

2017 Grievance Hearings

Wednesday May 31, 2017

9:00am Keener, Lorraine - Parcel ID 11-010

Lorraine asked about homestead declaration, nothing declared yet in our office, we suggested she check in with State. Doug went over card with Lorraine noting: square footage, finish of basement; changes are due to cost of construction in 2016. Depreciation schedule is then applied based on age of home; also applied functional depreciation for side access to home. Land values lowered. Neighborhood grade consistent across neighbors. Site improvements increased. Comparables then reviewed with homeowner. Lorraine stated she had house on the market; she has since pulled it off. Gonin home sold for \$380,000, she's appraised higher. Lorraine stated that she had received \$350K and \$360K offers. She had it on the market for \$393K and eventually dropped it to \$380K. Lorraine agrees with average condition of home - believes yard is not as good as other lots in neighborhood, she feels her house is worth \$370K

9:15am Bridgewater, Ben - Parcel ID 01-100

Ben had questions regarding his homestead value going down while his house site value went up. Doug reviewed Lister card - the land value went down - grade was reduced. Doug then went over the change of cost in the 2017 appraisal value and depreciation. Ben asked about current use decrease - this was due to land value lowering. Ben believes in same condition as in 2008. There was then an explanation of what the purpose of the house site is.

10:00am Usher, Marion & Michael - Parcel ID 14-069

Michael presented sales over two years which he broke out into two groups which the listers reviewed. The owners believe they are in the \$250K range. Doug noted that quality is reflected in square footage value. On the lister card it was noted that the condition of the home was increased in 2017 to 'Good' from 'Av/Good' in 2010. The Ushers do not believe it would sell for what it was appraised. Michael believes that prices have gone down over the last two years, and that market time to sell is very long. They also feel that their condition is not better, but is the same as previous assessment, and feels that the lot is not great: it is not flat and that it is on the corner of German Flats and Horseshoe Road.

10:15am Marble Hill Farm - Parcel ID 07-074

Joey Nagy stated that the increases in value due to site improvements & home due to renovation (80% complete) he understood. Appraisal presented by Joey when he purchased the property from Vermont Land Trust dated 8/26/2015, completed with renovations in progress, but was updated with renovations; \$370K value on appraisal vs town appraisal at \$652K. Joey states that because of restrictions on land (no subdivision can be developed on property, the Land Trust has right of first refusal at appraised value, that any future buyer has to maintain at least 50% of income through farming, he could sell it for any price, but needs to be approved by the VT Land Trust) the property is overvalued. A second home can be built (restriction on that of 2500 sqft) and a 3rd farm labor housing could also be built. Doug explained how the town assesses properties noting that the big difference between town value and appraised value is the land. Mr. Nagy noted that there is no water, sewer or electric on the second site. The owners paid \$225K for the property. Discussed the current use reduction and was noted that the appraisal doesn't take into consideration of the Land Use reduction.

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Deliberative session started at 10:40am:

- **11-010** - Reduction in grade on lot to 1.0 due to proximity of roadway along most of property, increase in Functional depreciation by 1% for access.
New Value \$388,100
- **01-100** - Increased depreciation from 8 to 12% based on our depreciation schedule for age & condition of home.
New Value: \$415,700
- **14-069** - Change depreciation to 16% based on our depreciation schedule for age & condition of home, left condition as good because of new additions.
New Value: \$324,800
- **01-049** - Canarecci - did not attend grievance, had called office and arranged a site visit which Doug did on 5/22/17. Changed % complete to 80%, adjusted condition to fair.
New Value: \$211,600
- **04-027** - Beauchamp - did not attend grievance, Doug met with her on 5/22/17 and made the following corrections: water changed to minimal site improvement due to necessity to truck water in during the year, removal of out building.
New Value: \$134,200

