

Town of Fayston
Lister's Office
866 North Fayston Road | North Fayston VT 05660

2019 Grievance Hearings
Wednesday June 5, 2019
2:00 p.m. - 6:00 p.m.

Listers in attendance: Doug Mosle and Sarah Stavrak

2:00 p.m.

11-049.001 Segal, Deborah C & Beau Wright

Gary Lange (attorney) with Beau Wright joined via phone.

Comps provided by the property owner via email just before hearing commenced (see attached).

Lange described purchased 3.05AC in July 2018 for \$40,000.00. Currently bare land, no building lot, no improvements since purchased, no driveway, septic, or well.

Mr. Lange pointed out that the lot is inaccurately depicted on Fayston tax map - Lange described where lot is - does look to be incorrectly located on tax map. Listers will address this the next time the tax map is updated.

Discussion of land grade occurred - Doug spoke to how the site value was calculated with the multipliers and also the bulk land. Discussed how grade is determined - Doug referred to grade schedule used by the Listers.

Mr. Lange asked if we conducted a site visit - no the listers had not. The Listers asked if the owners would like us to conduct a site visit - yes they would like for that to happen. Listers told the owners that site visit would happen in the next day or two and that the decisions would follow within a week of the site visit.

2:15 p.m.

11-071 Parisi, Matthew

Matthew attended hearing in person. Property inherited from his father. Provided comps of the property (see attached) - believes it to be over valued.

Matthew stated that engineers had taken soil samples - test pits dug. Due to soil and steep slope it was determined by the engineers he could obtain a 3-4 bedroom permit. There is only 1 building lot despite total parcel being 10AC, roughly ½ may be considered wet land according to Matt. Owner states that engineers believe the lot could not be further subdivided.

Doug responded to some of the comps - particularly the one on Low road - letter from engineer was provided by owner stating that there was no potable water available which significantly lowered the value of the property.

The Listers asked if they could do a site visit - the owner was ok with that.

Engineers say that it could range in \$40K-80K for septic, Matt to send us results of engineers. Matt thinks \$100K fair value based on the comps, although he concedes that it's nicer land the Manlin Road property.

2:30 p.m.

06-001 Martin, Charles & Bowen

Bowen Martin & Charles Martin were in attendance

Charles Martin asked how to read the change in appraisal notice. Doug went over the numbers, explained the difference between homestead and housesite as it pertains to the change in appraisal form.

Discussion went on to how appraisal was conducted in Fayston. Property owners asked some questions regarding Current Use as they are considering looking into see if they can qualify as a farm.

No grievance formally requested, came in for clarification regarding the notice.

3:25 p.m.

03-094-011 Kugel, Keith

Listers called Keith Kugel as he requested a call (message received through Patti Lewis, Town Clerk) to explain numbers on the change of appraisal notice. No answer, Doug left message asking Keith to return call before today at 6:00p.m.

Site visits at Segal/Wright & Parisi properties to be conducted the following morning - Thursday June 6, 2019.

Other parcels to be considered for grievance (notification received in writing, owner's could not attend hearings today);

- **01-064 Loomis, Lisa**
- **02-008 Warren, Stephen** (for Robert Kennedy)
- **03-005 Foley, Charles & Kathleen**
- **03-086.011 Kugel, Keith**
- **06-032 Moynihan, Patricia A Trust**
- **06-052 Ploughgate Creamery LLC**
- **11-085.008 Henry, Shawn**
- **13-010 Henry, Shawn**

Listers to reconvene for deliberation Thursday June 6, 2019 at 3:00 p.m.

6:00 p.m. 2019 Grievance Hearings closed.

