real Estate

Bought with Wendie Wright • Coldwell Banker LIFESTYLES - Hanover

Redfin checked: 2 minutes ago • Source: PrimeMLS #5054889

Redfin Estimate

\$405,879▼ **\$4,121** since sold in October 2025▲ **\$2,000** since August**Recently sold homes**

Estimate history



Homes for sale

This home's estimate is **40.6%** lower than the average sale price (\$683K) of 6 comparable homes.





City, Address, School, Agent, ZIP



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Listed by Linde McNamara • LindeMac Real Estate. Bought with Coldwell Banker LIFESTYLES - Hanover.

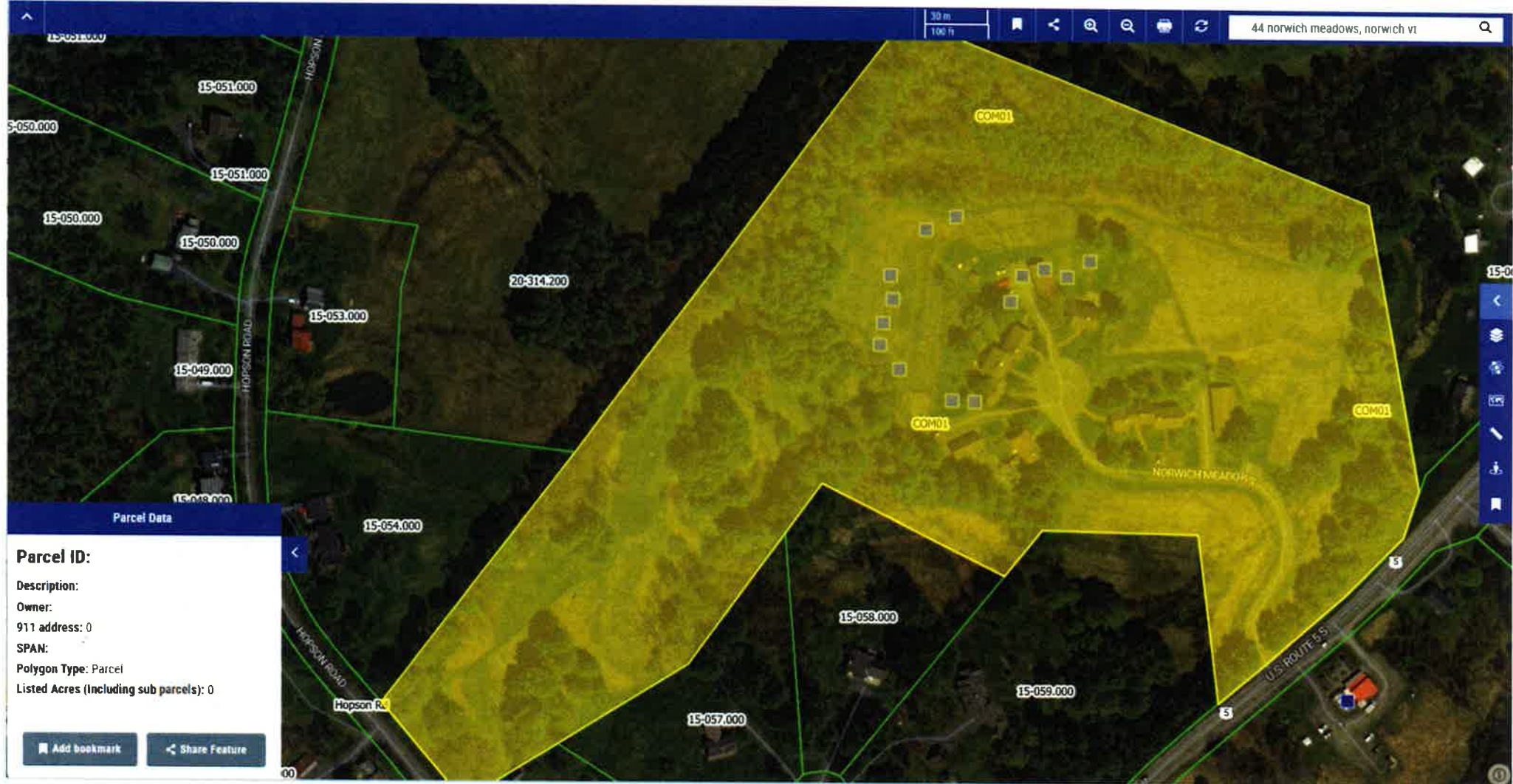
Norwich Meadows **Per Square Foot Analysis**

Unit #	Square Feet	Land Value			
1	1,408.00			Per Acre	Extension
2	1,536.00				
3	1,760.00	Site Acres	4	168000	\$ 672,000
4	1,288.00	Excess Site	4	9000	36,000
5	1,288.00	Excess	13.2	9000	118,800
6	1,920.00	Total Acres	21.2		
7	1,510.40				\$ 826,800
8	1,120.00				
9	1,288.00				
10	1,742.40			Units	Per Unit
11	1,472.00	Total Land Value	\$ 826,800	14	\$ 59,057
12	1,600.00	12,000 S.F. Paving	26,800	14	\$ 1,914
13	2,382.40	Total Common Area	\$ 853,600		\$ 60,971
14	1,334.00			Rounded	\$ 61,000
Total S.F.	21,649.20		Average added value per S.F.		\$ 39.43



Norwich, VT - 2025 Parcel map

Last updated February 1, 2025. These data layers do not take the place of a legal survey or other primary source documentation. Official source information must be obtained at the town office.



Parcel Data

Parcel ID:

Description:

Owner:

911 address: 0

SPAN:

Polygon Type: Parcel

Listed Acres (Including sub parcels): 0

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Building Envelope = 4.1 ac