

Town of Ferrisburgh 2019 Grievance Hearings
Thursday, May 23, 2018 from 2:00 p.m. to 5:30 p.m.
Minutes and Results

Draft: June 24, 2019

Grievance Hearings opened on Thursday, May 23, 2019. Carl called Grievance Hearings to order at 2:15 p.m. Brian seconded the motion.
In Attendance: Carl Cole, Joseph Blasius, Brian Goodyear and Justus DeVries

Time	Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
2:30 PM	Ruth Dennis 161 South Road Phone: 373-0433 Dennisr@gmail.com	99/99/99.071	<p>Ruth Dennis met with Justus and the listers regarding her camp being raised/elevated 2' to protect from flooding. She spent \$38,000 and will be spending more. Wanted to know how her assessment compared to neighboring properties who raised their properties up out of the flood plain (Brisbee and Murphy). No other changes to the dwelling. Per Ruth, no electricity, no gas (cannot currently occupy camp). No lake frontage (road is between house and lake). O.S.O. inspection on 1/16/19 with builder Dan Barry. Leasehold value was the only change on the listers card. Justus suggested an interior inspection. Justus explained the market on the lake, older camps vs. newer camps. Ruth thinks it is worth \$320,000.</p> <p>Interior inspection set up on 5/28/19 at 10:15 a.m.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Lowered leasehold interest from 1.05 to 0.95 (consistent with neighbors with back lots). - Effective age lowered from 6 yrs to 5 yrs. Physical depreciation increased from 5% to 6%. Added 5% functional depreciation (no water, septic or heat as of 4/1/19). 95% complete. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020.</p>	\$353,600	\$322,300

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Time	Property Owner/ Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
3:30pm	Lois Higbee 151 Piney Woods Road (c/o Lorie Soter, daughter) Phone: 425-3276 373-1344	05/01/44.15MH O	<p>Lois Higbee and her daughter Lorie Soter met with Justus and the listers regarding her double-wide/modular mobile home needing a new roof (20 years old) and there is water in the walls from the leaking roof. Mrs. Higbee doesn't think the house is worth the assessment and said the town could move it with money she pays for taxes. MHO structure only (no land, water, septic). Water, septic and landscape on Lorie's adjacent vacant lot. Last inspected by town in 2011. Justus explained the house wasn't inspected since the town-wide reappraisal when there was less depreciation. Handicap ramp should only be taxed as a deck. Justus suggested an inspection of the dwelling and daughter's lot. Land was subdivided into (2) lots and Lorie now owns 5.04± acres of land with no house (sold log cabin and 5.07± acres in 2014). Inspection set up on 5/28/19 at 11:00 a.m.</p> <p>She agrees the listers have the right to reinspect the property next year and re-assess if necessary.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Roof has extensive leaks from eaves, drainage in the walls, windows and electrical outlets. Interior doors delaminated. - Effective age increased from 10 yrs to 26 yrs. Physical depreciation increased from 11% to 29%. Added 15% functional depreciation for R.O.W. issues. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020 (for repairs).</p>	\$91,800	\$71,100

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3:45pm	Cory & Michele Steady Phone: 355-0355/ 355-9355	16/01/11.3	<p>Michele Steady met with the Justus and the listers regarding her assessment. O.S.O. inspection during the reappraisal (denied entry; sick family member). She submitted an appraisal from 2018 that comes in lower. Assessment raised due to porch/deck correction to card. Justus suggested an interior inspection of the dwelling. Michele said neighbor's front yard is a mess and Brisson farm next door has expanded/truck noise.</p> <p>Inspection set up on 5/31/19 at 6:00 p.m.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Based on Justus' site inspection the only improvements have been new flooring in 2 rooms. - Original roof, windows, etc. - External/economic depreciation for neighbor across road. <p>APPROVED WITH CHANGES 6/20/19.</p>	\$218,400	\$193,100

