

TO: Board of Civil Authority – Town Clerk Trajman

FROM: Board of Listers – Lindberg, Smith and Ciccotelli

RE: Brian and Mary Riordan – Parcel ID # 10-205-000

DATE: September 22, 2026

Property Description: The property is located at 59 Union Village Road. The dwelling is a 1-1/2-story Cape-style dwelling built in 1951 with 2,094 finished square feet, a kitchen, one full bath, and one ¾ bath. The dwelling has an overall grade of C and the kitchen and baths are rated "Average" with the depreciation at 18.33%. The assessed value of the dwelling is \$443,300. There are 1.7 acres assessed at \$251,000. The total assessed value on the 2026 Grand List is \$694,300.

2026 Assessment History:

2026 Grand List Assessment: \$694,300

After Grievance Hearing: \$694,300

Result of Grievance Change: \$ 0

Listers Assessment: During the 2025 townwide reappraisal, KRT Reappraisal revised the Town's Neighborhood Codes from 18 codes 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) which are not Village codes. This discovery triggered a Lister review to ascertain if other parcels in the Village might also be miscoded in error. (Please see the attached list of 48 parcels that were corrected). The Listers utilized the "Village Residential" map from the Norwich Zoning/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 from the Neighborhood Code from N2 to V2 places the subject parcel in the correct classification. We also are providing a post to the Norwich Listserv by Molly Riordan dated September 15, 2026 which refers to their road as "this busy biking, running and walking route."

The Listers did not do a site visit to this parcel during the grievance process because the grievance was based on the change of the Neighborhood Code, which only impacted the land value. The Listers note that the appellant refused an interior inspection during the 2025 reappraisal as documented on their property record card (12/18/2023 INT REF).

The Listers consider the 2026 Grand List for 59 Union Village Road of \$694,300 to be the correct value for this property based upon the information we had available at the grievance.



Exterior Information

Type	5 - CAPE	
Story Hght	1H - ONE/ONE HALF	
(Liv) Units	1	Tot 1
Found	2 - CONC BLOCK	
Frame	1 - WOOD	
P. Wall	2 - CLAPBOARD	
Sec Wall	0	
Roof Str	1 - GABLE	
Roof Cvr	14 - STDG SEAM	
Color	WHITE	
View		
Shape		
Bld Name		

General Information

Grade	C - AVERAGE	
Year Btl	1951	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	4 - CARPET	20%	
Bmt Floors	12 - CONCRETE		
Sub Floors			
Bmt Garage	0		
Electric	3 - TYPICAL		
Insulation	2 - TYPICAL		
Int Vs Ext	S		
Heat Fuel	1 - OIL		
Heat	1 - FORCED H/A		
# Heat Sys	1		
Heated %	75	AC %	
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

[illegible]

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

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

Other Features

Kitchens	1	Rtnq	A - AVERAGE
Add Kit.	0	Rtnq	
Fireplaces	1	Rtnq	A - AVERAGE
WS Flues	0	Rtnq	

Depreciation

Phys Con	GD - Good	17.5
Functional	H - HEAT	1
Economic		
Special		
Override		
Total		18.33%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

HST NO HEAT - 1 OPEN ROOM; BMT FLOOR CRACKED . 12/23
EA . INT REFUSAL

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
M	1	7	3
Bld Total	1	7	3
Prcd Total	1	7	3

