

**Town of Ferrisburgh 2015 Pre- Grievance/Informational Appointments**  
**Tuesday, May 26, 2015 from 12:45 pm to 4:00 pm**  
**Minutes and Results**

**APPROVED**

<b>Time</b>	<b>Name(s)</b>	<b>Parcel ID</b>	<b>Notes</b>	<b>Old Value 2015</b>	<b>New Value 2015 Grievance</b>
12:45 pm	Lee Martha Shorey 877-2928 x 303	11/01/27.2 & 28	<p>Met with Mrs. Shorey (see letter submitted). She feels her home is over assessed due to additional wear and tear, physical depreciation, design issues, and some issues with the area referred to as the “two story garage with apartment above.” She submitted photos and additional email. Eclectic designed property. 2 decks need replacing and door and window rot. Hilltop site. Felt property is high considering the Fournier property next door. Justus will schedule a site visit for Monday 6/1/15.</p> <p>6/1/15 Site visit with Mrs. Shorey. Physical depreciation increased from 19% to 24%, functional from 11% to 15%. Corrected roof cover and garage apt. calculations. New home shell lowered from \$20,000 to \$15,000.</p>	<b>\$ 604,700</b>	<b>\$452,800</b>
1:00 pm	Richard Bernstein 425-2400	99/99/99.017	<p>Mr. Bernstein had questions about the assessment and the new addition. Explained that the addition was unfinished and the listers would be back next winter to check on the status. Reviewed homestead and house site values.</p> <p>Appeal Denied.</p>	<b>\$ 434,900</b>	<b>\$ 434,900</b>

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1:15 pm	Raymond Brands 349-6333	14/01/32 & 39	Met with Mr. Brands. "Walker Road" farm. Advised at the time of inspection the new heifer barn was 70% complete. Advised it was depreciated by 50% which is typical for newer farm buildings. The listers will re-inspect next spring for completion. He explained his total costs including site work and manure storage system was \$400,000. Discussed that the "old Atkins" farm house is only salvage value and his insurance company may make him do some safety measures. Current house value is \$19,600. The life estate has been extinguished.  Lowered house value from \$19,600 to \$13,100.	<b>\$1,162,300</b>	<b>\$1,155,800</b>
	Cornelius Brands, et al	09/01/33.1	"Anderson" farm. Discussed replacement of newer mobile home. Old mobile home was on-site as of April 1 <sup>st</sup> and assessed at \$2,000. Will revise water and septic. Well services barn and house across the road.  Reduced site improvements from \$40,000 to \$20,000.  Recheck both in 2016.	<b>\$ 391,900</b>	<b>\$ 371,900</b>
1:30 pm	Bill Sullivan	08/01/27 & 27.1	Mr. Sullivan was questioning values on both the house, but mostly on the vacant land. It was discussed that though he had underground power, his permit will not allow house construction until the waterline is installed. He plans to install it in August 2015. He feels there should be no change in assessment at this time.  Reduced 2± acre lot grade from 1.4 to 1.3 and AC Other 18± acre lot grade from 1.1 to 1.0.	<b>\$ 166,400</b>	<b>\$ 157,100</b>
	Caroline Sullivan, Trustee, et al	08/01/29	On his house, it is currently listed for sale at \$299,000; the 2015 assessment is \$297,700. They plan to lower the asking price in June if it hasn't sold.  Appeal Denied.  Note: Carl Cole recused himself on both.	<b>\$ 297,700</b>	<b>\$ 297,700</b>

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1:45 pm	Clark Hinsdale, III	04/01/03	Met with Mr. Hinsdale (see letter submitted). Correction to card on extra fireplace and bulkhead entrance. He feels the leased water and septic systems are too high, and questions the barn value. Also discussed functional depreciation of the family room being located on the third floor of renovated house.  Fireplaces reduced from 2 to 1. Removed basement outside entrance. Removed 27% business use. Lowered leasehold water from \$22,000 to \$18,000 and leasehold septic from \$42,000 to \$38,000.	<b>\$1,486,800</b>	<b>\$1,471,500</b>
	Clark Hinsdale, III Trustee	20/20/15.4	“Atkins” farm. Mr. Hinsdale has 3 lots left. One will be sold to the town for \$40,000 within a month or so and there will be two remaining lots. One is an upper lot with an asking price of \$85,000. The lower lot is mostly wet and he feels he cannot get that price for it.  Reduced AC Other land grade from 5.75 to 4.5.	<b>\$ 202,600</b>	<b>\$ 176,700</b>
	Clark Hinsdale, III	18/20/80.21	Mr. Hinsdale felt the value should be reduced more because of the “forever wild” River Conservancy Easement which additionally encumbered the land. He still has a building lot by Pickett’s land. Discussed a map correction since he has a second parcel of land on the west side of Route #7 by Lovens.  Reduced AC Other land grade from .50 to .47.	<b>\$ 149,600</b>	<b>\$ 143,300</b>