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4:00pm	Jean Silveira & David Picozzi 94 Old Orchard Way Phone: 989-1752/ 989-0695	20/20/19.6	<p>David Picozzi and Jean Silveira met with Justus and the listers regarding repairs needed on their Connor Home (roof, chimney, triple French doors, woodworking, windows, sheetrock water damage due to leaking chimney). Significant rot issues. Justus inspected the property on 5/22/19 at 5:30 p.m. David would like effective age and quality of house to be considered. They have a bid for \$7,000 to replace/repair chimney, roof bid for \$8,000, French door replacement bid for \$12,000. Also looked at neighboring properties that have recently sold as comparables. Would like consideration until repairs are completed and then reinspect. In the current condition, they believe market value is \$325,000-\$340,000. Lot purchased in 1994 for \$38,000 and Connor Homes constructed the house. Prior inspection was during the town-wide reappraisal in 2008. House on desirable, private lot. He agrees the listers have the right to reinspect the property next year and re-assess if necessary. They agree the listers have the right to reinspect the property next year and re-assess if necessary.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Repairs needed to dwelling. - Reduced quality from 5.5 to 5.0. Effective age increased from 11 yrs to 16 yrs. Physical depreciation increased from 12% to 17%. Added 5% functional depreciation due to interior workmanship. - Owners agreed that listers will recess once repairs are completed. <p>APPROVED WITH CHANGES 6/20/19. Recheck in 2020 (house repairs).</p>	\$383,600	\$352,300

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4:30pm	Bill & Connie Houston 1004 Botsford Road Phone: 877-0005	09/01/38.1	<p>Bill Houston met with Justus and Brian (Carl and Joe recused themselves). Justus explained that the \$5,000 increase was for the completion of the high quality deck. Mr. Houston felt last year's appeal (pending State Board of Appraiser's Appeal) was his case. He feels \$425,000 (bank appraisal value) is the value and agreed to multiply by the 2019 CLA of 102.26% for a value of \$434,000. Justus advised the listers would get back to him.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Sales from last year's appeal were reviewed, as well as current sales/competitive listings. Market is improving for the \$400,000 - \$500,000 residential price range. <p>APPEAL DENIED.</p> <p>APPROVED WITHOUT CHANGES 6/20/19.</p>	\$477,200	\$477,200 (DENIED)

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4:45pm	Monica Culina 1045 Shellhouse Mtn Rd Phone: (201) 233-6929 mculina089@gmail.com	10/01/34.3	<p>Ms. Culina met with Justus and the listers. Valid sale on 11/1/18 for \$217,500 (“as is” unfinished) and as of 4/1/19 has made \$32,000 in renovations (materials and labor: shingles, insulation, sheetrock, mold remediation, etc.). She remediated all the mold and the “as improved” appraisal by Bill Benton on 4/6/19 is \$295,000. Justus will inspect the property on 5/28/19 at 9:00 a.m.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Submitted full appraisal by Bill Benton. - Based on inspection, house is considered 93% complete (unfinished exterior siding, closet doors, kitchen cabinet knobs, laundry and utility room walls, trim, etc.) - Effective age reduced from 15 yrs to 12 yrs. Physical depreciation reduced from 15% to 12%. Added 25% functional depreciation for mold stigmatized property. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020 (unfinished work and mold issues).</p>	\$336,500	\$289,000

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5:00pm	Joe & Jacky Rivers 3838 Sand Road Phone: 363-6101	08/01/12.2	<p>Mr. and Mrs. Rivers met with Justus and the listers. They submitted an appraisal of their property with 5± acres of land (after selling the 5± acre subdivided lot for \$80,000 on 4/30/19). The listers explained that the value was increased by \$19,600 because the 10± acres is now (2) 5± acre approved lots. The land quality increased from 1.20 to 1.40. Justus will review the file. Increase in taxes is \$358.60 per year for the new lot subdivision increase.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - 5± acre lot sold on 4/30/19 for \$80,000. - Justus calculated current assessment with only 5± acres (future split in 2020) and the value was \$265,700 for his house and 5± acres). <p>APPEAL DENIED.</p> <p>APPROVED WITHOUT CHANGES 6/20/19.</p> <p>Recheck in 2020 (split).</p>	\$296,700	\$296,700 (DENIED)