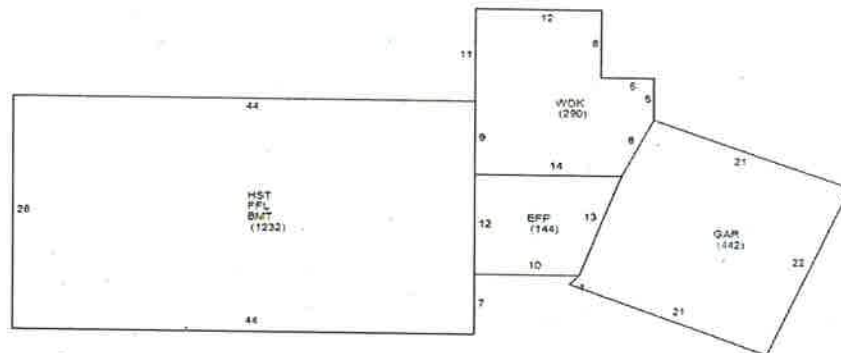
Calc Ladder

Base Rate	185.00	Depr	99,488
Size Adj	1.03873	Depr'd Total	443,271
Con Adj	1.04417	Juris Ft.	1.0000
Adj Prc	\$ 200.65	Spec. Features	\$ 0
Grade Ft.	1.00000	Lump Sum	
Other Feat	\$ 36,191	Final Total	\$ 443,300
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 443,300
Adj Tot (RCN)	542,759	Total \$/SF	\$ 211.66
Depr %	18.33%	Undepr \$/SF	200.65000

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch



Mobile Home

Make		Model		Serial		Year		Color	
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Alt Areas

[illegible]

Image



Property: 717 | Bld: 839 | Seq: 1 | Year: 2026 | Data As Of Date: 09/10/2026 | User: PSmith | DB: Assess50NorwichVT