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2:45 pm	Roger Collom 872-9090	99/99/99.111	<p>Met with Mr. Collom on his Long Point camp located on North Road. He wants a “reappraisal” of the camp. An interior inspection was never coordinated. He had contacted us via email in 2008 and was told he would be contacted in 2009. Since the reappraisal was delayed, we contacted him on 7/1/11 and 10/6/11. An interior inspection was never scheduled. Justus scheduled an interior inspection for Friday 5/29/15.</p> <p>5/29/15 Inspection of camp with Mr. Collom. Significant deterioration inside and outside. More physical and functional depreciation warranted. Effective age increased from 20 to 35. Condition from fair/average to poor. Physical depreciation increased from 21% to 47%. Functional depreciation increased from 3% to 20%. Land grade reduced from 1.2 to 1.15.</p>	<b>\$ 334,000</b>	<b>\$ 277,100</b>
3:00 pm	Kenneth & Darlene Murray	20/20/19.1	<p>Met with Mr. and Mrs. Murray. Poured concrete flooring in garage has still not been completed (gravel; see photos submitted). Cost is \$8,000 - \$10,000. Interior door and window trim is still incomplete. They feel the 93% completion percentage is too high. Discussed the “overbuilt” garage (1,400sf) and its contributory value.</p> <p>Reduced percent complete from 93% to 90% and added an additional 5% functional depreciation for overbuilt garage.</p>	<b>\$ 273,600</b>	<b>\$ 267,800</b>

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3:15 pm	William & Connie Houston	08/01/74	Met with Mr. and Mrs. Houston. The house has been on and off the market for 2± years. Unique house; somewhat dated. Asking price of \$359,000; original asking price of \$385,000 as of 1/29/15. They feel \$359,000 should be the value.  Increased functional depreciation from 23% to 30%.	<b>\$ 421,000</b>	<b>\$ 398,800</b>
	River's Edge Campground, LLC	13/01/04	Campground is currently on the market for \$1,250,000. Discussed that \$250,000 is personal property and business "goodwill," etc. Net real estate is \$1,000,000. Advised reason for increase in assessment was for the pavilion building.  Appeal Denied.  Note: Joe Blasius recused himself on both.	<b>\$ 910,900</b>	<b>\$ 910,900</b>
3:30 pm	John Evans & Marjorie London (860) 867-7134	04/01/27.2	Met with Mr. Evans and Ms. London (see letter submitted). Concerned about the adjacent well and septic overshadowing area of the adjacent Wisteria, LLC property and its impact on their property, both "as is" and if they chose to sell a 2 acre lot (the most likely 2 acre future building lot area is impacted by the overshadowing area).  Justus and Joe will make a site visit on 6/1/15 at 4:30 p.m. to also check on the overall status of the house construction.  As of April 1, 2015 there had been no development of the adjacent Wisteria property. As of April 1, 2015 the Evan's had not started any possible subdivision of the 2 acre lot and there is no guarantee they will subdivide in the future. Denied. Note: Carl Cole recused himself.	<b>\$ 747,000</b>	<b>\$747,000</b>

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4:00 pm	Lydia Hibbard 877-3463 x 224	05/02/49.23	<p>Met with Ms. Hibbard. Discussed that she did not contact the town for an interior inspection during the 2013 reappraisal (after 3 contacts/notices). Therefore, the listers could not determine an accurate interior condition of her house. She apologized for not setting up an interior inspection. In effect, she had penalized herself with higher taxes since 2013, if in fact there was more depreciation warranted at the time for a house built in 2002. She has not made many capital improvements since 2002. Interior wear on floors and interior (she has 2 dogs). Justus will make a site inspection visit on 6/1/15 at 3:45 p.m.</p> <p>6/1/15 Site visit with Mrs. Hibbard. Private site w/limited views. Original roof and most components. More than normal wear on many window sills (dog damage) and some interior walls. Detached shed lowered from \$1,400 to \$500. Effective age increased from 3 to 11. Physical depreciation increased from 3% to 12%.</p>	<b>\$ 322,400</b>	<b>\$ 303,700</b>

**Pre-Grievance/Informational Appointments opened on Tuesday, May 26, 2015 at 12:45 p.m.**  
**by Joseph Blasius and Justus DeVries. Meeting adjourned at 4:25 p.m. All changes were approved. June 10, 2015.**  
*on June 1, 2015*

*Respectfully Submitted,*

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**Justus J. DeVries, Jr.**