

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
2:00 pm	--	--	Listers discussed agenda of Grievances.	--	--
2:15 pm	Loren Smith 897-2470	18/20/34	Met w/Mr. Smith. He explained that he had his house listed for \$92,000 and he had a contract on it for \$55,000 cash to close in the next week. Justus made a site visit earlier that morning 5/27/15. He explained the house has significant physical depreciation issues, erosion along the river on the northwest corner, and limited parking. 5/27/15 inspection with Mr. Smith prior to hearing. JD House is very dated. Erosion on northwest corner is severe. Effective age increased from 23 to 32 years. Condition reduced from fair to poor. Physical depreciation increased from 24% to 40%. Functional depreciation increased from 4% to 35% (for erosion, limited parking and dated). 1.5 story DGS reduced from 80% to 60% good.	\$ 179,800	\$ 113,000

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
2:30 pm	Bill Sullivan 373-2338	08/01/27	See Pre-Grievance/Informational Meeting Notes dated 5/26/15. Mr. Sullivan feels the land should remain at the 2014 value since he still cannot build on it until the waterline is installed per the permits. The waterline is scheduled to be installed in August 2015. Reduced 2± acre lot grade from 1.4 to 1.3 and AC Other 18± acre lot grade from 1.1 to 1.0. Note: Carl Cole recused himself. Recheck in 2016.	\$ 166,400	\$ 157,100
2:45 pm	Matt Donahue/ Julia Curtis (via Attorney James Ouimette 877-3372)	99/99/99.003	Attorney Ouimette appeared for the Donahues. Justus advised he inspected the property on 5/22/15 O.S.O. and it is in fair to poor condition, but in the process of a complete remodeling. Attorney Ouimette advised all the renovations had been made since 4/1/15. Listers will re-inspect in 2016. Justus stressed that the \$147,500 arm's length transaction was low, but will be given weight. A property inspection report was submitted. Discussed how such a deteriorated condition of the camp can also dampen the leasehold value (i.e. the "as is" camp is a detriment). Increased effective age from 19 to 40 years. Removed deck (being rebuilt). Condition reduced from average to fair. Physical depreciation increased from 20% to 55%. Functional depreciation increased from 10% to 25%. Lake Front Calculator land grade reduced from 1.0 to 0.9. 1 story DGS percent good lowered from 40% to 30%. Recheck in 2016 and possibly increase leasehold interest.	\$ 245,200	\$ 185,600

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
3:00 pm	Clark Hinsdale, III	#04/01/03 "Bay View"	See minutes and letter from Pre-Grievance 5/26/15. Fireplaces reduced from 2 to 1. Removed basement outside entrance. Removed 27% business use. Lowered leasehold water from \$22,000 to \$11,500 and leasehold septic from \$42,000 to \$38,000. Mr. Hinsdale felt the leasehold water and septic values were still too high.	\$1,471,500	\$1,465,000
		#18/20/80.21 Route #7 Conserved Land	Reduced AC Other land grade from .50 to .47. Mr. Hinsdale agreed with this change.	\$ 149,600	\$ 143,300
		#20/20/15.4 "Atkins Farm" Lots	Reduced AC Other land grade from 5.75 to 4.5. Mr. Hinsdale agreed with this change.	\$ 202,600	\$ 176,700
3:30 pm	Phil Angier 373-2711	08/01/57	Met with Mr. Angier. He recently purchased the vacant Otter Creek river lot for \$125,000 without any on-site sewage capacity or soils testing. His attorney said he was "crazy" to do it. Circumstances of the sale were that Mr. Angier knew the seller for over 10 years and had been thinking of buying the lot for a year and he also kept his boat there. Mr. Bioski agreed to sell it at \$125,000. He purchased it knowing the risks. Unusual sale. Reviewed the adjacent landowner river lot of same size for \$64,300. 78' of river frontage on Otter Creek. Good backland area. Land grade reduced from 2.0 to 1.35.	\$ 106,600	\$ 71,900

**Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results**

APPROVED

**Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.**

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
3:45 pm	Nancy Hinsdale (Clark Hinsdale, III)	99/99/99.127	Met with Mrs. Hinsdale and Mr. Hinsdale, III. Lease is still not signed (since 2012, Long Point Corporation has not cashed the lease payment checks). The lot can only be used for parking, picnics, day use, etc. Mrs. Hinsdale had hoped for a small camp/cabin. Leasehold calculation of physical grade reduced from 20% to 10%. Recheck in 2016 to see if the lease has been signed.	\$ 38,500	\$ 19,300
4:00 pm	Suanne Miller (917) 658-8835	18/20/20	Met with Mrs. Miller. She submitted a recent appraisal by Bill Benton dated 11/24/14 with a value of \$265,000 (see appraisal and letter submitted). Discussed overall condition of the property. Garage is settling. There is a difference in square footage which the listers will review. Bill's lot value is \$85,000; the town's improved lot value is \$96,000. The property was originally purchased for \$301,500 on 10/3/05. Increased effective age from 27 to 30 years. Physical depreciation increased from 31% to 36%. Functional depreciation increased from 6% to 8%. 1.5 story DGS percent good reduced from 25% to 20%. Listers' square footage was considered correct.	\$ 313,800	\$ 288,900

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
4:15 pm	OSI Industries (Lynn Provost and Manager)	23/20/50	Met with Lynn Provost and Manager. The assessment card was reviewed. Since they had eliminated an apartment and converted it to a showroom, they felt the value should be lower. Justus explained the 2014 assessment reflected the unfinished construction as of 4/30/14. They submitted a print of the perimeter of the building. Listers considered the assessment reasonable based on the quality and condition of the commercial facility. DENIED.	\$1,432,700	\$1,432,700
4:30 pm	Jeremy Schrock (814) 233-6975	13/01/62	Met with Mr. Schrock. He submitted an appraisal dated 10/14/14 with a value of \$295,000. The Schrocks purchased the property on 2/3/15 for \$295,000. The property is somewhat dated and hasn't had much for capital improvements in the past 20± years. Quality decreased from 4.25 to 3.75. Effective age increased from 11 to 20 years. Condition decreased from good to average. Physical depreciation increased from 12% to 21%. Functional depreciation increased from 7% to 10%. 1.5 story DGS percent good decreased from 85% to 70%.	\$ 376,400	\$ 313,200

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
5:00 pm	Patrick Whitely/ Lacy Couture	16/01/18.2	Met with Ms. Couture. Purchase price was \$50,000 on 2/19/15. Valid sale. Land was on the market for 2 years. Power and telephone are 300' away and 150' of drive needed to get to the house site. Private site with desirable views. Land grades reduced from 1.0 to .85.	\$ 65,200	\$ 55,300
5:30 pm	Jennifer Fitzgerald/Moulton- Paul Torrey 548-4771	99/99/99.069	Met with Paul Torrey (see letter submitted). They bought the property for \$140,000. The sellers and realtor never disclosed the structural problems with the camp and that it had flooded in 2010. Long Point parking in front of the camp "back lot." No direct lake frontage. Submitted appraisal of \$140,000; some of the comparable sales are questionable. 5/29/15 O.S.O. inspection. Increased effective age from 13 to 30 years. Condition reduced from average to fair. Physical depreciation increased from 14 to 36. Added 10% functional depreciation for age/design. Added 10% external depreciation for drive/Long Point parking. Lake Front Calculator land grade reduced from .75 to .60. JD Recheck in 2016 for renovations.	\$ 200,700	\$ 144,300

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
5:45 pm	Lawrence Poitras/ Marie Cartularo 877-1529	05/02/10.21	Met with Mr. Poitras and Ms. Cartularo. Advised increase was due to acreage change per tax map. Increase effective age from 6 to 11 years. Condition lowered from very good to good. Physical depreciation increased from 6% to 12%.	\$ 471,000	\$ 451,100
6:00 pm	Vaugh Collins	13/01/05.1	Met with Mr. Collins (see letter). Land value comparisons of neighboring lots. He is aware he bought the property at the peak of the market. Listers reviewed the Moulton lot and land value comparisons on Shellhouse Mountain Road. 10.1± acres with expansive mountain views; graded at 2.1 and is superior. Sold on 11/2/06 for \$224,000. Subject lot has only minimal lake views but is a very private site with desirable views. Reduced land grades from 2.0 to 1.85. Edited dormer calculation.	\$ 327,300	\$ 298,700

**Town of Ferrisburgh 2015 Grievance Hearings
 Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
 Minutes and Results**

APPROVED

**Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
 In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.**

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
6:15 pm	Tonya Roberts	13/01/43	Met with Ms. Roberts. She considers her assessment to be high due to severe foundation cracks/settlement and her marketing history on the property. She was widowed a few years ago. She submitted an appraisal by Ed LaCroix dated 6/11/12 for \$347,000. She has been asking \$399,000. Effective age increased from 20 to 26 years. Condition reduced from average to average/fair. Physical depreciation increased from 21% to 29%. Functional depreciation increased from 20% to 30%.	\$ 421,400	\$ 385,900

Joe made a motion to recess the hearings; seconded by Charlene, and so moved at 6:05 p.m.

