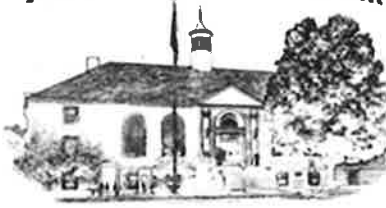


Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Lieblappen – Parcel ID # 15-055.003

DATE: September 14, 2026

Property Description: The property is located at 40 Norwich Meadows, Unit 3. This is a Condominium-style dwelling comprised 2 stories and an attic with 1,760 finished square feet built in 1980 with 3 bedrooms, 1½ baths, a wood deck 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 “Average” and the depreciation is at 24.2%. The assessed value of the dwelling is \$468,800 with the carport assessed at \$1,900. As is typical with condominiums, there is no separate land assessment. This unit has a higher per square footage value for finished living area, 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 \$470,700.

2026 Assessment History:

2026 Abstract Grand List:	\$426,500
2026 Grand List Assessment:	<u>470,700</u>
Increase before BCA Hearing:	<u>\$ 44,200</u>

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 condo units 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 land and estimated paving value. There are two ways to look at the value common area adds to the value of each unit. It 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 this unit on July 22, 2026. The overall Grade of "C" (Average) was not changed. The kitchen and baths remain at a rating of "Average". Several changes were made to the assessment, which included changing the flooring from "Laminate" 65% and "Carpet" 35% to "Carpet" 70% and "Hardwood" 30%. The attic (UAT) was changed from 50% finished living area (FLA) to 100% and the 50/50 shared basement was added. These changes resulted in an increase of \$44,200 in the Result of Grievance decision.

The Listers consider the 2026 Grand List assessment of \$470,700 to be the correct value for this property.

Property: 1084 | Bld: 1253 | Seq: 1 | Year: 2026 | Data As Of Date: 09/08/2026 | User: PSmith | DB: Assess50NorwichV1

Exterior Information

Type	8 - CONDO	
Stry 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 HI / FI			
P. Int Wall	1 - DRYWALL		
Sec Int Wall			
Partition	T - TYPICAL		
P. Floor	4 - CARPET		
Sec Floor	3 - HARDWOOD	30%	
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

[illegible]

Condo Information

Location	I - INTERIOR
Tot Units	14
Floor	M - MULTI LEVEL
% Own	
Name	NM - NORW MEADWS

Bath Features

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

Other Features

Kitchens	1	Rtng	A - AVERAGE
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	1	Rtng	P - POOR

Depreciation

Phys Con	FA - Fair-Avg	24.2
Functional		
Economic		
Special		
Override		
	Total	24.2%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

BMT IS COMMON AREA. 6/25- W/S FLUE NOT USABLE. NEW
BOILER. ORIG KIT+BTH. WORN FLRS

Res Breakdown

Floor	No. Unit	Rooms	Bd rms
M	1	6	3
Bld Total	1	6	3
Prcl Total	1	6	3

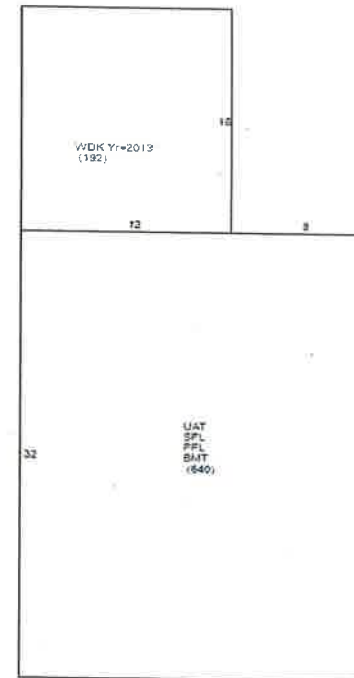
Calc Ladder

Base Rate	235.00	Depr	149,677
Size Adj	0.95781	Depr'd Total	468,823
Con Adj	0.90810	Juris Ft.	1.0000
Adj Prc	\$ 204.40	Spec. Features	\$ 0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 21,688	Final Total	\$ 468,800
NBH Mod	1.0000	Override Val	
NBC Infl	1.7500	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 468,800
Adj Tot (RCN)	618,500	Total \$/SF	\$ 266.36
Depr %	24.2%	Undepr \$/SF	204.40000

Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	640	640	640	640	204.40	130,816
SFL	2ND FLOOR	640	640	640	640	204.40	130,816
UAT	UNF ATTIC	480	640	480	0	69.50	33,360
WDK	WOOD DECK	192	192	0	0	21.08	4,047
BMT	BASEMENT	640	640	0	0	51.10	32,704
	Building Totals	2,592	2,752	1,760	1,280		331,743
	Parcel Totals	2,592	2,752	1,760	1,280		331,743