*Note: A motion to recess the 2019 Grievance Hearings was made by Brian and seconded by Joe.
 The Hearings are recessed and will reconvene on June 20, 2019 at 3:30 p.m.*

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3:30pm	Lorie Soter 38 Burroughs Farm Road Phone: 877-2814 lorie.soter@gmail.com	05/01/44.152	<p>Ms. Soter met with Justus and the listers. She is concerned with the right-of-way to her land which a neighbor blocks access the way for emergency vehicles with wood blocks (and no turn around once they are on the property). She also has to maintain the driveway per a deed. Significant neighbor issue to get to mother's driveway. Mr. Lessard is stopping them from using the existing driveway/land and access. Carl feels it affects the value of the property. The ROW and maintenance of the road is in the deed (by the gun club and 5 residences). Mr. Lessard has a 'posted sign.' Cost to cure would be a new driveway (approximately 100' x 12'). Joe suggested she contact an attorney to send him a letter.</p> <p><u>DECISION:</u> - Listers agreed it was a legal issue; not a town issue.</p> <p>APPEAL DENIED.</p> <p>APPROVED WITHOUT CHANGES 6/20/19.</p>	\$105,600	\$105,600 (Denied)

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Time	Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
3:45pm	Jeffrey Sherwin 401 Long Point Road Phone: 345-5388	05/01/28	<p>“Long Point Road Store” -- Phone conversations/emails with Mr. Sherwin and listers review.</p> <p>Agreed to changes per emails with Justus on 6/19/19.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - 59% physical dep. - Added \$2,000 for new electrical entrance. - Increased % good on 1.5 story DGS (572sf) for new used windows and new roof on shed. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020.</p>	\$135,900	\$132,600
4:00pm	Jeffrey Sherwin 417 Bay Road Phone: 345-5388	99/99/99.064	<p>“Camp” -- Phone conversations/emails with Mr. Sherwin and listers review.</p> <p>Agreed to changes per emails with Justus on 6/19/19.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Increased functional dep from 5% to 20% for unknown future septic cost issues. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020.</p>	\$139,800	\$132,000

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4:15pm	Peter Knights 133 Trails End	07/01/02	<p>Mr. Knights met with Justus and the listers. Justus submitted comparable sales to his property. Comparable sales are seasonal and year-round. Listers card is 30’ short on lake frontage; Justus will double check the discrepancy. Mr. Knights said 160’ of LF are on a shared driveway and can’t be utilized; not subdividable with the boathouse. He bought the property for \$600,000 and has not put \$500,000 into it. Similar full-time homes are selling for a million and up. It is a lot of work to winterize and open up the house in the spring. He feels it should be valued as a ‘camp’ not a year-round house. He had to jack up the house/camp onto piers; can’t recoup that cost. No subflooring or studs in the house (you can hear everything). The highest seasonal ‘house’ he found was \$560,000. He has put approximately \$260,000 in labor and materials into the house and \$80,000 into the docks (Justus feels the new concrete docks “enhance” the entire property). He feels \$825,000 is a good value on the entire property. Property on the market for a long time prior to purchase. Justus thought an adjustment could be made on the quality.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Reduced quality on main house from 5.75 to 5.0; functional dep increased from 5% to 10% (seasonal use). - Reduced quality from 5.5 to 4.25 on boathouse and added 5% functional dep (seasonal use). - Added 30’ to lake frontage for boathouse camp. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020.</p>	\$1,159,300	\$992,600