Cheryl Lindberg

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

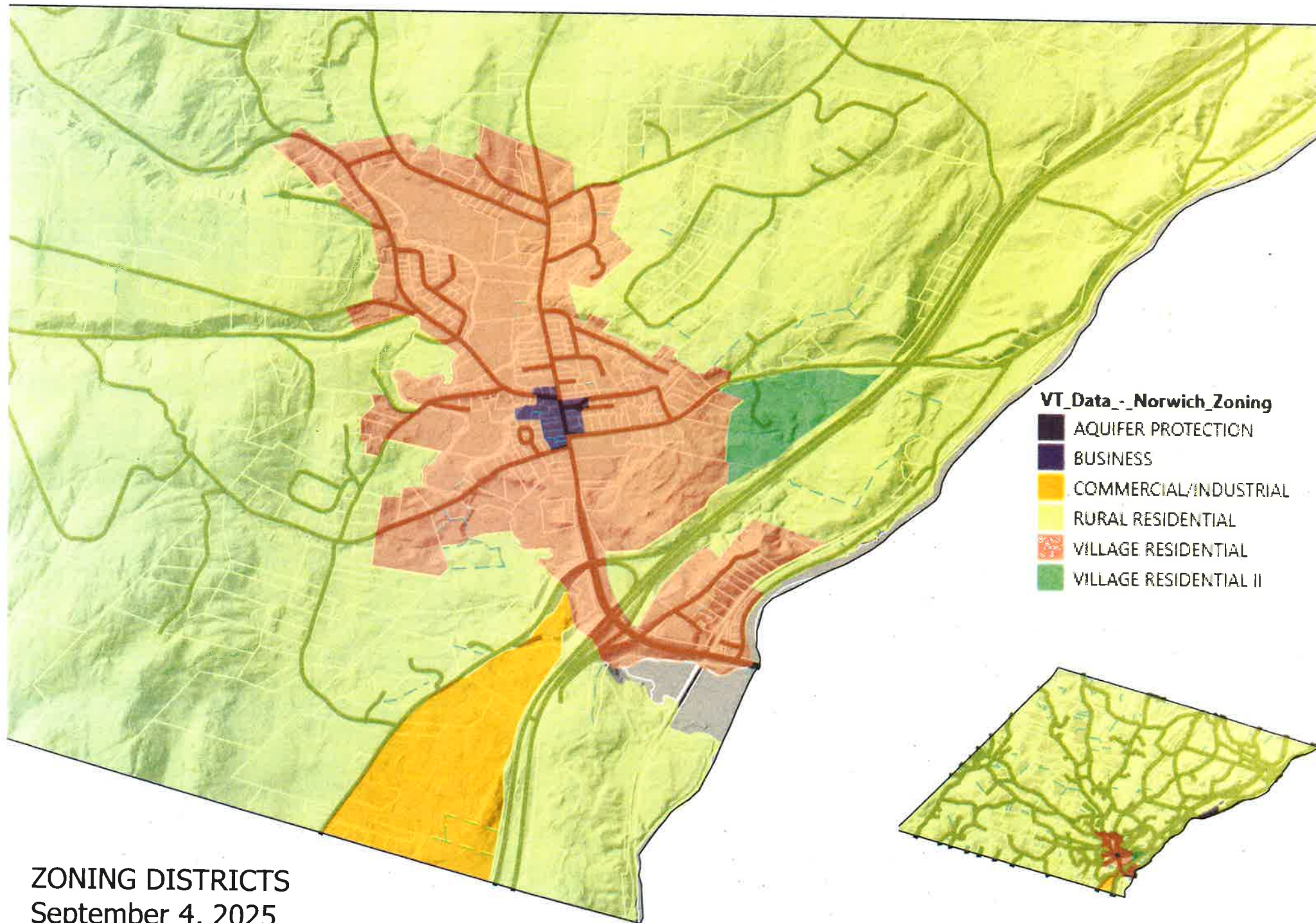
2026 Grievance - No BCA Appeal

