

Town of Ferrisburgh - 2014 Grievance Hearings

Wednesday, May 28, 2014

Minutes and Results

2014 Grievance Hearings opened on May 28, 2014 at 1:00 p.m.

Carl made a motion to open the hearings; seconded by John and so moved

<u>Time</u>	<u>Name(s)</u>	<u>Parcel ID #</u>	<u>Notes</u>	<u>Old Value 2014</u>	<u>New Value Grievance 2014</u>
1:00 PM	Amblo, Barbara (#310-0977)	18/20/64.1	No show. Result of Pre-Grievance: \$176,600. JD, CC, JB, JB1	\$ 193,000	\$ 176,600
1:15 PM	Chamberlain, Alan	10/01/20	See minutes from Pre-Grievance meeting. Discussed question of right-of-way and use of sugar house vs. primitive camp. Zoning Board has denied the primitive camp use. Discussed values of Russell camp and lot and other Chamberlain landlocked wooded lot. Mr. Chamberlain is getting a map with the location of the Jerger and Miles Weston camps for Justus to inspect. JD, CC, JB, JB1 6/3/14 Listers Decision: lower land grade from .25 to .20 due to right-of-way issues and limitations on use of "sugar house." JD, CC, JB1	\$ 51,000	\$ 45,900

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1:30 PM	Bergmans, Jeanette (#877-2800)	11/01/24	Grievance Hearing with Jeanette Bergmans. Land is essentially landlocked and low quality. Fallow for 10 years. She feels the value should be the same as in 2012 (\$8,100). Discussed 2013 error of assessing her on the 17± acres she had already sold to Robert Stearns. Double taxes were paid on this land. Will follow-up with details of a tax abatement hearing. JD, CC, JB, JBI <u>6/3/14 Listers Decision:</u> reduce land grade down to .11. The tax map correction to be made on the western section by Stearns' house lot. Post Grievance; \$8,700. JD, CC, JB, JBI	\$ 15,800	\$ 8,700
2:00 PM	O'Brien, Philip (#355-1587)	14/01/14.1	Grievance Hearing with Philip O'Brien. Submitted appraisal by Charlene Stavenow done for the estate dated 6/14/13 at \$196,000. He said the house needs a new roof and siding and the basement is wet. Barns need work. Wet lot. Justus advised we had no response to notes from owner for access. Justus will inspect on 5/29/14 at 2:00 p.m. JD, CC, JB, JBI <u>6/3/14 Listers Decision:</u> percent complete reduced from 100% to 97% for unfinished floors upstairs, physical dep increased from 18% to 36%, functional dep increased from 6% to 20%, backland grade reduced from 1.0 to 0.9. JD, CC, JB JBI	\$ 294,000	\$ 226,700

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2:30 PM	Button Bay-Z, LLC/ Zimmerman (Represented by Appraiser Bill Benton #877- 2815)	13/01/51.3	Grievance Hearing attended by Appraiser Bill Benton. Generally agreed with changes made on 5/27/14. Submitted recent appraisal at \$900,000. JD, CC, JB, JBI 6/3/14 Listers Decision: increase functional dep on main house from 8% to 10% and drop quality from 5.0 to 4.75. Post Grievance: \$980,400. JD, CC, JB, JBI	\$ 1,012,300	\$ 980,400
3:00 PM	Franceschetti, Mark (#343-4820)	18/20/71	Grievance Hearing with Mark Franceschetti. Carl Recused himself. He has an appraisal on the property which he will submit. Submitted appraisal from Bill Benton dated 5/8/09 with a value of \$360,000. He feels the value is high and should be \$360,000. He is in the process of buying property next door and an appraisal is being completed but not available yet. Current use is two (1) bedroom apartments and extensive area for future apartments. The barns include his office, 1/2 bath and storage. Set up a site inspection on 5/29/14 at 3:00 p.m. with Justus. JD, CC, JB, JBI 5/29/14 site inspection with Mark. JD 6/3/14 Listers Decision: lowered percent complete from 100% to 85%. Justus reviewed the data with John Bull who approved the changes. JD, JB, JBI	\$ 452,100	\$ 411,000

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3:15 PM	Franceschetti, Mark	18/20/74.1	<p>Grievance Hearing with Mark Franceschetti. Carl recused himself. He has a recent appraisal and feels the assessment is high. Submitted appraisal from Bill Benton dated 5/22/09 with a value of \$255,000 for a 2 unit dwelling. He feels the assessment should be \$250,000. Purchased the property as a single family dwelling in 2008 for \$130,000 and has done a conversion to two apartments. We advised that we had only limited access to building permits over the years due to no response by owner from notes left at property. Wet basement. Set up a site visit with Justus for 5/29/14 at 4:00 p.m. JD, CC, JB, JBI 5/29/14 site visit with Mark. JD</p> <p><u>6/3/14 Listers Decision:</u> physical dep increased from 7% to 9%. Added 5% functional dep for age/design. Recheck 2015 for garage finished area. Justus reviewed the data with John Bull who approved the changes. JD, JB, JBI</p>	\$ 320,400	\$ 303,500
4:15 PM	Stone, Jeffrey	14/02/25.1	<p>Grievance Hearing with Jeff Stone. Submitted Appraisal by Bill Benton dated 9/25/13 with a value of \$200,000. Discussed dated dwelling originally built in 1927. JD, CC, JB, JBI</p> <p><u>6/3/14 Listers Decision:</u> lower quality from 3.25 to 3.0 and increased functional dep from 10% to 12%. Post Grievance: \$208,300. JD, CC, JB, JBI</p>	\$ 222,800	\$ 208,300