Thursday June 6, 2019
Deliberative Session

Went into deliberation at 3:25pm
Came out of deliberation at 4:45pm

Results of grievance:

- **01-064** - Reduced value to \$171,100.00 based on site visit conducted May 16,2019. Property is in average condition for its age, updated physical depreciation to reflect this.
- **02-008** - No change in value.
- **03-005** - Reduced value to \$609,000.00 based on site visit conducted May 9, 2019.
- **03-086.011** - Reduced value to \$473,200.00 based on site visit conducted May 8, 2019. Reflects that the property shows above average wear and tear. Bulk land reduced to reflect that while there is an approved 5 lot subdivision, that there is a need for a corrective deed to develop the lots.
- **06-032** - Reduced value to \$805,900.00. Reduction reflects a lowering of the site value to average grade 1.00 (small lot, not private, no view) and reduction of quality of house from 6.25 to 6.00. A site visit was conducted prior to grievance hearing on June 5, 2019
- **06-052** - Reduced value to \$474,100. Reduction made to grade of bulk land to reflect restrictions on development of land made by the VT Land Trust and also reduced value on the 9AC of land which is excluded from the Current Use program (Doug Mosle met with owner and Vermont Land Trust representative May 2019).
- **11-049.001** - No change in value.
- **11-071** - Reduced value to \$116,700.00. Reduction reflects that site is somewhat steep and that a letter from an engineer stated that there is unlikely potential for further subdivision on the bulk land.
- **11-085.008** - Reduced value to \$193,200.00 based on site visit conducted Mar 18, 2019.
- **13-010** - No change in value based on site visit conducted Mar 18, 2019

Respectfully submitted,

Doug Mosle

Sarah Stavraky

Leo Crain

Fayston Listers
June 6, 2019

Town of Fayston

Board of Listers

866 North Fayston Road, North Fayston VT 05660
802.496.2454, ext 24 | FaystonLister@madriver.com

2019 Grievance Hearing Agenda

Please contact the Listers Office to set up an appointment

Wednesday June 5, 2019

Time:	Owner Name:	Parcel ID:
2:00pm	WRIGHT/SEGAL	11-049-001
2:15pm	PARISI	11-071
2:30pm	BOWEN	06-001
2:45pm		
3:00pm		
3:15pm		
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4:00pm		
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4:30pm		
4:45pm		
5:00pm		
5:15pm		
5:30pm		
5:45pm		

Our land:

- Undeveloped meadow – still needs power, septic, well and driveway
- No clear views and intent is to keep as many trees as possible. Can't clear for views across southern exposure since we don't own land/trees blocking views, and if we cleared views to Mt. Ellen, would have less privacy from neighboring house
- Clarify – what is our address? Thought it was 210 Barton but it comes up as 0 Barton Street on parcel map and M. Gadd house is 210 Barton

EXISTING NEARBY PROPERTIES – Land Valuation

- Mendoza (Megan's old house) - 13 acres at \$467,000 so approximately **\$36,000** per acre
- Trahan (red house) – 7.2 acres at \$280,000 = **\$40,000** (but has clear views of mountain)
- Obler land 4.6 acres at \$158,000 about **\$34,000 per acre**

Recently SOLD PROPERTIES

LOCATION	ACREAGE	PRICE	SOLD DATE	PRICE PER AC
2 Slide Brook Dr Fayston	3 – partially cleared with views –	135,000	12/14/18	\$45,000 per acre
Sugar Run Lot G	4 with clearing – similar winter views	72,500	6/29/18	\$18,125
144 Manlin Fayston	11 acres – contains three lots with similar views as ours	\$110,000	1/31/18	\$10,000 per acre or \$36,6000 per lot

FOR SALE

LOCATION	ACREAGE	PRICE	
000 Red Fox Fayston	6 Acres – two parcels	\$135,000	
1-3-4 Slide Brook Dr	16.7 acres – three permitted lots and a 7.7. acre conserved parcel	\$590,000	Been on market for several years
3 & 4 Slide Brook (lot 3 building and lot 4 conserved)	10.47	\$350,00-0	Been Been on market for several years
3 Slide Brook	2.73	\$297,000	Been on market for several years