2026 Grievance & BCA Appeal

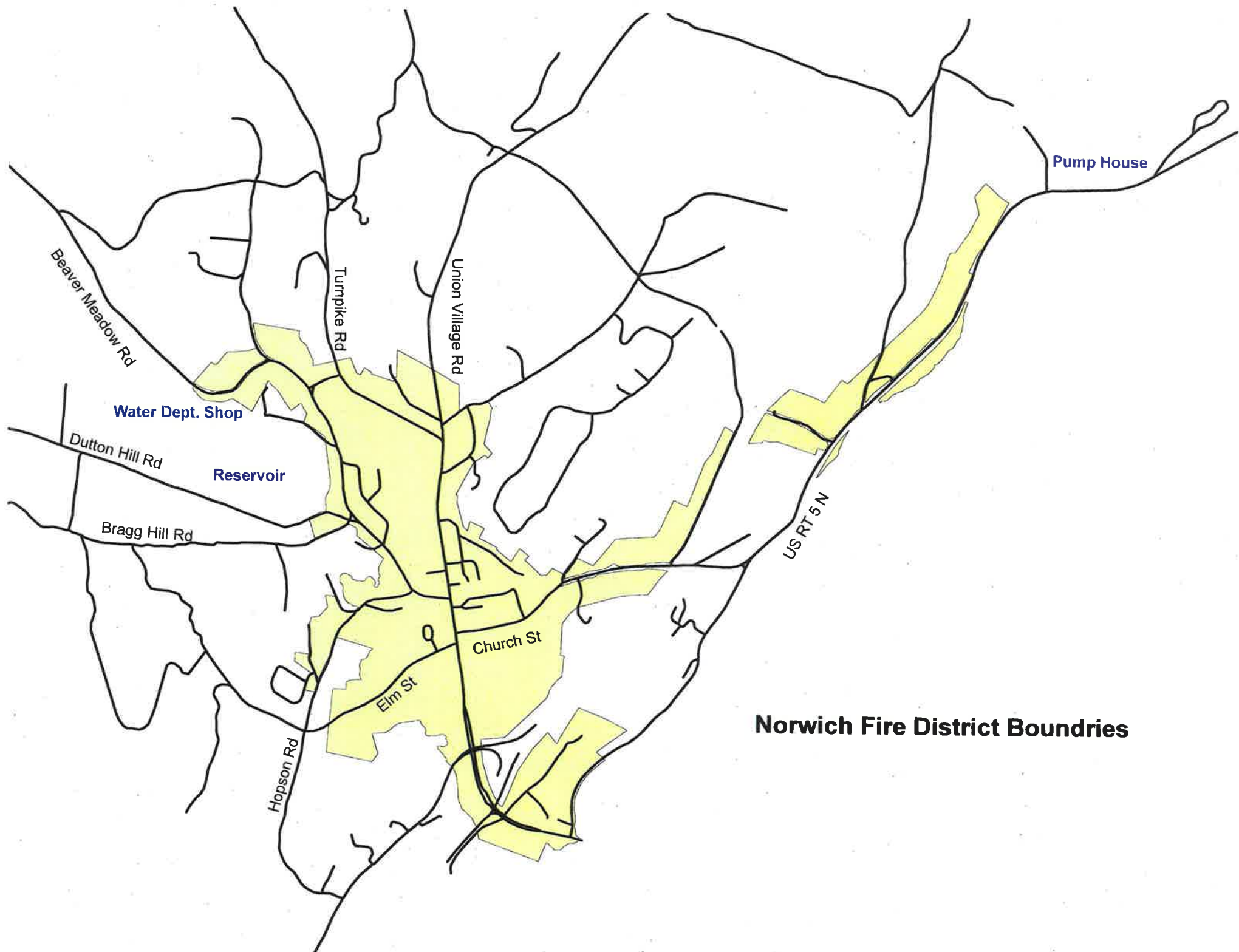
NOTE: No BCA appeal - located on Union Village Rd beyond the 2 parcels under BCA Appeal