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4:30 PM	Knowlton, Sally	04/01/01	Grievance Hearing with Sally Knowlton. See data submitted on severe restrictions on the property due to a Conservation Easement. She has a recent amendment that allows a view shed to the lake. She has had difficulty marketing the property. The last listing of the house and 5± acres in 2013 was \$799,000. In 2009 the entire Ferrisburgh property with 25± acres was on the market for \$1750,000. Buildings are depreciating. Site visit scheduled for 5/29/14 at 4:00 p.m. with Carl and Justus. 5/29/14 Site inspection with Sally Knowlton. Land/lake front calculator lowered from \$674,700 to \$604,800 due to severe LCLT restrictions with the Conservation Easement. JD, CC, JB, JBI <u>6/3/14 Listers Decision:</u> physical dep increased from 20% to 26%, functional dep increased from 3% to 10%. Section 2 (summer cottage) physical dep increased from 25% to 26% and added 5% functional dep. Increased depreciation on barns. JD, CC, JBI	\$ 1,028,900	\$ 922,200
5:00 PM			Listers departed and Justus remained for the final hearings of the day. John made a motion to authorize Justus to close the hearings at 7:00 p.m., seconded by Carl. All were in favor.		
6:00 PM	Shea, Cheryl	13/01/51.2	Grievance with Cheryl Shea. Discussed increase from new calculation of sf. She submitted a letter outlining the drop in the market and two different realtors who indicated they could not sell the property for the current assessment value. Advised limited sales over the \$1,000,000 price range on the lake. She felt a \$150,000 reduction was warranted. Discussed neighboring assessments of Carr, Zimmerman and Seaburg next door. In 2003 the listers added 5% dep on Carr for size (4,145sf). Discussed CLA of 102%. JD <u>6/3/14 Listers Decision:</u> functional dep of 5% added for size. JD, CC, JBI	\$ 1,520,300	\$ 1,473,400

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6:15 PM	Hescock, Alyth & Melody	11/01/09	<p>Grievance Hearing with Alyth Hescock. 2014 Abstract: \$299,400. He was concerned that Justus was the only one present at the hearing. Justus advised the detailed information will be reviewed at the listers meeting on Tuesday, June 3, 2014 when all decisions will be made by the listers. Justus advised he would send the draft minutes to Alyth for his review. Appeal issues are: 1) 2 bedroom/1 bath only house. He originally wanted to build a conventional house with 3 bedrooms and 2 baths, but went with the post and beam. He considers the room count to be a functional, obsolescence factor in the market. He submitted an MLS compilation of 2 bedroom/1 bath houses in Addison County in the last year showing lower values and a limited volume of sales. 2) Narrow width of house discussed. 3) He felt last year's value of \$271,700 was overvalued by \$10,000, but he "let it go." 4) He said he has very limited landscaping and should have more physical depreciation on the house. 5) He said his land is unmanaged, overgrown pasture. 6) Subdivision issue: Alyth asked if the assessor or listers had physically inspected the property. He felt the 30% increase on the existing site was not justified. The only buildable portion of the new lot is in close proximity to their existing house. Power service to the lot is estimated at \$15,000 (excluding trimming). There is a big gully in the center of the lot. The cost of the septic system would not exceed \$25,000±. The lot is not ready for sale and needs some clearing and clean-up before it is marketable. We discussed what the lot might be worth, however they do not plan to sell it in the near future. The main reason for the subdivision was for a bank partial release. Advised that I would review all of his concerns with the listers in detail and he would receive a written decision with appeal rights. JD (Note: emailed to Alyth on 5/29/14 at 1:10 p.m.) (Edits from Alyth received 5/30/14 at 2:00 p.m. and incorporated above.) JD</p> <p><u>6/3/14 Listers Decision:</u> reviewed maps, draft minutes and emails from owner. Increased physical dep from 1% to 2% and functional dep from 2% to 5%. Land grade lowered from 1.3 to 1.1. JD, CC, JBI</p>	\$ 299,400	\$ 280,200

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6:30 PM	Kipp, Bill & Denise	99/99/99.065	Grievance Hearing with Mr. and Mrs. Kipp. They have not done any construction since the 2013 Reappraisal Grievance and feel the percent complete should remain at 55%. Mrs. Kipp said the property has been in her family for many years and they do not plan to sell it, and assessments should not keep increasing. "It's not fair." They have an electric toilet and holding tank. JD <u>6/3/14 Listers Decision:</u> reduce percent complete from 84% to 55% and keep value at Reappraisal value. Recheck 2015. Post Grievance: \$185,400. JD, CC, JBI	\$ 212,300	\$ 185,400
Letter Only	Devine, Vernon & Hillary	05/01/11.23	Grievance Hearing letter . Reviewed letter from Vernon Devine. New garage under construction at \$15,500. Submitted market analysis from a realtor with sale prices of \$200,000, \$192,000 and \$177,830 (see copy of letter). Discussed neighborhood (mixed residential and commercial use). JD <u>Listers Decision:</u> reduce quality from 3.0 to 2.75 and increased physical dep from 10% to 13%. Post Grievance: \$241,200. JD, CC, JB, JBI	\$ 272,000	\$ 241,200

On May 28, 2014 Carl opened the Grievance Hearings at 1:00 p.m. Present: Carl Cole, John Bull, Joe Blasius and Justus DeVries, Jr. Grievance Hearings were closed at 7:00 p.m. by Justus DeVries who was authorized by the listers.

Respectfully Submitted

on June 4, 2014

Justus J. DeVries, Jr.