

**Town of Ferrisburgh 2016 Grievance Hearings
Thursday, July 21, 2016 from 3:00 pm to 4:30 pm
Minutes and Results**

Draft on July 26, 2016

**In Carl Cole's absence, Joseph Blasius was appointed Chairman of the meeting by Charlene Stavenow.
Grievance Hearings opened on Thursday, July 21, 2016. Joseph Blasius called Grievance Hearings to order at 3:10 p.m.
In Attendance: Joseph Blasius, Charlene Stavenow and Justus DeVries.**

Grievance Appointments

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2016	New Value 2016 Grievance
4:30 pm	Sharon Allen	#15/02/02.116	Met with Sharon Allen. She submitted the Competitive Market Analysis (CMA) for the purposes of her recent divorce done by realtor Lynn Jackman (not a tax appeal case). The value was \$191,000 subject to a new roof. She also submitted an estimate for a metal roof with a cost of \$10,000 (for house only). She purchased the house on August 2, 2004 for \$195,000. Few improvements had been made since the purchase. Listers Decision: Quality was lowered and depreciation increased. Assessment was lowered from \$219,900 to \$196,900.	\$219,900	\$196,900

Grievance Letters

Name(s)	Parcel ID(s)	Notes	Old Value 2016	New Value 2016 Grievance
Ronald Calise	#24/20/03	Mr. Calise submitted a Grievance letter indicating that given the market conditions for \$1,000,000 plus lakeshore properties, there should be a reduction in his assessment. In addition, many components of the house are 20± years old. Concrete dock is cracked. Justus inspected the property on July 19, 2016. Additional depreciation was added. Assessment was lowered from \$1,260,000 to \$1,203,500. Justus and the listers are going to look closely at the Lake Property market this fall and in 2017.	\$1,260,000	\$1,203,500
David Price	#23/20/17	Mr. Price requested clarification on the bedroom count and baths in his house. Justus inspected the property on July 18, 2016 and changed the room count and added functional depreciation. Assessment was lowered from \$326,500 to \$319,700.	\$326,500	\$319,700

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Additional agenda items:

- Reviewed listers minutes from the July 6, 2016 listers meeting. Charlene made a motion, seconded by Joe, to accept the minutes as written. All were in favor and so approved.
- Reviewed competitive listings of lake frontage properties in Ferrisburgh and Panton. There is a large inventory of properties in both towns with asking prices over \$1,000,000 and few recent sales. The listers will continue to monitor market conditions this fall and in 2017.
- Justus advised now that the 2016 Grievance Hearings are closed, Pam can print the final 2016 Grand List. The Selectboard plans to set the tax rate on Monday, July 25th and tax bills will be mailed out at the end of the week.
- Justus discussed the 2017 Equalization Study from PVR will be coming in August and the listers plan to meet with Teri Gildersleeve, the District Advisor, to review it in early October. The next listers meeting will be scheduled in late September to prepare for that review.

Grievance Hearings were closed on Thursday, July 21, 2016 at 4:50 p.m. Present: Joe Blasius, Charlene Stavenow and Justus DeVries, Jr. Charlene made a motion to close the hearings; seconded by Joe and so moved at 4:50 p.m.

Respectfully Submitted,

on July 26, 2016

Justus J. DeVries, Jr.