



BOARD OF CIVIL AUTHORITY
Tuesday, September 23, 2025
4:00pm in Tracy Hall
Final minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Jed Baker, Kimo Griggs, Dave Krimmel, Suzanne Leiter, Kristin Maffei, Emily Scherer, Lily Trajman, Priscilla Vincent

Listers: Ernie Ciccotelli, Cheryl Lindberg, Pamela Smith

Appellants: John Lamppa; James McTaggart; Kelley Hersey for Veronica Rassias; Kirk Williams.

Online: Kevin Leen of KRT Appraisals, speaking for the Town.

1. LAMPPA – parcel # 11-038.000

- a. Manny called the hearing to order at 4:01pm.
- b. The Listers presented the property: 276 Bradley Hill Road with 38.9 acres; assessed at \$2,194,200.
- c. John Lamppa presented his appeal, focusing on the inequality of valuation between his house and the neighbors at 228 Bradley Hill Rd.
- d. The Listers responded by reminding that the assessors have created new land and material tables, used to calculate the value of properties in Norwich. Listers believe 228 Bradley Hill is not a good comparable, because of the many differences between the buildings including building style. Data errors have been corrected.
- e. BCA members were given the opportunity to ask questions:
 - i. Price per square foot is set by the style of the building; different styles have different starting points for price per square foot. Base price per square foot, land tables, and depreciation tables are calculated by looking at three years of arm's length sales for buildings of the same style.
 - ii. Discrepancy between square footage on record card and square footage alleged by homeowner. KRT stated that final square footage is livable space and is determined by exterior measurements minus any cathedral ceilings.
- f. Maffei, Manny and Griggs set an inspection time for October 1st at 3pm.
- g. Manny recessed the hearing to 5pm on Tuesday, October 21st in the multipurpose room of Tracy Hall.

2. MCTAGGART – 16-012.100

- a. Manny called the hearing to order at 4:29pm.

- b. The Listers presented the property as a residential dwelling at 71 Upper Loveland Rd. on 1.06 acres. Total assessed value of \$359,800.
 - i. McTaggart outlined his memo – valuation of properties near him have increased a lower percentage than his house and land increased.
- c. The Listers responded:
 - i. There are topography and location adjustments already on the property record card; much of the difference in valuation is due to price per square foot based on the style of the house and depreciation due to the age of the comparable house.
- d. The BCA members were given an opportunity to ask questions:
 - i. Discussion of topo adjustments – apply over entire house site.
 - ii. Discussion of how house types are assigned and how often they change.
- e. Maffei, Manny and Griggs set an inspection time for October 2nd at 3:30pm.
- f. Manny recessed the hearing to 5:30pm on Tuesday, October 21st in the multipurpose room of Tracy Hall.

3. RASSIAS – 16-032.100

- a. Manny called the hearing to order at 5:00pm.
- b. The Listers presented the property as a residential property at 81 Cliff Street containing 0.59 acres and currently valued at \$576,300.
- c. Kelley Hersey spoke on behalf of the appellant:
 - i. Appeal based on overvaluing the acreage attached to the house. Based on other properties on Cliff St, the price per acre is much higher.
- d. The Listers responded:
 - i. Pointed out that one of the comps (75 Cliff St.) was incorrectly categorized as a “rustic camp” and that was being fixed as an error or omission to the Selectboard.
 - ii. Look at other two story contemporaries for correct comparison.
- e. BCA members were given the opportunity to ask questions:
 - i. Questions about how land values are determined. Leen spoke about how the Land Curve is generated. Land curve is not linear – one acre is \$350,000, but half an acre is not half of that. There is a base value set for access to town services, location, etc.
 - ii. Clarified that views are added on top of acreage values.
- f. Leiter, Krimmel and Baker set an inspection time for 10/1 at 4pm.
- g. Manny recessed the hearing to Tuesday, October 21 at 5:15pm.

4. WILLIAMS - WILLIAMSON – Parcel 09-035.300; 1415 Beaver Meadow Rd.

- a. Manny called the hearing to order at 5:29pm.
- b. The Listers presented the property as a residential property currently valued at \$658,000 and containing 6.3 acres.
- c. Williamson outlined their basis for appeal:
 - i. Assessed value incorrect due to systematic errors in assessment approach that leads to inflated assessment.

- ii. Steepness of driveway not taken into account. Has tried to have it fixed, but estimates in 10s of thousands. Was told at time of purchase that it would take about \$100,000 to fix all the things wrong with the property.
 - iii. Topo adjustment should be changed to reflect the steepness of the property.
- d. The Listers responded:
 - i. Reminded the BCA that comps without interior inspections may not be accurate. A great deal of interior work was done during COVID that would not be captured without interior inspections.
 - ii. Also noted that several presented comps do not have garages or have detached garages.
 - iii. 10% topography reduction has been applied.
 - iv. Listers noted that some of these issues are deferred maintenance issues.
- e. BCA members were given the opportunity to ask questions.
 - i. Steep driveway could be a topo adjustment or an access adjustment. Was not changed from previous adjustment.
 - ii. Driveway adjustment applies to the primary site. This is where ROW adjustments or shared driveways would be accounted for. Generally 5% adjustment, but because the driveway was very steep KRT put on a 10% adjustment.
 - iii. Property owners in the same area also have drainage issues and have similar topo adjustments.
 - iv. Standing water addressed with topo adjustments.
- f. Leiter, Krimmel and Baker set an inspection time for 10/1 at 5:15pm. Listers are not allowed to join the inspection.
- g. Manny recessed the hearing to Tuesday, October 21 at 5:45pm in the Tracy Hall multipurpose room.

Hearings will be continued on Thursday, 10/2 at 5pm.

Minutes taken by Lily Trajman.

Minutes approved on January 6, 2026.



Alix Manny, BCA Chair