

Town of Norwich, Vermont



CHARTERED 1761

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Brooke Blicher & Gered Dunne – Parcel ID # 10-212-100

DATE: September 22, 2026

Property Description: The property is located at 62 Union Village Road. The dwelling is a 2-story Contemporary-style dwelling built in 2000 with 3,155 finished square feet, a kitchen, one full bath, two $\frac{3}{4}$ baths and one $\frac{1}{2}$ bath. The dwelling has an overall grade of B- and the kitchen is rated “Good” and the baths are rated “Average” with the depreciation at 12.5%. The assessed value of the dwelling is \$697,200. There are 2.59 acres assessed at \$281,100. The total assessed value on the 2026 Grand List is \$978,300.

2026 Assessment History:

2026 Grand List Abstract: \$978,300

After Grievance Hearing: \$978,300

Result of Grievance Change: \$ 0

Listers Assessment: During the 2025 townwide reappraisal, KRT Reappraisal revised the Town’s Neighborhood Codes from 18 to 11 codes. This revision reduced the Village Codes from four: VE (Village Excellent), VV (Village Very Good), VG (Village Good), VA (Village Average) to two: V1 (In Village) and V2 (Village Outskirts – walk to Village). During permit inspections, the Listers learned that several parcels that are clearly “In Village” were misclassified as N2 (Norwich Average) or N3 (Norwich Good). This discovery triggered a Lister review to ascertain if other parcels in the Village might also be miscoded. (Please see the attached list of 48 parcels that were reclassified.) The Listers utilized the “Village Residential” map from the Norwich Planning Department website and the boundary map of the Norwich Fire District. Both maps are attached. We also utilized the Interactive GIS maps on the Town website. Attached is a printout showing that the subject parcel is within the 2 boundaries cited above. Based on the attached information, we believe the change of the Neighborhood Code from N2 to V2 places the subject parcel in the correct classification.

When the Listers found that KRT had not done an interior inspection as part of the reappraisal process, we requested an appointment to conduct an interior inspection as part of the grievance process. The appellants declined this request stating that they were only grieving the Neighborhood Code change. Therefore, the grievance decision was based on the change of the Neighborhood Code, which only impacts the land value.

The Listers consider the 2026 Grand List for 62 Union Village Road of \$978,300 to be the correct value for this property based upon the information available to the Listers at grievance.

Exterior Information

General Information

Interior Information

Electric	3 - TYPICAL
Insulation	2 - TYPICAL
Int Vs Ext	S
Heat Fuel	10 - PROPANE
Heat	3 - FORCED H/W
# Heat Sys	1

Special Features / Yard Items

[illegible]

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	1	Rtng	AG - AVG/GD
Add Full	0	Rtng	
3/4 Bath	2	Rtng	A - AVERAGE
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	Rtngr	G - GOOD
Add Kit.	0	Rtngr	
Fireplaces	1	Rtngr	A - AVERAGE
WS Flues	0	Rtngr	

Depreciation

Phys Con	AV - Average	12.5
Functional		
Economic		
Special		
Override		

	Total	12.5%
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Comparable Sales

Rtng	Parcel ID	Type	Sale Date	Price
Avg Rtng			Ind Val	

Comments

W/O BMT; GD KIT . 12/23 EA . EST REAR=FENCE .
AC=MINISPLIT

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	9	4
Bld Total	1	9	4
Prcd Total	1	9	4