Table 1

Name/Address	Parcel #	Acres	Value	Raw Land PPA (LV / acres)	x 3.05 (size of our lot)
Pablo Mendoza 402 Barton Rd	11.051	12.9	LV = 467,300 DV = 702,100 TV = 1,257,000	\$36,224.00	\$110,485
Megan Gadd 210 Barton Rd	11.049	171	LV = 861,800 DV = 1,077,700 TV = 1,579,000	\$5,039	\$15,371
Michael Trahan 179 Barton Rd	11.50b	7.2	LV = 280,000 DV = 873,400 TV = 1,246,200	\$38,888	\$118,611
Michael Obler 189 Shady Tree Lane	11.025	4.6	LV = 158,000 DV = 367,400 TV = 548,600	\$34,347	\$104,760
Scott Sneath 448 Fiddlehead Rd	11.085	3.7	LV = 257,000 DV = 687,000 TV = 966,000	\$69,459	\$211,851
Seth Henry 402 Fiddlehead Rd	11.085	20.36	LV = 323,300 DV = 410,500 TV = 880,900	\$15,879	\$48,431
Howard Wynne 127 Mt Meadow	7.37	11	LV = 193,000 DV = 536,100 TV = 768,000	\$17,545	\$53,513
Tim Greenwood 128 Mt Meadow	7.36	5	LV = 124,800 DV = 210,900 TV = 358,200	\$24,960	\$76,128
Brian Klinger 350 Clapp Rd	7.45	2	LV = 134,400 DV = 255,900 TV = 440,900	\$67,200	\$204,960
Jed Kalkstein 1694 Tucker Hill	7.47	10.16	LV = 159,800 DV = 368,200 TV = 551,441	\$15,728	\$47,971
Lindsay Herbert 1487 Tucker Hill	7.41	2.7	LV = 140,000 DV = 169,600 TV = 358,200	\$51,851	\$158,148
Matt McManus 1541 Tucker Hill	7.42	3.3	LV = 116,000 DV = 162,600 TV = 304,700	\$35,151	\$107,212
No Name Bragg Hill	6.9	2	LV = 144,000 DV = 249,200 TV = 445,200	\$72,000	\$219,600
George Mazin 2383 Bragg Hill	6.056	7	LV = 220,800 DV = 577,400 TV = 877,000	\$31,542	\$96,205

PARCEL U-071

Fayston

2 messages

Blair Knowles <blair@knowlesgroupvt.com>
To: Matt Parisi <pc802vt@gmail.com>

Mon, Jun 3, 2019 at 3:03 PM

All of these are from the past 24 months:

311 Woods Rd;

10 acre lot (NOT on the mountain). Sold for \$76,000

<https://neren.paragonrels.com/publink/default.aspx?GUID=1e1d7b0d-1052-46c7-8b3b-e5c882abe325&Report=Yes>

00 Low Rd:

Right on the mountain. Only 0.75 Acres....but here is the thing. One building lot is one building lot...teh rest of the land isn't worth much unless they have views.

Asked \$65,000 but got \$25,000. Parcel Map attached below

<https://neren.paragonrels.com/publink/default.aspx?GUID=2fb8fab4-6304-45d6-b616-2e4cc7588700&Report=Yes>

Other lots close to the mountain:

<https://neren.paragonrels.com/publink/default.aspx?GUID=762732e9-af5c-49e6-aade-52232cb13249&Report=Yes>

See the one that sold for \$110,000. It had 3 buildable lots. All permitted for 4 bedrooms...!

Thanks,

Blair Knowles

(c)802-735-7353

(o)802-488-3475



Blair Knowles
Realtor®



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KELLERWILLIAMS.

✉ Blair@KnowlesGroupVT.com ☎ 802.735.7353 🌐 KnowlesGroupVT.com

KW Vermont | 68 Randall Street | South Burlington, VT



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