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Time	Property Owner/ Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
4:30pm	Clark Hinsdale 225 Bay View Road	04/01/03	<p>Met with Clark on 5/16/19 at 2:15 p.m. Information meeting only; no formal appeal. Reviewed his Bayview and Brooks properties. Discussed the 2 dead-end leases which expire on 7/30/2020. I advised he has not been paying taxes on the Bissonnette camp (#04/01/03.3CO) or McGarry camp (#04/01/03.6CO) structures. He said he is designing a community septic for all 6 camps on the “Brooks” lot. He felt the value of the septic system assessment was high for the older systems. Total septic systems for 6 older camps is \$38,000. He also thought the camps should be valued on the income approach. He discussed the Department of Health new regulations for short-term rentals. (Numerous emails with Clark from 5/16/19 through 5/18/19 see copies in file.)</p> <p>Mr. Hinsdale met with Justus and the listers. He submitted a few additional documents. He feels the only other comparable parcel near his property is Frechettes. His opinion is that they have no legal state septic and they need to build a septic and water system appropriate to rent cabins. 1) He wants 50% depreciation due to new regulations. 2) He wants leasehold interests (2) eliminated from card. 3) He wants water/sewer reduced to \$1,000 per camp (no legal water/sewer); temporary change. 4) His lakeshore is assessed at \$318,600 the neighbor’s is assessed at \$50,500. R1 District vs. R5 District. Lakeshore District is 250’ from lake; rules of Zoning District. He feels his lake frontage should be reduced to \$50,500 as his house is not directly on the lake (approximately 125’ from lake). He stated legal regulations with his property and Frechette’s is identical.</p>	\$1,562,400	\$1,546,400

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Time	Property Owner/ Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
4:30 pm	Clark Hinsdale 225 Bay View Road (continued)		<p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Fixture total is now 11. - Roof corrected to 77% slate and 23% standing seam metal. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020.</p> <p>Note: Clark was satisfied with the new assessment of 68% complete on the “Brooks” house renovations.</p>		

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Time	Property Owner/ Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
4:45pm	David & Mika Frechette 325 Bay View Road	04/01/01	<p>Sent email dated 5/16/19 for reasons of appeal. Justus emailed listers cards with comparably assessed Ferrisburgh lakefront houses. Plan to attend Grievance on 6/20/19 at 4:45 p.m. Numerous emails with Justus from 5/16/19 through 6/18/19.</p> <p>Mr. Frechette met with Justus and the listers. He appreciates all the time and work from Justus and listers. Permanent residents in house. He feels assessment of primary dwelling is in excess of cost and value. He feels total value should be closer to \$2,000,000. He had a bank appraisal which was lower than the new assessment. He feels quality of dwelling is too high (decorative factor masks the actual quality of dwelling). Foundation is concrete no stone. Firebox is prefab not insert; chimney is not brick or stone; paper/ resin sheath (recycled). No hardwood; engineered flooring. No stone or marble; it is porcelain. No plaster; drywall. No European fixtures. Lighting is not expensive.</p> <p>He compared neighboring “superior” properties which have lower qualities/square footage prices: Clark Hinsdale has a 4.5 quality; Swift property in Charlotte has a ‘good’ quality. He feels the dwelling is overvalued. Justus asked if values on FNA/office/rec area were accurate and Mr. Frechette thought they were a little high. Easement (LCLT) on land is very restrictive (can walk on land; can’t maintain, mow or change anything). Perhaps land value should be lowered to reflect restrictions.</p>	\$2,696,500	\$2,467,500

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4:45pm	David & Mika Frechette 325 Bay View Road <i>(continued)</i>	04/01/01	<p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Reduced dwelling quality from 11.5 to 10.5. - Removed 2% functional dep. - Dock at \$18,000 (corrected from \$16,000). - Land value considered reasonable. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck in 2020 (barn).</p>		

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5:00pm	David Shlansky 343 Satterly Road (617) 370-8320	10/01/57.1	Mr. Shlansky met with Justus and the listers. Submitted an appraisal (he is trying to refinance his house). Appraisal excludes second house (“Tug Fork” house). He feels house and lot are assessed to high. Justus would like to schedule an interior inspection of the main house and the addition; appointment set for 6/21/19 at 2pm. <u>DECISION:</u> <ul style="list-style-type: none"> - Backland grade (518.12± acres) corrected from 0.8 to 0.7. - Functional dep increased from 5% to 7% for age/design. APPROVED WITH CHANGES 6/20/19. Recheck in 2020.	\$1,790,300	\$1,715,500
		23/20/34	Top G, LLC (ID #23/20/34) has 7± acres (2 additional lots and he is applying for an Act 250 Permit). 3 lot subdivision (4 residential units). <u>DECISION:</u> <ul style="list-style-type: none"> - Land grades increased from 1.1 to 1.6. - Per 2019 survey, land is 7.4± acres up from 7± acres. APPROVED WITH CHANGES 6/20/19. Recheck in 2020.	\$198,500	\$238,400