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

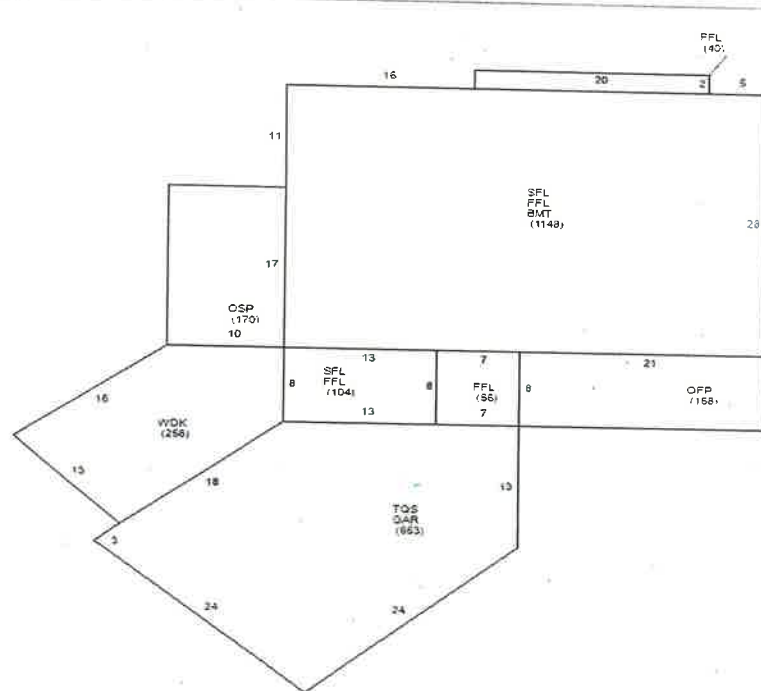
Calc Ladder

Base Rate	155.00	Depr	99,604
Size Adj	0.95848	Depr'd Total	697,225
Con Adj	1.00900	Juris Ft.	1.0000
Adj Prc	\$ 149.90	Spec. Features	\$ 0
Grade Ft.	1.25000	Lump Sum	
Other Feat	\$ 82,330	Final Total	\$ 697,200
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 697,200
Adj Tot (RCN)	796,828	Total \$/SF	\$ 220.98
Depr %	12.5%	Undepr \$/SF	187.37500

Sub Areas (7 of 8)

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
FFL	1ST FLOOR	1,348	1,348	1,348	1,348	149.90	202,065
SFL	2ND FLOOR	1,252	1,252	1,252	1,252	137.91	172,663
TQS	3/4 STORY	555	653	555	555	137.91	76,547
WDK	WOOD DECK	256	256	0	0	19.94	5,105
BMT	BASEMENT	1,148	1,148	0	0	69.23	79,476
GAR	GARAGE	653	653	0	0	37.27	24,337
OPF	OPEN PORCH	168	168	0	0	29.98	5,037
Building Totals		5,550	5,648	3,155	3,155		571,602
Parcel Totals		5,550	5,648	3,155	3,155		571,602

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image



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

Property: 727 | Bld: 850 | Seq: 1 | Year: 2026 | Data As Of Date: 09/10/2026 | User: PSmith | DB: Assess50NorwichVT

From: Rob Tozier <rob_tozier@krtappraisal.com>
Sent: Wednesday, January 29, 2025 2:19 PM
To: Cheryl Lindberg; Listers; Ken Rodgers
Subject: RE: Check-In
Attachments: Nbhd and View Codes.xlsx

Hi Cheryl,

I have talked with Ken, Kevin and Paul about reclassifying the neighborhoods and came up with the attached list. It simplifies the 15 residential neighborhoods into 8 but also follows similar group descriptions you already are used to. Also, the view breakouts will be converted from an influence adjustment to the neighborhood modifier table to enhance consistency, future recalibration and ease of query. It's much easier to change factors in a table than needing to update each parcel individually.

I'm not sure yet what properties will fall into which category, but that we can figure out when we are in the field.

I'm confident we can get the village to work with the 2 codes as that is how properties are listed for sale. I've seen a lot of comments like "in the village" or "walkable to the village", so those should be easy to assign with a map as a guide. The extremely rural areas should also work with just 2 distinctions, dirt road and everything else. The rest of town shouldn't need more than 4 neighborhoods or market areas. This level of classification works in every town, so I know we can make it work in Norwich.

I don't want to start changing things and find out later that you don't like it, so I figured I'd throw it out there before we start breaking it out like this. If you don't like it, I am open to your input. If you are ok with it, I will start applying these codes to the sales then all the non-sales after.

