

**Town of Ferrisburgh
Listers Minutes**

Date/Time: Wednesday, November 11, 2015 at 4:00 p.m.

Present: Carl Cole, Ferrisburgh Lister
Joseph Blasius, Ferrisburgh Lister
Charlene Stavenow, Ferrisburgh Lister
Justus J. DeVries, Appraiser for Town of Ferrisburgh

- Meeting called to order by Carl at 4:05 p.m.
 - Reviewed minutes from the September 16, 2015 meeting. Joe suggested edits to the minutes:
 - On the tax abatement hearing, noting the properties involved were Beach Properties, Inc. and North Ferrisburgh Methodist Church.
 - Clarify the John Evans BCA decision had upheld the listers value of \$747,000.
- Joe made a motion to accept the minutes as amended, seconded by Carl. All were in favor.
- Reviewed the most recent Ferrisburgh sales to assessments which are running mostly at 100% and market value or slightly over. A review of the Ferrisburgh competitive listings on MLS revealed a ratio of 102%. There are 34 residential properties in Ferrisburgh currently on the market. The state's ratio studies/ Common Level Appraisal number should be received the week of December 14, 2015.
 - At Carl's request, Justus will put together a brief outline of the solar valuation process. There are at least three new solar farms which need to be addressed for April 1, 2016. The solar inventory forms will be sent out in December 2015.
 - Reviewed the first batch of 2016 building permits. The People's United Bank property (former Steven Lowther property) assessment was significantly reduced due to the unfinished nature. Justus made a current inspection on November 1st with Broker Chris VonTrapp. A listers correction is being considered, however we will wait until the first week in December to determine if the property has actually been sold. The asking price is \$249,000 and it is expected there would be multiple offers at that price or above. The first batch of listers changes were approved.
 - Justus will follow-up with a summary of the Stearns' cannon issue changes which occurred over the summer and review it with the listers at the next meeting.
 - The 2016-2017 listers budget was reviewed. It was tabled pending factoring in Pam Cousino's projected time as the listers' assistant. Justus discussed a possible 3-year contract for his work when the contract renewal time comes up in June 2016.
 - Justus advised that during the 2016 building permit process he would be inspecting a number of the properties where interior access was not provided or obtained during the 2013 reappraisal. A number of these properties were inspected during the 2015 building permit inspections. Justus will follow-up immediately on the George Morrill property.

- Justus advised the final tax maps changes and questions were reviewed with Pam last week and we anticipate having the new maps completed by early December 2015. Justus reiterated how thorough Chris's complete mapping reconciliation had been which has now created substantially more accurate maps for the town.
- Justus will follow-up on the Ralph Butler, Jr. property, which is on Sleepy Hollow Lane on the Panton/Ferrisburgh town line.
- Charlene made a motion to adjourn the meeting, seconded by Joe. All were in favor and meeting adjourned.

Meeting Adjourned: 5:22 p.m.
Respectfully Submitted: Justus J. DeVries
Dated: November 12, 2015