



BOARD OF CIVIL AUTHORITY

Thursday, October 2, 2025

5:00pm in Tracy Hall

Final Minutes

BCA Members Present in Tracy Hall: Alix Manny (Chair), Jed Baker, Dave Krimmel, Suzanne Leiter, Bob Pitiger, Emily Scherer, Matt Swett, Lily Trajman, Priscilla Vincent

Listers: Cheryl Lindberg, Pamela Smith, Ernie Ciccotelli (arrived at 5:45pm)

Appellants: Asher Auel; Victor P LLC was represented by Sunny Payson & Jeremy Campbell (owners), Andrew Cliburn, and Linda Vaughan.

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

1. AUUEL – parcel #15-010.100

- a. Manny called the hearing to order at 4:56pm.
- b. The Listers presented the property as a residential dwelling at 5 Happy Hill Rd on 5.32 acres. It is valued at \$1,097,600
- c. Asher Auel presented his appeal, focusing on errors on the property record card. In particular, he believes that the grade factor is too high.
- 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. These tables had not been updated in 9 years. Grade factor is determined by KRT. Listers noted that the property was purchased in 2021 for \$1,225,000 despite being assessed at \$578,400.
- e. BCA members were given the opportunity to ask questions:
 - i. Listers clarified that reductions to the assessed value were made by increasing the depreciation, reducing the grade from very good to good.
 - ii. KRT answered questions regarding how the grade factor is determined.
- f. Inspection set for 10/8 at 4:30pm.
- g. Manny recessed the hearing to 5pm on Thursday, October 23rd in the multipurpose room of Tracy Hall.

2. VICTOR P LLC – 11-068.000

- a. Manny called the hearing to order at 5:27pm.
- b. The Listers presented the property as a residential dwelling at 694 Goodrich 4 Corners Rd. on 71.5 acres. The assessed value is \$3,036,600

- c. Andrew Cliburn presented the appeal on behalf of Victor P, LLC. The appeal focuses on an incorrect determination of fair market value. Particularly, the Listers' comparables did not feature properties that had sold in the last five years. Square footage is incorrect as the 3rd story is not completely useable, and the basement has a low quality finish.
- d. The Listers responded that the cost approach is used in a town-wide reappraisal. There continue to be discrepancies between appraisal features and lister card features, including the view grade and patio. The reduction provided during the grievance resulted from changes in grade and bath ratings; the Listers also added bath and patio at that time.
- e. The BCA members were given an opportunity to ask questions:
 - i. Listers reiterated that the number of total rooms is not something that matters in terms of setting the assessed value. Additional kitchens and bathrooms can change the value.
 - ii. The appraiser for the appellants clarified the calculation of attic square footage.
- f. Inspection set for 10/8 at 5pm.
- g. Manny recessed the hearing to 5:15pm on Thursday, October 23rd in the multipurpose room of Tracy Hall.

Note: subsequent to the meeting the owners asked the Listers to independently inspect the property.

Hearings will be continued on Thursday, 10/9 at 4pm.

Minutes taken by Lily Trajman.

Minutes approved on January 6, 2026.



Alix Manny, BCA Chair