September 9, 2026

Paul Gross & Margaret Sadler

52 Norwich Meadows Dr. #7

Norwich, VT 05055

Board of Civil Authority

Town of Norwich, VT 05055

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We wish to appeal our 2026 assessment by the Board of Listers, currently $518,500. Parcel ID: 15-055.007 Span 450-142-11743

Our condo unit is assessed significantly higher than other units in our 14 unit Norwich Meadows Condominium development, including two that have sold recently. Our unit is assessed higher than all but two other units in our development, and those two have had more recent renovations and have significantly greater market appeal and market value than our unit.

There are significant variations in assessments within our development that are inequitable and inexplicable given recent actual purchase prices. These variations seem to be arbitrary, capricious, and don't seem to reflect market conditions.

We believe that overall assessments at Norwich Meadows are skewed by the sale of Unit 10, sold in 2024 for $599,000. This unit suffered catastrophic water damage from frozen pipes six or seven years ago when the owners were away and as a result was completely rebuilt inside. Because the renovation was beautifully done, including redoing the third floor and adding a third bathroom there, this unit is definitely more marketable and valuable than any other unit at Norwich Meadows.

Here is some information about some of the units we are familiar with at Norwich Meadows:

55 Norwich Meadows Dr. Unit 1   2026 assessment $495,000

This unit was extensively renovated in 2023 and was sold in 2024 for $455,000 after having been on the market for 5 months at $475,000. This unit was originally the same size as our unit, but now has an added 13x14 foot sunroom. The layout, amenities such as the attached sunroom, a wood burning fireplace and the recent renovations make this unit much more valuable and marketable than our condo. It should be noted that this unit was sold before it was known that our septic system had failed, and that our well was contaminated with PFAS.

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55 Norwich Meadows Dr. Unit 4   2026 assessment $468,000

This unit sold in October, 2025 for $410,000. It has not had any recent renovations, but has a very convenient one floor layout. The fact that it has been assessed this year at $468,000 seems inexplicable given the recent purchase price. This unit was also purchased before it was known that our septic system had failed, that our well was contaminated with PFAS and that condo fees would rise by $400/month within a few months after purchase.

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40 Norwich Meadows Dr. Unit 12   2026 assessment $400,800

This unit has had a recent kitchen renovation and the layout makes this unit much more marketable than ours, yet it is assessed $117,700 less than ours.

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40 Norwich Meadows Dr. Unit 11 2026 assessment $448,600

This unit had extensive renovations within the last 6 or 7 years, and is very similar to unit 12 in terms of layout and appearance, yet it is assessed at $448,600, $47,800 more than unit 12 and $69,900 less than ours. The owner of this unit had wished to appeal her 2026 assessment to the Listers, but didn't receive her notice until after the deadline because mail to Norwich Meadows was delayed, sometimes by weeks.

We don't believe the Listers took into account three significant factors affecting the market value of all the units at Norwich Meadows. Any buyer doing due diligence will take these factors into account.

Our current monthly condo fee is $930($11,160/yr), up from $550($6,600/yr) last year due to having replaced the failed septic system for the development. The condo fee is quite high compared to other condo developments in the area, and it looks like it will be rising even more in the near future. This greatly affects the market value of all the units. For example, one unit is for sale currently, and prospective buyers lose interest as soon as they find out what the fee is.

The well for our development is out of compliance from Vermont PFAS regulations and must be replaced at an estimated cost around $300,000-$350,000 ($21,000-$25,000/unit). We do not know where the PFAS contamination is coming from, and there are uncertainties as to whether a new well can be located without PFAS. Until the well is replaced and compliant, it is doubtful that a bank would approve financing for any unit at Norwich Meadows. We are hopeful that a state grant will help pay for a new well, but that is not guaranteed. The impact on condo fees of the new well is uncertain but could be extreme. This factor alone significantly negatively affects the market value and salability of all the units at Norwich Meadows.

The roofs at Norwich Meadows are approaching the end of their useful lives and will need to be replaced within the next few years. There are no estimates yet as to the cost of replacing the roofs, but it is guaranteed that condo fees will have to be raised even more than they are now, as the Association has virtually no reserve funds to pay for replacements.

Taking into account all the above factors, we believe our assessment is extremely over valued, as are all the other units at Norwich Meadows. The very high and soon to be higher condominium fee and the serious problem with the well severely negatively affect the market value of Norwich Meadows condominiums.

As a baseline, we believe our own assessment certainly should be far less than that of Unit 1, since Unit 1 has the extra sunroom, more recent renovations and a relatively recent actual sales price. We think the assessment of our unit should be reduced to be more equivalent to that of Unit 12, which has a similar size and layout to ours.

Respectfully submitted,

Paul Gross & Margaret Sadler