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
Blicher, 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
Goettnck, 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
Lilienthal, 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



ZONING DISTRICTS
September 4, 2025



Pump House

Water Dept. Shop

Reservoir

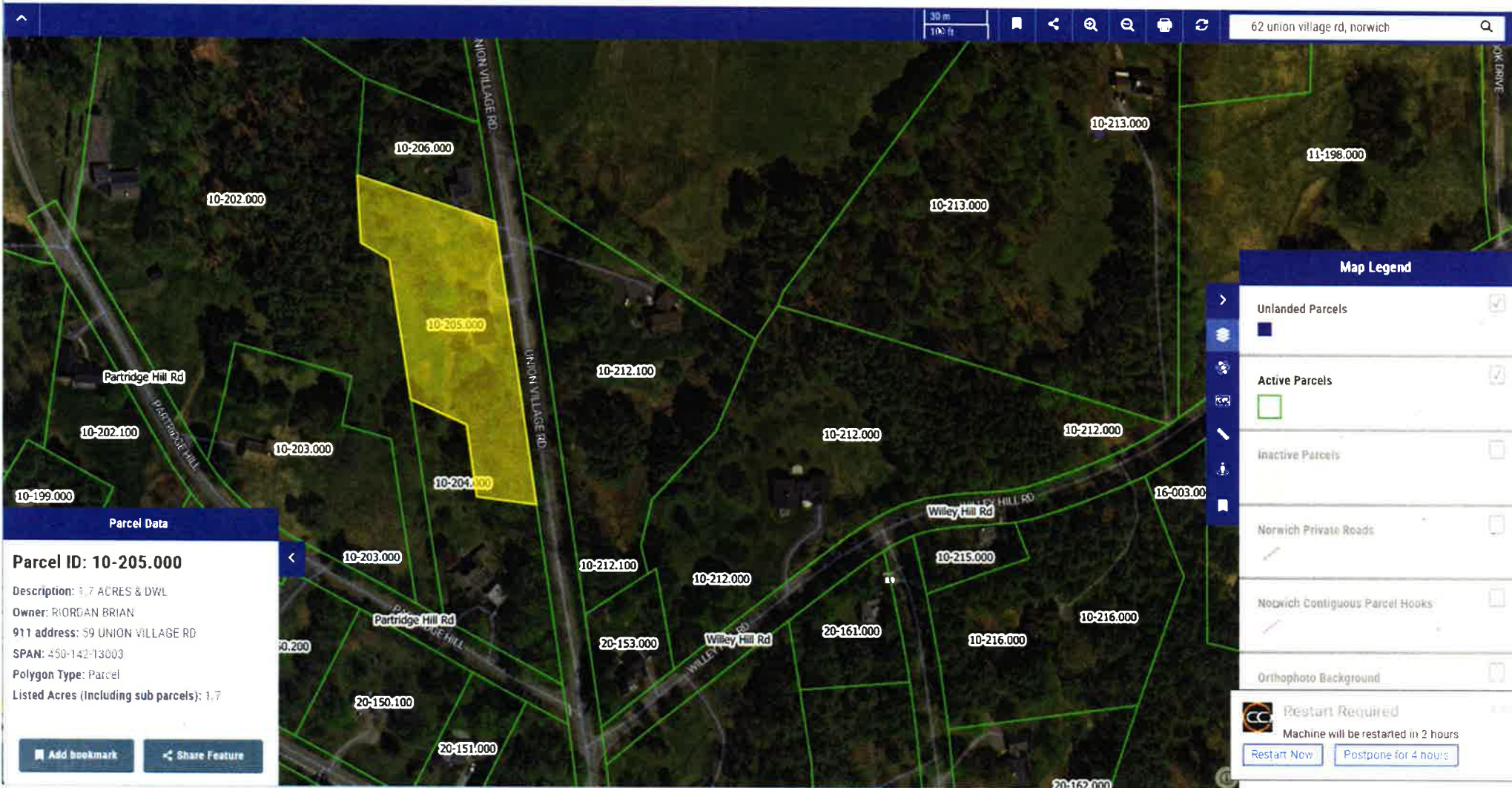
US RT 5 N

Norwich Fire District Boundries



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.



map.nemrc.info/nemrc/maps/631867c6-2270-11ef-9acd-0afdd391111f/Norwich-VT---2025-Parcel-map-#

NEMRC
LAND ACCOUNTING

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.

62 union village rd, norwich

Parcel Data

Parcel ID: 10-206.000

Description: .86 ACRE & DWL/APT
Owner: NELSON MARTHA ANN
911 address: 65 UNION VILLAGE RD
SPAN: 450-142-13004
Polygon Type: Parcel
Listed Acres (Including sub parcels): 0.86

[Add bookmark](#) [Share Feature](#)

Map Legend

- ☒ Unlanded Parcels
- ☒ Active Parcels
- ☐ Inactive Parcels
- ☐ Norwich Private Roads
- ☐ Norwich Contiguous Parcel Hooks
- ☐ Orthophoto Background

Map controls: 30 m, 100 ft, search, zoom in, zoom out, print, refresh.

NOTE: No BCA appeal - located on Union Village Rd beyond the parcel under BCA appeal.

9. Speeding on UVR

From: molly riordan <marymriordan@gmail.com>

Date: Tue, 15 Sep 2026 17:49:01 -0400

September 15, 2026

Dear Norwich Selectboard,

Along with several of our neighbors, my family and I have been pleading with the town of Norwich to take action to address speeding on Union Village Rd. (UVR.) We sent our most recent appeals via email in September 2022, August 2024, and December 2025. Despite reaching out to the Selectboard and NPD, we have seen no improvement in safety or patrolling on our road. In December 2025, we requested data from the speed reader at the bottom of UVR. Despite multiple follow-up requests, we still have not received this data. Watching the traffic fly by our house is nothing short of terrifying. Many children live in this vicinity. I fear for their safety every day. It seems obvious to us, at least, that the supposed "traffic calming" speed reader is useless at the bottom of the hill, about 500 yards from where the speed limit drops to 25mph. Please address this dangerous problem by moving the speed reader up the hill, ahead of the speed-limit change, to warn drivers to slow down on **this busy biking, running, and walking route.**

I am deeply frustrated that the town does not seem to care that cars are flying into the village at 60mph. This, of course, is just an estimate, since we have not been given the data. However, I would not be surprised if said data shows speeds in excess of that. At this point, I am begging you: please do something to address this situation before something terrible happens.

Respectfully, though desperately so,

Molly Riordan
59 Union Village Rd