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Town of Ferrisburgh 2019 Pre-Grievance/Informational Meetings/Letters Thursday, May 16, 2019 from 1:00 p.m. to 4:30 p.m. In Attendance: Justus DeVries				
Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
Paulette McNary 1906 Route #7	15/01/06.1	<p>Met with Paulette McNary and daughter on 5/16/19. Concerned with the current assessment of \$308,200 given the wear and tear of the house and condition of the carriage house. Submitted a bank appraisal dated 10/12/17 with a value of \$245,000 with 5 acres of land. Good/average comparable sales used. Land value of \$65,000 was considered low.</p> <p>5/20/19 inspection with Mrs. McNary. House shows extensive wear and tear inside and out. Solar owners have a right-of-way to maintain solar unit. Discussed zoning and it is not commercial. The antique barn is a pre-existing house occupation use with effective 4 bedrooms and 1 bathroom. Only recent upgrade was newer insulation. Dated house. Discussed attached shed section.</p> <p>She agrees the listers have the right to reinspect the property next year and re-assess if necessary.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Barns corrected ton one carriage barn of 2,240sf. - Lower land grades from 1.75 to 1.50. Increase effective age from 22 yrs to 30 yrs. Physical depreciation increased from 23% to 36%. <p>APPROVED WITH CHANGES 6/20/19.</p>	\$308,200	\$257,200

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James & Merine Maxwell 8 Pleasant Bay Road louisburgh@hotmail.com	99/99/99.009B	<p>5/20/19 Grievance site inspection/follow-up letter with James Maxwell (dated 6/24/18). Valid sale on 6/13/18 after 3± years on the market. Original asking price in 2016 was \$319,000; 9/17 asking price was \$249,000. Sale price was \$225,000 with a \$5,000 concession for a net sale price of \$220,000. 2018 assessment was \$268,400.</p> <p>Submitted sketch of lot that is below grade, steep at lake and very narrow by eastern edge. Lots of ledge on entire site. No on-site parking/limited parking. Older/existing septic system. Concrete dock in fair condition (not usable). Camp: deck is settling and underbuilt; interior is in average condition; left has limited headroom; no laundry. Review neighboring camp leasehold interest quality grades.</p> <p>He agrees the listers have the right to reinspect the property next year and re-assess if necessary.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Lower physical grade of leasehold interest from 1.1 to 0.95 given shape/older septic system. Add 3% functional depreciation to camp for design/ underbuilt deck. <p>APPROVED WITH CHANGES 6/20/19.</p>	\$268,400	\$237,600

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Grievance Hearings reconvened on Thursday, June 20, 2019. Carl called Grievance Hearings to order at 3:16 p.m. Joe seconded the motion.
In Attendance: Carl Cole, Joseph Blasius, Brian Goodyear and Justus DeVries

Town of Ferrisburgh 2019 Pre-Grievance/Informational Meetings/Letters				
Thursday, May 16, 2019 from 1:00 p.m. to 4:30 p.m.				
In Attendance: Justus DeVries				
Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
Michael Scott 171 Quaker Street	05/01/67.1	<p>Met with Michael Scott on 5/16/19 at 4:00 p.m. House is only 80% complete vs. 90% complete. Remaining items are miscellaneous trim, no shower stall upstairs, painted plywood floors throughout. Effectively only 1 bedroom; other room has no closet. Remove single basement garage (would like a value). Used materials include first floor windows, kitchen cabinets, countertops, etc.</p> <p><u>DECISION:</u></p> <p>- Percent complete reduced from 90% to 80%. Effective age increased from 2 yrs to 6 yrs for used materials. Physical dep increased from 3% to 6%. Functional depreciation increased from 3% to 5% for only 1 bedroom design. Removed basement garage.</p> <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck 2020.</p>	\$219,600	\$197,300