Deliberative session closed at 11:51am

12:00pm Warren (for Kennedy, Robert) 02-008

Doug reviewed letter presented by Kevin Warren; known as "Rapid Fire camp", Kevin owns ¾ (bought out siblings), not sure of remaining owner's whereabouts - told it would cost \$10K to track down for purpose of clear title - so cannot sell, he has spent \$5K to try to clear title, and stated that he is not willing to spend more. The owner described the camp as 'fallen over'; pilings are good because he replaced them recently. He doesn't use it. There is a house going in behind it which is owned by his son (on separate land). There is power to camp. He plans to have it removed once he's done clearing out the place. Kevin stated that there is no water- there was a spring which is no longer piped to that property it now goes to his son's property. There is no wood stove, he doesn't think it could be used for hunting and says he's thinking of tearing it down. No mold, but says that it's leaning to the point that it's cracking windows. Total acreage is 1/10 acre - he feels it's unsellable. He feels it's worth \$20K, he said he was OK with us going to visit, which Mike and Doug did on 6/1/17

Deliberative session started at 12:08pm

- **02-008** - Removed water site improvement, and increased depreciation to 50% based on our depreciation schedule for age & condition of home.
New Value: \$27,900

Deliberative session closed at 12:20pm

12:30pm Menard, Alan 03-042

No access granted to a lister for reappraisal. Wasn't sure what the third outbuilding noted on the card was described as "DGS 1.5" - it's a 1.5 story garage, he argues it's a 1 story garage. Old value is \$205,600 new in 2017 is \$210,300. Doug discussed how the property is assessed - using current construction costs and how that is then depreciated based on age of home. Mr. Menard argued that he does not believe it's in average condition and stated it's buckling, that you can see split in sheet rock. He is a year round resident; says that Gussie never attempted to visit. Mr. Menard stated a tenant had done some damage - required

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\$10K in repair, (some time prior to 2007). Slab garage, house is on piers - no concrete foundation on the house.

Deliberative session started at 12:44pm

- **03-042** - Changed foundation of home from cement foundation to piers.
New Value: \$205,300

Deliberative session closed at 12:58pm

1:00pm Shea, Brian – Parcel ID 14-041.003

Parcel listed by Sugarbush RE for 99K, purchased for his son for \$76,500, says that the parcel had multiple offers and the seller was satisfied with sale – his offer was \$5K more than other offer. Selling commission was not taken by Sugarbush RE. Doug Mosle asked if Brian felt \$99K was a fair listing price – Brian stated he thought it was high. House site is at back end of property, no power to house site. Doug reviewed how the land schedule worked, and what affects land schedule is neighborhood multiplier and the grade of the land. Brian feels that the lands sales used do not represent a true value of land sales because there are a low number of sales. Brian stated that just because it was listed with his company does not mean that he got an especially good deal is not a fair assumption.

Deliberative session started at 1:14pm

- **14-041.003** – Neighborhood multiplier in line with properties around him, grade reflects there is a road to the property, quality of land and is consistent with neighbors, and properties with similar quality of land.
New Value: no change

Deliberative session closed at 1:34pm

Clinton Charron came into discuss his value, his lister card was reviewed with him; no request for Grievance.

Deliberative session started at 2:21pm

- **06-028.001** Borboroglu - did not attend grievance, sent email with details. Feel that the house is correctly valued and that the grade of the land is in line with neighbors.
New Value: no change
- **06-078** Pasteris - did not attend grievance, sent email with details including appraisal from Mad River Valley RE. Increased depreciation from 5 to 11%, landscape changed to match neighbors.
New Value: \$902,700
- **07-024** Kolitch - did not attend grievance, met with Doug on 5/24/17 and sent email in with details.
Reduced value of bulk land to 0.90 grade.
New Value: \$1,041,700
- **07-067** Smith - did not attend grievance, sent email with details, and Doug visited property on 5/27/17. Reduced condition to average; increased the functional depreciation from 3 to 7% for the dark basement, increased physical depreciation to 26% based on our depreciation schedule for age & condition of home, reduced water to minimal due to lack of well on site.
New Value: \$216,500

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- **07-072 Volpe** - did not attend grievance, sent email. Doug visited on 5/25/17. Adjusted condition to average & adjusted depreciation based on our depreciation schedule for age & condition of home.
New Value: \$234,300