Respectfully Submitted,

Justus J. DeVries, Jr.

on June 10, 2015

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Grievance Hearings reconvened/continued on Wednesday, June 3, 2015 at 3:58 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
4:00 pm	Jean Richardson	18/20/54	Jean Richardson was present to request that her backland acreage value be reduced since it is a class II wetland and is unusable for development. She presented a copy of the zoning map which shows a good portion in the conservation district as it is located alongside Lewis Creek. The only access is through a shared driveway that she and the neighbors use, located on the east side of the property. Otherwise it is landlocked. She tried to get a conservation easement to protect the land along Lewis Creek but because most of the land is already designated a Class II wetland she was not eligible. Land is also not eligible for Current Use. Many people use the area and she has never posted the land. Jean is requesting that the value per acre be \$100 instead of \$2500. Charlene asked how many acres would be considered unusable and the response was 20 to 22 acres of the total 30.5. Carl responded that they will look at other similar properties to determine if they can reduce the value. AC Other land broken out with 20 acres for the wetland, grade reduced from 1.0 to .65	\$ 409,600	\$392,100

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes
4:30 pm	Wayne Stearns	08/01/22	<p>Conference call at 4:30 pm with Attorney Charlie Merriman regarding the Wayne Stearns cannon issue. Reviewed with attorney Merriman last week's cannon grievance hearings on May 28th and the data that was submitted. What options the Listers have. If the Listers do make a downward adjustment to the appellants, they would logically also adjust all of the others who are impacted in the neighborhood but did not appeal. Those property owners would be sent a change of appraisal notice and have the full appeal rights during the second grievance. Discussed that Charlie would assist the Listers in drafting two letters of explanation: one for the cannon appellants and one for the other property owners who did not appeal but are being changed. The Listers advised they would be back in touch after a decision had been made.</p> <p>Listers discussed making a decision on the cannon issues. Though the appellants submitted extensive data, letters, etc., it was not considered sufficient to overcome the presumption of validity of burden of proof with quantifiable reductions. However the cannon issue is considered to be a neighborhood issue. As of April 1, 2015, based on last year's historic cannon firing a reduction was considered. The fact is that it is unknown if it will occur again in 2015. Listers decision: The vote was unanimous but Joe voted with prejudice since the cannon was not firing on April 1st.</p> <p>The neighborhood will be reduced 10% for all improved, lake front properties beginning at the Wilson property (ID #21/20/07) to the south and Hopkins (ID #19/20/27) to the north. All other lake front property owners in the impacted neighborhood will be reduced 5%. The southern most boundary is McGuire (ID #21/20/18) and Carse (ID #08/01/10.2) to the north. The only inland properties to be reduced by 10% were. John Jackman (ID #08/01/20), Dewey Barrows (ID # 08/01/20.1), Thomas Jackman (ID #19/20/13) and Beach Properties (ID #08/01/21), because they are all within 1000 feet of the cannon firing point. It is noted that this is a temporary change and if Mr. Stearns does NOT fire the cannon during the summer of 2015, there would be a Listers correction made to all the affected property owners and the values would be returned to April 1, 2015 pre-grievance values. The Listers will revisit the issue later in the summer of 2015 and by April 1, 2016.</p>

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

			<p>Note: Justus interviewed two brokers who have the listings on the Millowsky and Schmidl lakefront properties. They were not aware of the cannon firing issue in the neighborhood.</p> <p>Discussed the tax bill issue with Basin Harbor Club (Beach Properties Inc.) The Lister's card will remain at the \$8,658,000 pre-agreement value, but Pam will override the tax bill to match the \$8,000,000 agreement value.</p> <p>2015 Grievance hearings reconvened. Continued meeting, called to order at 4:00 p.m.</p> <p>Carl Cole submitted a letter for grievance. Joe and Charlene will inspect the property 6/15/15. Reviewed minutes of decisions of the May 26, 2015 pre-grievance information meetings, May 27, 2015 official grievance hearings and the May 28, 2015 other grievance hearings (cannon issue).</p> <p>All changes to assessments and minutes were approved.</p> <p>Pam is finishing up the changes to the cannon properties. Justus will review the notices for results of all grievances which will be mailed out June 16, 2015.</p> <p>Reviewed the few 2nd grievance properties. Approved the 3 new solar valuations. Joe suggested it be noted that the calculations were done by Teri Gildersleeve at the state Property Valuation and Review.</p>
--	--	--	---