I have Kevin and Paul on stand-by to start reviewing. Thanks!

Regards,

Robert Tozier
Vice President
KRT Appraisal
1-877-337-5574

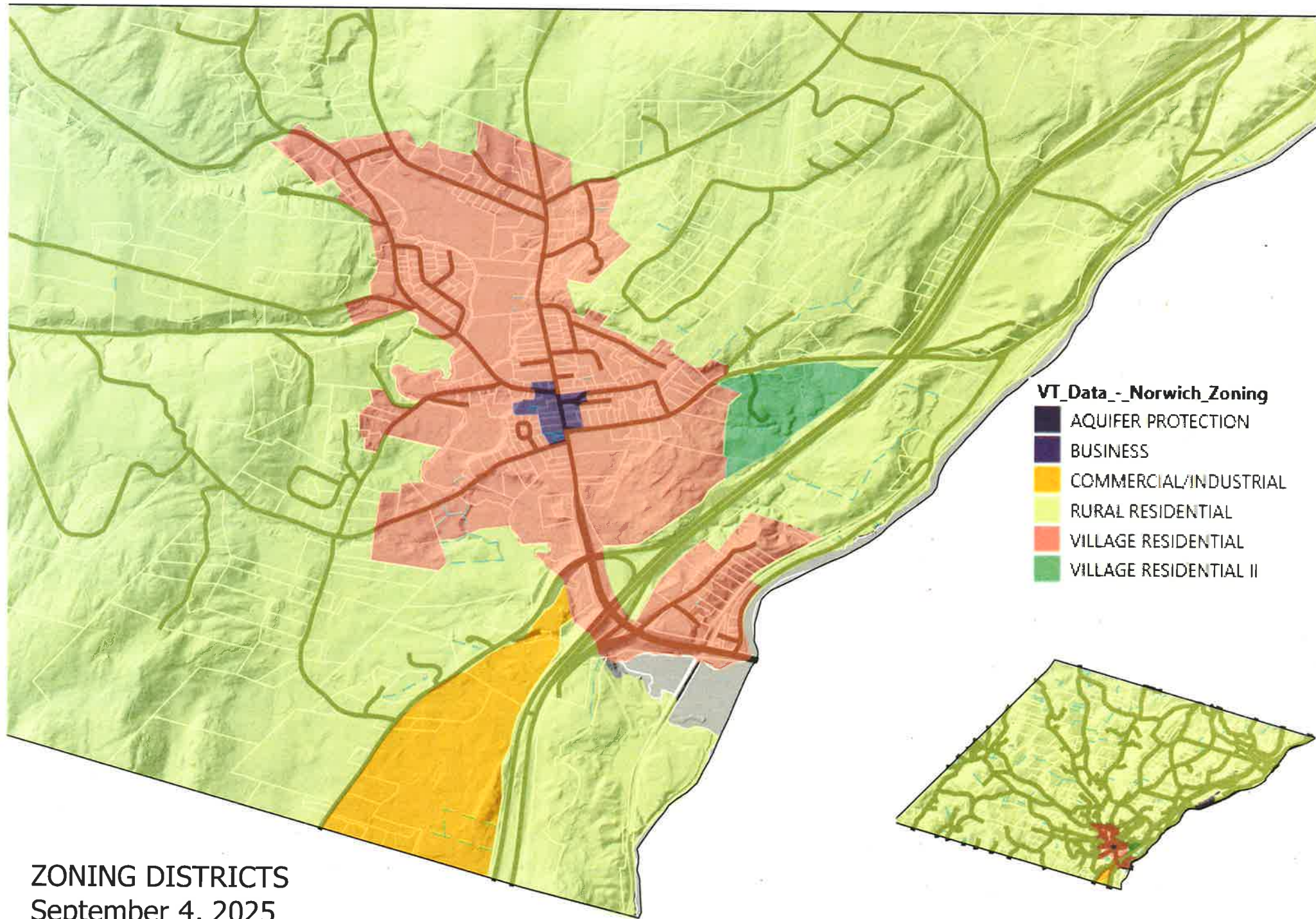