Deliberative session closed at 4:14pm

4:30pm Brosnahan, Gary – Parcel ID 11-089

Gary joined via the phone. Increase in value of 23.5% from 2014 to 2017. Gary described property as a 1 AC lot with a camp, which he has done no improvements to since it was last assessed. Gary noted that total value of Grand List went down this year, confused by why his value went up significantly. Doug described how assessments are done. Septic is just a tank, no leach field; seasonal place, so does not have to be pumped out often. Drilled well on site. Structure is small; with more than 3 people it's crowded. Kitchen is a microwave, hotplate and small college fridge. Gary believes that everything noted above was reflected in the 2014 appraisal. Gary is trying to understand how it could have increased by 23.5%. Gary asked if the home is assessed as a regular home or as a camp. The sheds are on pilings, no foundation. Grade of land increased - which may have been done to reflect improvements, Gary argues that there were no changes done on the lot since the last assessment in 2014.

Deliberative session started at 4:43pm

- **11-089** - Determined it was assessed as a camp. Reduced grade of land to 0.80 as it was in 2014. Changed depreciation based on our depreciation schedule for age & condition of home. Changed sewer to reflect below average/minimal.
New Value: \$104,000

Deliberative session closed at 4:52pm

5:00pm 2017 Grievance hearings continued to Thursday June 1, 2017 at 1:00pm

Thursday June 1, 2017

1:15pm Henry, Seth & Spear, Heidi - Parcel ID 11-085

Seth & Heidi presented a written letter which they reviewed with the listers. Structure is panelized, stick built home, while they believe that all other properties in the same price range as theirs are post and beam. The owners stated they believe the structure over valued by \$100K. Land comparables – they believe that the best comps are the 3 sales they had; the acreage is 18ac bulk - not developable, no timber use and that any area that isn't steep has an easement on it. The owners consulted with a Realtor and were told that they could not sell for its assessed value. Seth stated that there were 7 1\$ million sales in Washington county - all estate grade properties that are superior to theirs. They feel their property should be assessed in the \$500-600K range. They stated that the previous lister suggested selling Martin house, which they did with the belief that it would lower property taxes significantly. They stated that they were not sure how the sales of the 2 sites plus second rental house with site didn't lower their taxes more. They argued the quality of the home is too high at 5.75.

1:45pm Jondro, Elizabeth - Parcel ID 04-028

The property is at 234 Post office road which she bought in 2009; last appraisal at \$258K. Betsy purchased lot next door in 2015 - worked with Gussie to make sure it wouldn't increase her taxes too much (not developable lot – it's the hill where it gets steep); the lot was on the market for 40+ years for \$7500

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purchase price. She then compared her property to neighbors. Sparks - bigger, garage heated & view. She is on Mad River Green septic, transmission line runs right across property, minimal view to east - due to neighbors trees, rest of the houses on road have spectacular views. Betsy stated that lot is small, not really all that level. No privacy from the road. Listers asked if there were any improvements since 2010 - nothing other than cosmetic, kitchen had minor update since last appraisal. It was noted that there was an increase in quality of house by 0.25 in 2017. Depreciation was lowered from 16 to 12. Owner brought photos as evidence of views and lot. Owner ok with a visit.

2:05pm Allan Spector walked in, Parcel ID 06-089

2AC lot on Fayston Farms (Lot 7 on Fayston Farms). Only other vacant lot in subdivision had their value stay the same, his grade changed. This lot he is grieving is predominantly clear, it is his view from his house. It is a developable lot – but he doesn't wish to sell because it is his view. Doug asked if this lot has an unobstructed view - yes it does, he then asked that if the lot Mr. Spector compared it to has an unobstructed view – Mr. Spector stated that no, it looks right at another home.

2:30pm Snow, Amy - Parcel ID 10-025

Amy joined hearing via phone and had sent letter with details. Amy admits that she over paid for the property at \$318K, she really wanted to live on that road. She attempted to find as many Schuss Pass and Loop Rd properties in the town appraisal document – she found 16 properties and stated that she was the outlier going up 20% in value, next higher going up 10%. Doug noted that the lister did not get in the house between 2010 to 2017, but condition was increased; owner says nothing has been done inside the house; last summer put on a new roof. Doug asked her to compare her lot to others - owner feels that she has a similar lot to neighbors. Basement is 600sqft above grade, partially finished – it has two tiny bedrooms, bath, finished living. Heat downstairs: bathroom electric, utility room electric heater (unfinished part of the basement), in living room propane wood stove, no heat in the two bedrooms. Basement is walkout; dark bed rooms; back side high windows on the side of the house that doesn't get sun. Doug asked if the bathrooms & kitchen updated or original condition - owner says in between but more towards updated with moderate furnishings. Kitchen - upgraded - cabinets are original with a paint job - appliances are 10 years old.