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Property Owner/ Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
Edward & Mary Gillin 130 Button Bay Lane	13/01/34	5/15/19 Grievance inspection with Mr. and Mrs. Gillin. Valid sale on 12/12/16 for \$325,000. 2,695 days on the market. Original asking price in 2009 was \$499,000. Only improvements made are a new furnace/heat pump. Dated house, roof leaks, older deck, functional asbestos shake siding, porch needs paint, lacks closet in one bedroom, some older wiring, ceiling leaks/water damage. House has settled some in floors and storm windows have been wracked; older windows. Year-round dwelling with existing septic system. Close proximity to R.O.W. to Banyis's camp. Vacant lot next door will have a large house built on it in very close proximity to their small lot and southern boundary. This is a concern and they appealed the decision. Reviewed lakefront calculator for year-round dwellings. Advised I would review with listers on 5/23/19 and get back to them in writing. They agree the listers have the right to reinspect the property next year and re-assess if necessary. <u>DECISION:</u> - Lowered lakefront calculator physical grade from 1.3 to 1.2 for R.O.W. in close proximity to camp. - Effective age increased from 12 yrs to 16 yrs. Physical depreciation increased from 13% to 19%. Functional depreciation increased from 2% to 10%. APPROVED WITH CHANGES 6/20/19. Recheck 2020.	\$384,700	\$351,900

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Time Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
Mark Brown 6437 Route #7 (purchase from Betten in April 2019)	18/20/85	Site visit with Mr. Brown on 5/22/19. Valid sale in April 2019 for \$160,000 (“short sale”). Submitted appraisal “as improved” for \$265,000 (see plans and specs in file). 50% of second level is unfinished. Submitted appeal letter. He agrees the listers have the right to reinspect the property next year and re-assess if necessary. <u>DECISION:</u> - Effective age increased from 10 yrs to 25 yrs. Physical depreciation increased from 11% to 27%. Functional depreciation increased from 10% to 25%. Dwelling is 90% complete. APPROVED WITH CHANGES 6/20/19. Recheck 2020.	\$302,900	\$210,300

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In Attendance: Justus DeVries				
Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
Thomas Tatro 3393 Sand Road	08/01/45	<p>(Pam sent letter asking for telephone number/contact information.) Appeal letter only. Letter states rotten trim boards and dwelling needs lots of work. "Very rundown."</p> <p>6/18/19 inspection with Mr. Tatro and Justus. Poor dilapidated condition inside and outside. Detached garage in poor condition. ROW that splits lot has a river access ROW.</p> <p><u>DECISION:</u></p> <ul style="list-style-type: none"> - Garage percent good reduced from 45% to 20%. - Effective age increased from 29 yrs to 35 yrs. Physical dep increased from 35% to 45%. Functional dep increased from 15% to 35%. Added 10% economic dep. Lot grade reduced from 0.9 to 0.8. <p>APPROVED WITH CHANGES 6/20/19.</p> <p>Recheck 2020.</p>	\$96,500	\$67,200

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Property Owner/Address	Parcel ID(s)	Notes	Old Value 2019	New Value 2019 Grievance
Aleta Greeno 1399 Sand Road	14/01/36.2	Tax Abatement; sent Tax Abatement Statue on 6/10/19. No formal appeal submitted.	\$220,100	\$220,100
Joel Kilbourn 509 Fort Cassin Road	08/01/07	Per Geri Huets (appellant was not property owner). No formal appeal submitted.	\$44,200	\$44,200

On Thursday, June 20, 2019 at 5:35 p.m. Brian made a motion to close the 2019 Grievance Hearings; seconded by Joe. All were in favor and so moved at 5:35 p.m.

Respectfully submitted,

on June 24, 2019



Justus J. DeVries, Jr.,
Appraiser for the Town of Ferrisburgh