



BOARD OF CIVIL AUTHORITY

Thursday, October 9, 2025

4:00pm in Tracy Hall

Final minutes

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

Listers: Cheryl Lindberg, Pamela Smith, Ernie Ciccotelli

Appellants: Stuart and Margery Elsberg; Cole Flannery accompanied by Linda Vaughan (appraiser) and Andrew Cliburn (attorney); Sue Kaufman.

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

1. ELSBERG – parcel #15-055.012

- a. Manny called the hearing to order at 4:30pm.
- b. The Listers presented the property as a two story condo located at 40 Norwich Meadows Unit 12. It contains 1600 square feet and is valued at \$390,400.
- c. Stuart Elsberg presented his appeal, stating that the assessment of the condo was neither fair nor equitable, either within the town or the condo development.
- d. The Listers responded by pointing out that recent sales in the condo complex justify the assessed value of the property and noting that differences in assessed value between similar condos were due to differences in interiors.
- e. BCA members were given the opportunity to ask questions:
 - i. Elsberg clarified that the Condo Association takes care of exterior maintenance; owners care for “studs in” issues.
 - ii. KRT was asked about the different assessed values of condos with identical layouts and squarefootage.
- f. Inspection set for 10/16 at 3pm with Manny, Krimmel, Swett and Trajman attending.
- g. Manny recessed the hearing to 5pm on Tuesday, October 28 in the multipurpose room of Tracy Hall.

2. Flannery – 03-050.200

- a. Manny called the hearing to order at 5:00pm.
- b. The Listers presented the property as a residential dwelling at 165 Stagecoach Road. The parcel contains 30.1 acres and has a total assessed value of \$2,385,600.

- c. Andrew Cliburn presented the appeal on behalf of Cole Flannery. Recent sales data does not support the high proposed value. Listers did not take into account the fact that the house is on a private road and the square footage for the second floor is not figured correctly. In addition, the grade factor should not have increased. Cliburn argued that the previous assessed value – \$1,577,000 – was accurate, especially since the house was a newer construction and did not change over the last two years. In this case, the Cost approach and the Market approach produced two different values, and the Listers' value (calculated with Cost approach) is high.
- d. The Listers responded that the cost approach is used in a town-wide reappraisal because there are too many properties to do market comparables on each one. The Listers reminded everyone that the land and cost tables had been updated, so there was an expectation that assessed values would increase after the re-appraisal. The previous value of Flannery's property was based on the 2016 reappraisal tables. The Listers also stated that exterior measurements are used for finished square footage. KRT noted that the house is only two years old, so any older comps are really not comparable to new construction.
- e. The BCA members were given an opportunity to ask questions:
- f. Inspection set for 10/16 at 4:15pm with Manny, Scherer, Trajman and Vincent attending.
- g. Manny recessed the hearing to 5:15pm on Tuesday, October 28th in the multipurpose room of Tracy Hall.

3. KAUFMAN – Parcel # 06-023.000

- a. Manny called the hearing to order at 5:27pm.
- b. The Listers presented the property as having a residential dwelling and two rental dwellings at 535, 537 and 539 Campbell Flats Road. The parcel contains 14.15 acres and has an assessed value of \$1,727,200.
- c. Sue Kaufman grieved the assessment increase of 67%, noting that there was no change to the dwelling or property. In addition, the per acre cost of the .52 acres associated with 537 CFR is much greater than the per acre cost of any neighboring properties.
- d. The Listers responded that Dennis Kaufman had filed a Boundary Line Adjustment before his death, which created a house site and land associated with 537. House site acres are valued at much more than excess acres, so carving a new parcel with a house site out of the existing parcel would automatically increase the assessed value. The Listers noted that for some reason this BLA was not incorporated into the property record card until this reappraisal cycle – probably because there was no deed associated with it.
- e. The BCA members were given an opportunity to ask questions:
 - i. The Listers clarified that in their opinion the property is now composed of three parcels, not two as Kaufman maintains. Each parcel would be assessed with an initial site acre.
 - ii. There is some confusion as to which house goes with which number and which land allotment. The Inspection Committee will try to clear this up.

- f. Inspection set for 10/16 at 4:15pm with Manny, Scherer, Trajman and Vincent attending.
- g. Manny recessed the hearing to 5:30pm on Tuesday, October 28th in the multipurpose room of Tracy Hall.

Hearings will be continued on Tuesday, 10/14 at 4:30pm.

Minutes taken by Lily Trajman.

Minutes approved on January 6, 2026.



Alix Manny, BCA Chair