2026 Grievance - No BCA Appeal

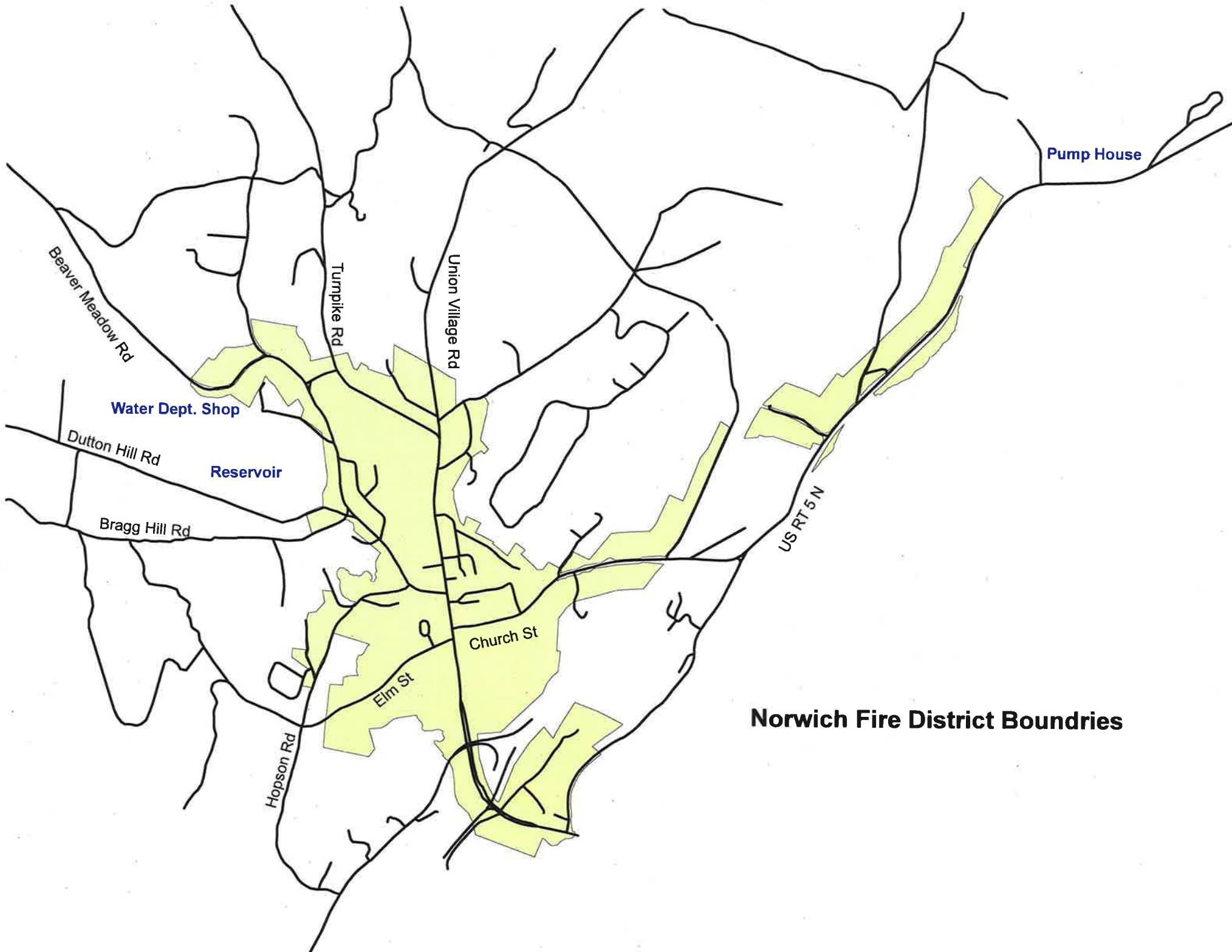
2026 Grievance & BCA Appeal

NOTE: No BCA appeal - located on Union Village Rd beyond the 2 parcels under BCA Appeal