Deliberative session started at 2:44pm

- **10-025** Moved land back to 0.90 grade (as it was in 2010) - increased depreciated from 20-27% based on our depreciation schedule for age & condition of home.
New Value: \$218,300
- **11-085** Decreased quality to 4.75 to reflect construction type.
New Value: \$880,900
- **06-089** Quality of land already below neighbors; considering highest and best use we feel it's well valued.
New Value: No change
- **04-028** Increased depreciation based on our depreciation schedule for age & condition of home and added 6% function for partitioned basement.
New Value: \$293,900
- **10-024** Nablo - did not attend Grievance - sent email with request, we feel it's well valued.
New Value: No change
- **11-030** Middlebury College – did not attend grievance, value significantly reduced in 2017 reappraisal, the current value is good.
New Value: No change

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- **07-074** Removed second site and added 3% functional back for set up.

New Value: \$636,400

Deliberative session closed at 5:15pm

6:45pm Nolan, Brian & Jill - Parcel ID 05-061.001

Brian spoke to the history of the property - bought for \$410K - on market for a while which had eventually been reduced to \$499K, grieved to listers after purchased, the listers then reduced to \$499K, the Nolans took their appeal to the State who reduced the value to \$410K. Doug asked if there had been any changes to property – Brian stated that there had been general maintenance, paint, replaced appliances - shocked that value went up 26% - saw that most properties went up/down in the 5% range, he asked that the value be adjusted to very close to the previous \$410K. Sarah asked if Gussie had visited the property for this reappraisal as we couldn't determine from the notes on the lister card. Brian stated that she's their neighbor and she drives by, but not sure if she entered the house and thought that maybe he wife spoke to her in the driveway. Doug explained how the values are determined. Doug asked Brian if there was something specific about the assessed value that he felt was unfair. Brian felt measurements seem to be on as best he can guess. Brian stated that he felt the subjective areas (depreciation, & economic depreciation) might be off. Doug then explained land valuation and noted his house is the lowest grade in that area of Bragg Hill. Brian argued that the house is too big for the lot and asked if that was taken into consideration. Doug went back to depreciation to answer this question. Brian stated he didn't disagree with anything else on the Lister card other than the depreciation. Brian stated it's been pretty well maintained, minor update to kitchen. Brian doesn't argue about the quality – he asked that we consider a home this size sitting on a lot with a lack of privacy - would like to possibly add another 20% to the depreciation, noting that \$430,500 - would be a 5% increase in value. Doug looked at houses in 3 year sales for \$410K. Brian stated they have no mudroom, 50% finished basement with a decent finish - finished floor after a plumbing leak. Doug asked if there was an appraisal, Brian said yes, that we should have it on file from the prior grievance and thought that is was appraised for between \$430-433K & felt that this seemed fair.

7:15pm Close of 2017 Grievance Hearings

Deliberative session started at 7:16pm

- **05-061.001** Increased functional from 5-14% for size of home on a small lot and exposure to the road.

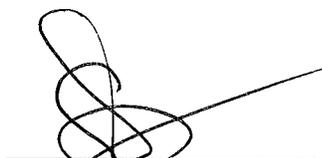
New Value: \$457,700

Deliberative session closed at 7:29pm

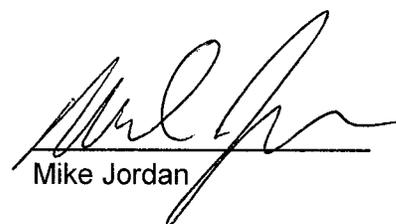
Respectfully submitted,



Doug Mosle
Fayston Listers
June 5, 2017



Sarah Stavraky



Mike Jordan