Sketch



Mobile Home

Make	Model	Serial	Year	Color
------	-------	--------	------	-------

Alt Areas

[illegible]

d Image



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

Property: 1084 | Bld: 1253 | 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



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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Rent ▾

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Sale & tax history

Property details

Neighborhood

♡ Favorite

✎ Edit Facts

➦ Share



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 – \$467,000

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

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

Buy ▾

Rent ▾

Sell ▾

Mortgage ▾

Real Estate Agents ▾

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Overview

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Neighborhood

♡ Favorite

✎ Edit Facts

➦ Share



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

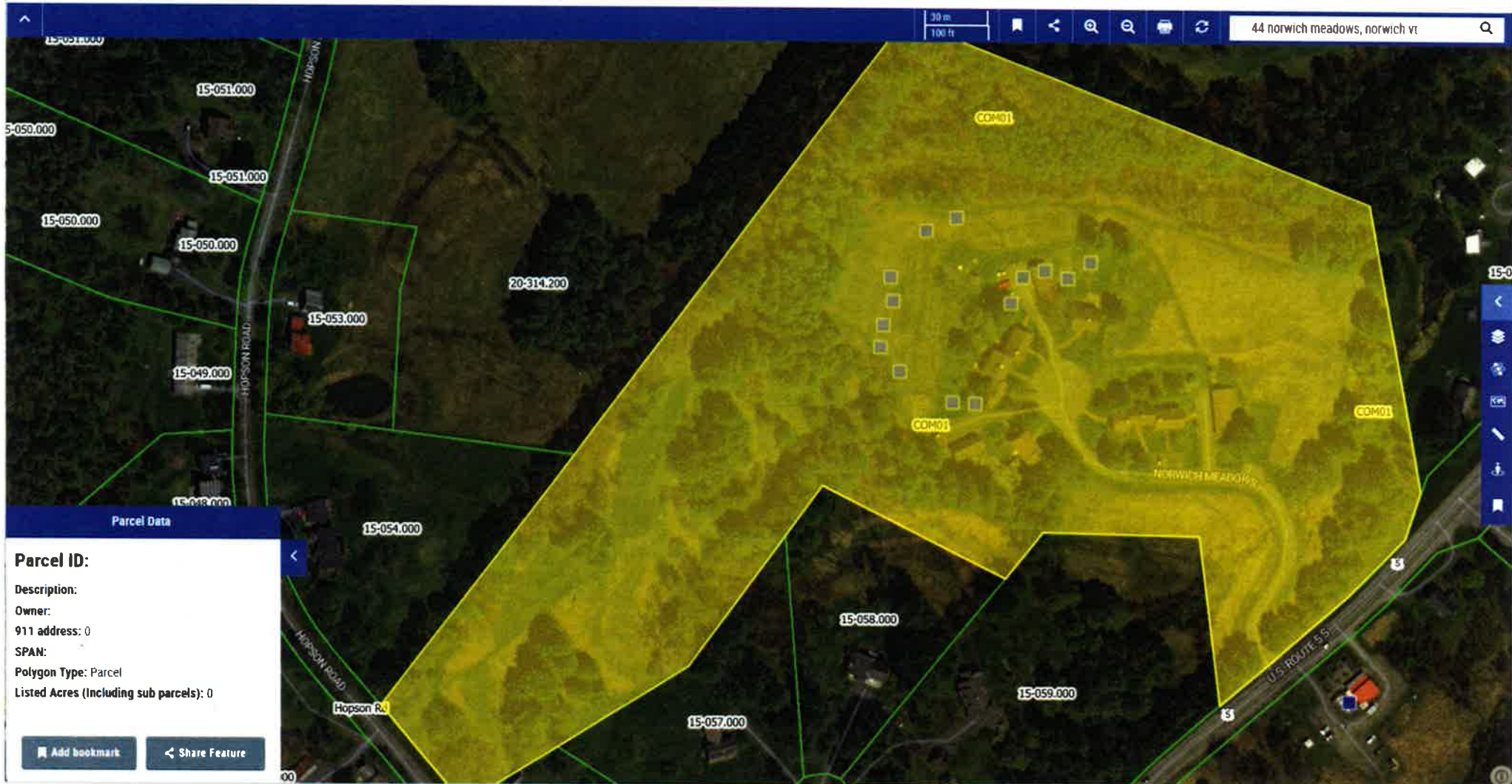
Norwich Meadows **Per Square Foot Analysis**

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



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.





Building Envelope = 4.1 ac