

**Town of Ferrisburgh
Listers Minutes**

Date/Time: Thursday, March 10, 2016 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 4:00 p.m.
- Reviewed minutes from the January 21, 2016 meeting. One edit: Albert Vanderway Farm was corrected to Vanderway Limited Partnership Farm. Charlene made a motion to accept the minutes as amended, seconded by Joe. All were in favor.
- Reviewed Button Bay-Z, LLC/Zimmerman appeal memorandum from PVR. A hearing officer cannot dictate the type of evidence either party submits at a State Board of Appraisers Hearing.
- Discussed Alan and Susan McKibben properties. They purchased the adjacent Charbonneau property and are planning to take down the house, combine the lots and build a garage. Justus gave them some preliminary draft values. There is some concern over the grading and value on the land along Lewis Creek. Justus will be following-up with them around April 1st.
- Discussed Andrew Wormer's property and issues of external/economic depreciation based on the neighboring property. The current deduction for the impact on value of \$36,000 is considered reasonable. Recheck in 2017.
- Reviewed the 2016 Grievance letters which have been received to date.
- On the three new commercial solar properties, Justus has recently obtained 2 out of 3 forms necessary for the State to calculate the assessments. It was discussed that depending on how the lessor and lessee ownership is structured, the listers may consider assessing the actual acreage under solar panels at a different rate. Justus will follow-up with the State for guidance as well as talking with neighboring town listers on their particular projects.
- It was decided to have the Selectboard send a letter of recognition thanking John Bull for his 14 years dedicated service as a lister for the town. In addition, a restaurant gift certificate is being considered.
- The Basin Harbor Club/Beach Properties, Inc. resort property assessment was discussed. During the 2013 reappraisal Grievance process the assessment was ultimately determined by a settlement agreement. That assessment was fixed for three years and is now up as of April 1, 2016. Justus will send a letter to Bob and Penny Beach to set up a time to meet with the listers to discuss the current 2016 assessment.
- The ANR lands PILOT Program is being revised. Justus and Pam are reviewing 2 properties which the listers may appeal.

- Justus followed-up on the Butler property. It had been on the market for \$190,000. The property is still partially in Ferrisburgh partially in Panton (1.13± acres). The town is assessing the house and all the land in Ferrisburgh at this point in time. Panton is not assessing any of the Butler property.
- Reviewed letter which will be going out to the property owners who did not respond to notices for interior inspections during the 2013 Town-wide Reappraisal.
- Pam sent all the data through January 2016 to the tax mappers for updating the tax maps.
- Reviewed recent sales and competitive listings in town.
- Reviewed third batch of building permits. All were approved except Beth Robinson (#05/02/38.1), Beverly Drumheller (#11/01/29) and Julia Laughlin (#10/01/09).
- The listers authorized the expenditure of \$50 for Justus to attend the PVR Current Land Use Seminar on April 5, 2016. Joe will also attend.
- Joe made a motion to adjourn the meeting, seconded by Charlene. All were in favor and meeting adjourned.

Meeting Adjourned: 5:40 p.m.
Respectfully Submitted: Justus J. DeVries
Dated: March 17, 2016