

**Town of Ferrisburgh 2016 Grievance Hearings  
Thursday, May 26, 2016 from 1:00 p.m. to 6:00 p.m.  
Minutes and Results**

*Draft on June 2, 2016*

**Grievance Hearings opened on Thursday, May 26, 2016. Carl Cole called Grievance Hearings to order at 1:00 p.m.  
In Attendance: Carl Cole, Joseph Blasius, Charlene Stavenow and Justus DeVries.**

<b>Time</b>	<b>Name(s)</b>	<b>Parcel ID(s)</b>	<b>Notes</b>	<b>Old Value 2016</b>	<b>New Value 2016 Grievance</b>
1:00 pm	Chet Hawkins 877-2012	#23/20/46	<p>Met with Chet Hawkins. 5 recent sales on Route #7 properties that all sold for less than the assessment. Villeneuve \$165,000 assessed at \$182,000. Villeneuve has a state approved septic; Hawkins does not. Also closer to Route #7. Chet's was \$194,800 due to the fire next door and went back up to old value due to removal of burned out building. He believes \$194,000 would be a good value due to hazardous waste next door and consistent with recent sales on Route #7. 1± acre. Justus will inspect next week.</p> <p>5/31/16 Inspection with Chet. Heat only 74% in house. Functional dep increased from 20% to 26% for condition. Economic dep increased from 10% to 12%.</p>	<b>\$210,400</b>	<b>\$178,700</b>
1:15 pm	Ryan Cornelier 425-2279	#18/20/45.3	<p>Mike Quinn represented Ryan Cornelier. Mike brought an appraisal from November 2015 for \$75,000. Carl Cole responded that since late last summer land has started selling again. 3 or 4 bedroom for septic on the lot. Justus and the listers will look at the recent sales and get back to him. Recent land sales support the \$87,200 value (see file).</p> <p><b>Denied.</b></p>	<b>\$87,200</b>	<b>\$87,200</b>

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1:30 pm	Bill & Connie Houston	#09/01/38.1	Met with Connie and Bill Houston. They feel the assessment should be around \$350,000, not the change to \$404,100. There is \$306,000 in mostly internal costs (some labor) but doesn't include the land. They would they be happy with an assessment in the \$380,000 range. Justus compared with Tim Vincent (\$534,400 less \$78,000 for finished basement) and the Kaigle property.  Added 2% functional dep for overall design/roof.  Joe Blasius recused himself.	<b>\$440,100</b>	<b>\$398,200</b>
1:45 pm	Catherine Hill Waterman (919) 423-9165	#05/01/44.3	Met with Catherine Hill Waterman. She asked about how the town determined values. Justus replied it was determined by square footage, quality and depreciation using the Marshall and Swift cost approach. Conserved but don't have to be a farmer to purchase. Not subdivided. There is one other house right in the 7.3± acre FSC, but may be unable to build on it due to being out of space. \$126,000 for arena includes labor. It was discounted 12% to 15%. Not a permanent building (can be removed in two days). Would not sell property with riding arena, would remove it if she was selling. She will get costs of the barn sent to Justus. Arena reduced to \$105,200 and increased main barn to \$131,900. Lowered site value grade by 10%.  Carl Cole recused himself.	<b>\$776,800</b>	<b>\$694,800</b>

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2:00 pm	Eric Sleeper/ Jim Ouimette	#99/99/99.118	Cancelled appointment.	<b>\$524,100</b>	<b>\$445,100</b>
2:30 pm	John Evans	#04/01/27.2	<p>Met with John Evans and Marjorie London. \$747,000 was the 2015 assessment. They are in shock due to new value and \$167,400 increase. Justus believes the exterior of the house is not veneer, but stone. John's opinion is that it is veneer, but on like a brick mortar, air gap in back with screen. He would like a definition of stone veneer versus stone and believes it is like a brick veneer. Justus will get the information. Stone material unit costs didn't include costs as the material was from the land. Lost value due to camps, small homes, junkyard, overshadowing and house also overbuild for neighborhood. They would like more depreciation. Justus gave a comp for Sheeran, which also overbuilt. Junkyard is getting worse, 4 horses left. Lake is sandy on bottom and shallow. No CO as of April 1<sup>st</sup>. Ken Wheeling will review next Thursday. Make sure to have the CO include the apartment over the garage.</p> <p>Changed siding from stone to stone veneer. No COC as of 4/1/16. Functional dep increased from 7% to 8%. Discussed CO and COC permit issues.</p> <p>Carl Cole was not present and recused himself.</p>	<b>\$914,400</b>	<b>\$888,200</b>

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2:45 pm	Dennis Steady & Roxanne McGuire 236-7773	#08/01/14	No show for appointment.	<b>\$215,100</b>	<b>\$192,100</b>
3:45 pm	Tim Vincent 877-2675	#16/01/26.4	Met with Tim Vincent and Bill Benton. Propose to change to \$496,400 adding functional depreciation for basement FNA resulting from the site visit last week. Bill Benton appraised last January at \$475,000. Added shed at \$2,500. 5 quality grade. Carl asked to check the value on the other three lots on that road. Beautiful views.	<b>\$534,400</b>	<b>\$496,400</b>

