

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Gross/Sadler – Parcel ID # 15-055.007

DATE: September 14, 2026

Property Description: The property is located at 52 Norwich Meadows, Unit 7. This is a Condominium style dwelling comprised of 2 stories and an attic with 1,510 finished square feet built in 1980 with two bedrooms, two $\frac{3}{4}$ baths, a wood deck, patio and basement. The dwelling has an overall grade of C and the kitchen and baths are all rated “Average” and the depreciation is at 20.2%. The assessed value of the dwelling is \$514,500 with the carport assessed at \$1,900 and the patio assessed at \$2,100. As is typical with condominiums, there is no separate land assessment. This 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 \$518,500.

2026 Assessment History:

2026 Abstract Grand List: \$535,700

After Grievance Hearing/Grand List: \$518,500

Reduction before BCA Appeal: \$ 17,200

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. 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/property tax bill from the Town of Norwich, 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 to 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 7 on July 22, 2026, and found that the unit has been well maintained. The overall Grade for the unit remains at "C" (average). The kitchen was remodeled a few years ago and remains rated "Average/Good". Several changes were made to the assessment because of this site visit. The flooring type of hardwood was changed from 100% to 85% and 15% tile was added. Air conditioning was added at 70%. A 4' x 8' wood deck was added. The finished living area (FLA) for the attic (UAT) was reduced from 100% to 40%. The fireplace has a gas insert. At some point, a partition was erected to make the basement area for Unit 7 a private space with direct access from the living quarters and is utilized by the owners. The above changes resulted in a \$17,200 reduction in the assessment stated in our Result of Grievance decision.

The Listers consider the 2026 Grand List assessment of \$ 518,500 to be the correct value for this property.

PriorID1a	15-055.007	PriorID2a
PriorID3a		
PriorID1b		
PriorID2b		
PriorID3b		
PriorID1c	15-055	
PriorID2c	007	
PriorID3c		
Assessor Map		

Exterior Information

Type	8 - CONDO	
Story 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	WHITE	
View		
Shape		
Bld Name		

General Information

Grade	C - AVERAGE		
Year Bt	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	3 - HARDWOOD		
Sec Floor	6 - CERAMIC TILE 15%		
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	3 - ELECTRIC		
Heat	6 - ELECTRIC BB		
# Heat Sys	1		
Heated %	100	AC %	70
Sol HW %		Ctrl Vac %	
Com Wall %	25	Sprink %	

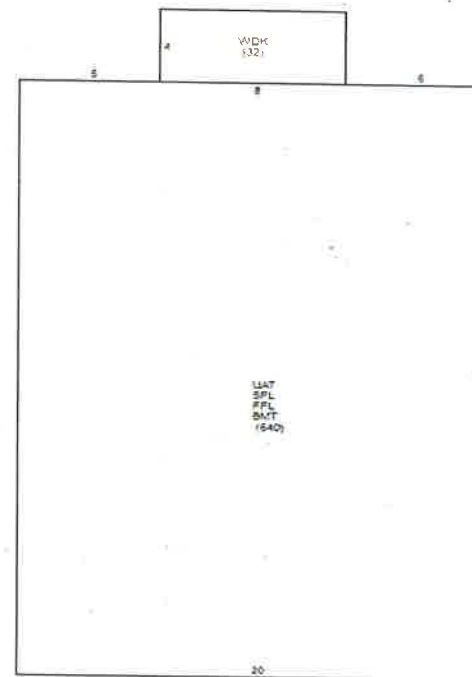
Special Features / Yard Items

[illegible]

Comments

REMOD KIT; PRIVATE BMT AREA . 3/24 EST=PATIO=SNOW.
6/25- BED IN ATTIC SPACE. GAS FPL

Sketch



Condo Information

Location	E - END UNIT
Tot Units	14
Floor	M - MULTI LEVL
% Own	
Name	NM - NORW MEADWS

Bath Features

Full Bath	0	Rtng	
Add Full	0	Rtng	
3/4 Bath	1	Rtng	A - AVERAGE
Add. 3/4	1	Rtng	A - AVERAGE
1/2 Bath	0	Rtng	
Add. 1/2	0	Rtng	
Other Fix	1	Rtng	A - AVERAGE

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	6	2
Bld Total	1	6	2
Prol Total	1	6	2

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Other Features

Kitchens	1	Rtnq	AG - AVG/GD
Add Kit.	0	Rtnq	
Fireplaces	1	Rtnq	A - AVERAGE
WS Flues	0	Rtnq	

Calc Ladder

Base Rate	235.00	Depr	130,248
Size Adj	0.95781	Depr'd Total	514,544
Con Adj	0.94210	Juris Ft.	1.0000
Adj Prc	\$ 212.05	Spec. Features	\$ 0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 30,779	Final Total	\$ 514,500
NBH Mod	1.0000	Override Val	
NBC Infl	1.7500	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 514,500
Adj Tot (RCH)	644,792	Total \$/SF	\$ 340.64
Depr %	20.2%	Undepr \$/SF	212.05000

Depreciation

Phys Con	AV - Average	20.2
Functional		
Economic		
Special		
Override		
	Total	20.2%

Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng		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	212.05	135,712
SFL	2ND FLOOR	640	640	640	640	212.05	135,712
UAT	UNF ATTIC	576	640	230	0	54.28	31,265
WDK	WOOD DECK	32	32	0	0	33.00	1,056
BMT	BASEMENT	640	640	0	0	53.01	33,926
	Building Totals	2,528	2,592	1,510	1,280		337,672
	Parcel Totals	2,528	2,592	1,510	1,280		337,672

Alt Areas

[illegible]

Image



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

Property: 1088 | Bld: 1257 | Seq: 1 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichVT

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 – \$586,000Sell confidently with a local market expert in Norwich. **3 minutes** to get started.**Claim home**

Claim home to manage this property



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[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

3 beds 1.5 baths 1,654 sq ft
15 Melview Rdg, Norwich, VT 05055**\$410,000**

B

2 beds 2 baths 1,536 sq ft
55 Norwich Mdws #4, Norwich, VT 05055**\$600,000**3 beds 1.5 baths
20 Haskins Rdg, Norwich, VT 05055



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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



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[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.





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Street View



Redesign



18 photos

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

Norwich Meadows **Per Square Foot Analysis**

Unit #	Square Feet	Land Value			
			Per Acre	Extension	
1	1,408.00				
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

Search results - psmith.lister@

ACFrOgBoy9m3xi7T2AdO9I0a

Board of Listers | Official Web

Norwich, VT - 2025 Parcel map

Ask Gemini

map.nemrc.info/nemrc/maps/631867c6-2270-11ef-9acd-0affd391111f/Norwich.-VT---2025-Parcel-map-#

NEMRC
NORTH EAST MOUNTAIN RECORDING COMPANY

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.

30 m
100 ft

44 norwich meadows, norwich vt

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