

Town of Ferrisburgh
2017 Grievance Information/Pre-Grievance Appeal Review

Approved: May 31, 2017

Dated: May 22, 2017

Listers meeting on May 22, 2017 called to order by Charlene at 4:00 p.m. Present: Carl Cole, Charlene Stavenow, Joe Blasius and Justus DeVries

Name/Email	Letter/ Email Received	Parcel ID	Ferrisburgh Address	Old Value 2017	New Value 2017	Contact Info (Telephone/Email)
Camp Tony, LLC	1/23/2017	03/01/08	1451 Fort Cassin Road	\$928,500	\$897,400	(914) 232-3770 Currently on the market for \$859,000 (DOM 2 yrs). Original asking was \$989,000. Lowered abandoned camp value. Lowered functional dep for house siting (not facing lake).
Hill/Waterman, Catie	5/19/17	05/01/44.3	Dirt Road/Stage Road	\$710,000	\$653,900	Appointment on 5/23/17 with Justus. Carl recused himself. Reviewed horse farm sales. Value issues with arena and main house. Justus will edit.
Windsong-Kervick, Paul & Julie	2/28/2017	05/01/69	33 Quaker Street	\$369,800	\$301,200	(802) 539-2939 songlight@gmavt.net Purchased on 7/21/16 for \$285,000. Appraisal was \$293,000. Very dated basement FNA. Original baths, kitchen, etc. on main level. Functional dep increased from 3% to 22%. Increased landscaping. Added 3% external (Route #7).

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Jerger, Judy	3/16/2017	05/02/47	3322 Shellhouse Mountain Road	\$106,800	\$106,800	(802) 877-3092 Notice mailed 5/9/17.
Collette, Aaron	5/22/2017	06/01/18.3	109 Hand Road	\$503,800		Appointment on 5/23/17 with Justus. Purchased property for \$425,000 in 2016. Major physical issues reported with the house.
Alexander, Steve	5/22/2017	06/01/18.61	Fuller Mountain Road	\$90,100	\$81,900	Undeveloped lot. Lowered grade from 1.1 to 1.0 (ledge; high development costs). Telephone #233-1833
Houston, William & Connie	9/1/1938	09/01/38	Botsford Road	\$455,200	\$432,500	Carl and Joe recused themselves. Reviewed sales.

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Tetreault, Stacie		16/01/04.11	113 Dean Road	\$159,300	No Change	Appeal withdrawn per telephone call with Pam on 5/19/17.
Spitler-Neri, Elizabeth	2/16/2017	16/01/16	20 Bisbee Road	\$305,000	\$305,000	Notice mailed 5/9/17.
Palmer's Garage, LLC	5/5/2017	18/20/01	7027 Route #7	\$303,700	No Change	(802) 377-2413 / (802) 598-7928 Appeal withdrawn per Nate Palmer on 5/18/17.
Palmer, Morris et al	3/22/2017	18/20/21	685 Old Hollow Road	\$219,400	\$159,600	Foreclosure purchased on 6/25/15 for \$71,500. Raised roof, added dormer. Completely unfinished upstairs. Percent complete reduced to 55%. Recheck 2018.

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Collas, Franz	2/1/2016	18/20/35	839 Old Hollow Road	\$180,200	\$160,400	(802) 425-4785 Appraisal dated 2/14/17 for \$154,000. Dated dwelling/ Fair condition. Increased physical and functional dep.
Stavseth, Kelsey	4/30/2017	18/20/74.1	6730 Route #7	\$303,500		(802) 343-0368 kelseystavseth@gmail.com Inspection on 5/31/17 with Justus. Purchased for \$272,000 on 11/11/16. Carl recused himself.
Smith, Ralph & Rosamond (Tenants: Nat & Carrie Smith) (Danyow - O.S.O.)	10/20/2016	18/20/96.3	183 Lewis Creek Drive	\$314,000	\$303,900	(820) 349-8798 Purchased for \$272,000. Interior painting since purchase.
Comeau, Clara	3/17/2017	19/20/06	Summer Point Lane	\$104,600	\$93,400	Lowered land grade due to poor lake access row. Email: ziggycre@myfairpoint.net

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Chamberlain, Bradley & Monique	2/14/2017	23/20/13	111 Middlebrook Road	\$287,100	\$272,400	Appraisal by Bill Benton on 5/27/16 for \$266,000. Some improvements since appraisal. Very dated. Wet basement. Large garage reduced. bcmotorsportsvt@comcast.net
Fisher, Barbara Trustee	5/17/2017	24/20/07	1102 Woods Road	\$1,040,300	\$996,700	(802) 349-2921 Wendy Beach is Ms. Fisher's daughter. Reviewed Smith and Rice sales. Eastern section of house is dated (1960s). Moisture problems. Added significant functional dep. Unique house; well sited on lake shore.
Ackert, Robert & Rita	9/7/2016	24/20/08	794 Links Lane	\$1,271,600	\$1,057,800	Lowered non-buildable 314' of lake lot from \$283,400 to \$153,000. Dated dwelling. Physical and functional dep increased. Increased bunkhouse value. Recheck 2018. agal@gmavt.net
Zinn, Donald	11/14/2016	99/99/99.002	68 Pleasant Bay Road	\$310,300	\$292,800	Lowered leasehold interest from 1.1 to 1.0. Notice mailed 5/9/17. (914) 325-5577 Djz24@cornell.edu

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Murphy, Ralph	8/17/2016	99/99/99.068	127 South Road	\$420,700	\$391,800	(413) 563-6392 Lowered leasehold interest from 1.1 to .95. No leased lake frontage. Notice mailed 5/9/17.
<p><i>Joe made a motion to adjourn the meeting; seconded by Charlene. All were in favor and so moved at 5:20 p.m. on May 22, 2017.</i></p>						

Respectfully submitted,

May 26, 2017

Justus J. DeVries, Jr.

Appraiser for the Town of Ferrisburgh