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Grievance Letters				
Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
Jessy James Amblo	18/20/13	<p>Letter and appraisal dated 3/2/15. Sale from Castellano on 1/26/15 for \$305,000.</p> <p>Effective age increased from 20 to 25 years. Physical depreciation increased from 21% to 27%. Functional depreciation increased from 7% to 20%. Landscape increased from \$4,000 to \$10,000 to include paved drive and additional landscaping.</p> <p>Recheck 2016 for interior and exterior work.</p>	\$ 410,000	\$ 347,000
Robert Blanchard	18/20/04	<p>Letter and appraisal dated 5/6/15. Appraisal as of 2/9/15 was \$220,000; lot value was \$60,000. Comparable sales not bracketed. They purchased from family members for \$150,000.</p> <p>5/29/15 Site inspection for Grievance. Met with Ms. Nadon. House is dated, cracked plaster ceilings, minimal kitchen, older furnace. More depreciation needed. Garage lacks plumbing, but desirable finished studio area and newer roof.</p> <p>Quality decreased from 4.25 to 3.5. Effective age increased from 26 to 29 years. Condition reduced from fair/average to fair. Physical depreciation increased from 29% to 34%. Functional depreciation increased from 5% to 10%.</p>	\$ 300,900	\$ 252,500

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Grievance Letters				
Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
Kevin Lees	23/20/09	Reviewed letter dated 3/19/15. Purchased property in a valid sale on 10/21/14 for \$220,000. Appears to be a low sale. Justus and Charlene confirmed the sale. Route #7 influence. Effective age increased from 17 to 25 yrs, physical dep increased from 19% to 27%, functional dep increased from 10% to 20% (age/design). Recheck 2016.	\$ 336,300	\$ 263,800
Flannel Country Store, LLC	05/01/75.2	Review letter dated 8/8/14 and appraisal submitted by Mike Gammal for \$350,000 as of 5/21/13. The subject property was purchased on 12/31/13 for \$375,000. It appears only minor improvements have been made. Effective age increased from 14 to 20 yrs, physical dep increased from 16% to 21%, functional dep increased from 45% to 50%. Recheck 2016 for improvements.	\$ 474,600	\$ 405,300
Edythe Nye	11/01/07	Review email dated 5/19/15. Mrs. Nye felt the assessment should not have been lowered by \$500 for the acreage reduction. Listers increased the assessment by \$500.	\$ 342,100	\$ 342,600
Joseph Blasius	04/01/15.21	Review letter dated 5/5/15. Site inspection by Charlene and Carl on 6/1/15. Quality reduced from 4.75 to 4.25, effective age increased from 12 to 18 yrs, physical dep increased from 13% to 19%, functional dep increased from 5% to 10% (crawl space/size).	\$ 523,200	\$ 449,000

Town of Ferrisburgh 2015 Grievance Hearings
Wednesday, May 27, 2015 from 2:00 pm to 6:15 pm
Minutes and Results

APPROVED

Grievance Hearings opened on Wednesday, May 27, 2015. Carl called Grievance Hearings to order at 2:00 p.m.
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.

Grievance Letters				
Name(s)	Parcel ID(s)	Notes	Old Value 2015	New Value 2015 Grievance
Steven Salsman	05/01/42.2	Reviewed email and data dated 9/6/14. Quality reduced from 3.5 to 3.25, effective age increased from 8 to 10 yrs, physical dep increased from 8% to 11%, functional dep increased from 3% to 5% (size/design/super adequacy).	\$ 383,400	\$ 355,000
Julianne Ashkinaze Trustee	19/20/64	Reviewed conversation between Justus and Mrs. Ashkinaze on 5/19/15. Full foundation area under boathouse section; there are only 3 sides vs. 4 sides. Functional dep increased from 5% to 7%.	\$ 551,200	\$ 547,000
Carlton Cole	04/01/40	Carl Cole submitted a grievance letter. Recent appraisal of \$475,000. Concerns of physical and functional depreciation. Joe and Charlene will inspect the property on June 15, 2015.	\$520,000	

Grievance Hearings were closed on Wednesday, June 10, 2015 at 4:50 p.m. Present: Carl Cole, Joe Blasius, Charlene Stavenow and Justus DeVries, Jr. Charlene made a motion to close the hearings; seconded by Joe and so moved at 5:00 p.m.

Respectfully Submitted,

on June 12, 2015

Justus J. DeVries, Jr.