2026 Neighborhood Code Changes

Owner	Parcel ID	Street #	Street	Prior Code	New Code
Barnett, Alexander	20-028-000	48	Pine Tree Rd	N3	V2
Berliner, Alice	16-055-000	172	Church St	N2	V2
Berger, Diana	20-022-000	86	Spring Pond Rd	N3	V2
Bllicher, Brooke	10-212-100	62	Union Village Rd	N2	V2
Callaway, David	16-018-000	169	Church St	N2	V2
Cheeks, Teresa	16-019-200	153	Church St	N2	V2
Chou, Tony	16-016-000	217	Church St	N2	V2
Colacchio, Thomas	16-019-000	44	Pine Tree Rd	N2	V2
Croteau, Walburga	10-215-000	34	Willey Hill Rd	N2	V2
Doyle, Peter	20-029-000	24	Pine Tree Rd	N3	V2
Eldred, Heidi	20-036-000	28	Hopson Rd	N3	V1
Enelow, Richard	20-270-000	163	Hopson Rd	N3	V2
Foster, Taryn	20-080-000	18	Glen Ridge Rd	N3	V2
Frye, Milton	20-035-000	32	Hopson Rd	N3	V1
Frye, Milton	20-034-000	34	Hopson Rd	N3	V1
Gardner, Ransom Family Trust	20-021-000	107	Spring Pond Rd	N3	V2
Goetinck, Michael	20-264-000	31	Brookside Dr	N3	V1
Goodrich, Jeffrey	16-057-000	228	Church St	N2	V2
H2H LLC	20-269-000	149	Hopson Rd	N3	V2
Harik Family Trust	20-032-000	27	Hillside Rd	N3	V2
Henry, Cheryl	20-265-000	23	Brookside Dr	N3	V1
Herman, Nicholas	20-027-000	60	Pine Tree Rd	N3	V2
Hopson Green LLC	20-030-000	112	Hopson Rd	N3	V2
Kerr, John	20-038-000	24	Hopson Rd	N3	V1
Lesourd, Nancy	20-263-000	11	Hopson Rd	N3	V1
Lillenthal, Mark	20-262-000	39	Brookside Dr	N3	V1
Lobb, John	16-015-200	243	Church St	N2	V2
Lubell, Jeffrey	20-018-000	23	Spring Pond Rd	N3	V2
Lukovits, Timothy	20-019-000	186	Hopson Rd	N3	V2
Luxon, Thomas	20-037-000	28	Hopson Rd	N3	V1
Marotti, Jonathan	20-031-000	96	Hopson Rd	N3	V2
McGean, Elizabeth	20-017-000	7	Pine Tree Rd	N3	V2
Micalizio, Glenn	20-031-100	82	Hopson Rd	N3	V2
Michalchuk, Bradley	20-025-000	49	Pine Tree Rd	N3	V2
Michel, Melanie	20-266-000	11	Brookside Dr	N3	V1
Miller, Dianne	20-261-000	5	Hopson Rd	N3	V1
Nelson, Martha	10-206-000	65	Union Village Rd	N2	V2
Olsen, Jon	20-026-000	70	Pine Tree Rd	N3	V2
Ornvold, Kim	20-024-000	21	Pine Tree Rd	N3	V2
Phelps, Jesse	20-039-000	8	Hopson Rd	N3	V1
Rimmer, Christopher	20-020-000	91	Spring Pond Rd	N3	V2
Riordan, Brian	10-205-000	59	Union Village Rd	N2	V2
Rosenbloom, Jonathan	20-268-000	137	Hopson Rd	N3	V2
Scherr, Sylvia	10-212-000	21	Willey Hill Rd	N3	V2
Shepherd, Jennifer	16-054-000	164	Church St	N2	V2
Shook, Stratton	16-015-100	185	Church St	N2	V2
Taylor, Thomas	20-271-000	187	Hopson Rd	N3	V2
Warner Meadows	20-267-000	0	Hopson Rd	N3	V1





Norwich Fire District Boundaries



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.