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4:00 pm	Cheryl Shea 475-2606	#13/01/51.2	Met with Cheryl Shea. She had questions regarding the house site and why it went down. 15% rental. Also thinks backland seems high and house site seems low. Justus will recalculate. Market does not seem to reflect the values. Justus gave information on comparable lake sale properties. He will refigure the 2 acre land house site value and compare with other neighboring properties. Compared quality grades with Carr, Berger, Kaiko and Bezer properties.  <b>Denied.</b>	<b>\$1,473,400</b>	<b>\$1,473,400</b>
4:15 pm	Al Chamberlain	#05/02/41	Met with Al Chamberlain. Mobile home built in 1967. Last inspected in March 2009. Needs a roof, has old wiring. Original windows. Good well (sulfur water). Septic 1000 gallon tank replaced 2001. \$750/per month rent without utilities. No value to shed. Currently had not been getting rent for 5 months and starting eviction process. Al to bring in photos from inside taken one year ago. New carpet. Carpet and subfloor needs to be replaced in one bedroom. Interior fair to poor. Tried to sell at \$59,000 to \$60,000. No offers.  Effective age increased from 10 yrs to 18 yrs. Physical dep increased from 18% to 50%. Added 25% functional dep.	<b>\$106,300</b>	<b>\$89,200</b>

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5:00 pm	Donovan Properties/ Randy Petroniro (203) 879-3332 (203) 509-4005 (c)	#13/01/04	Met with Randy Petroniro. Paid \$800,000 and appraisal came in at \$750,000. 13 cottages, all furnished, dixie chopper, tractor, are all included items. 3 fishing boats with mercury motors. Believe \$100,000 in personal property. Total of 81.02± acres. Using about 12-12± acres, rent 20± acres to farmer for very little money. Need to do a level 2 archeological study for Indian artifacts. 50± acres useless. Business “goodwill” discussed. Seasonal camper rentals \$2,400/per unit. 20 or 25 units. 80% permanent who don’t leave property; other 20% are very short-term. Rent boats and kayaks. No personal property on tax return. Net real estate on PTTR shows \$800,000. This is reported to the VT State Tax Department. Assessment reduced to \$819,900 due to additional functional depreciation on 2 houses and cottages.	<b>\$910,900</b>	<b>\$819,900</b>
5:15 pm	Susan Oliveira	#23/20/32.1	Met with Susan. Built 2004. Added shed in 2007 and pergola in 2006. Inspected in 2007. Need to replace door. Appraisal came in at \$285,000. Compared appraisal. \$288,126 cost approach. Bank appraisal has different requirements. Will compare properties of McAllister and Husk. Justus explained everyone in town is assessed 4.7% over value. She feels neighbors are lower valued (Oosterman).  Reviewed Bill Benton appraisal at \$285,000 as of 5/10/16. Effective age increased from 1 yr to 4 yrs. Physical dep increased from 1% to 4%.	<b>\$298,400</b>	<b>\$292,400</b>

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5:30 pm	Anne Dunham/ Steve Audy	#20/20/13	Met with Anne Dunham and Steve Audy. Smaller section is now an attached shed, not living area. Included upstairs as well. Lowered shed to \$700 from \$1,700. 2,322 square feet of living area down from 3,000 square feet. Assessment is now \$229,900.	<b>\$261,900</b>	<b>\$229,900</b>
5:45 pm	Jeanette Bergmans	#10/01/47.3	Met with Jeanette. Sold farm and retained 10± acres with new house. Built garage (364sf) in 2015. Removed farm acreage and buildings after sale. House and new garage leak. Need to replace roof. Plywood rotted from inside moisture issues. She has to pay for shingles. Cracks in ceiling. The foundation entry was incorrect on the 2015 card.  Quality lowered from 3.75 to 3.5. Effective age increased from 6 yrs to 12 yrs. Physical dep increased from 5% to 13%. Functional dep increased from 1% to 10%. Recheck for renovations in 2017.	<b>\$341,400</b>	<b>\$290,900</b>
			<i>Charlene made a motion to recess the Grievance Hearings at 6:22 p.m. and to reconvene on June 1, 2016 at 4:00 p.m.; seconded by Carl, and so moved.</i>		

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<b>Grievance Letters</b>				
Name(s)	Parcel ID(s)	Notes	Old Value 2016	New Value 2016 Grievance
Robin Kowalski	#13/01/40	Added 10% functional dep for drainage ditch issues.	<b>\$332,500</b>	<b>\$324,000</b>
Franz Collas	#18/20/35	No response to interior inspection requests during the 2013 appraisal.  <b>Denied.</b>	<b>\$180,200</b>	<b>\$180,200</b>
Jeffrey Sherwin	#05/01/28	Listers correction in 2015 and lowered again in 2016 due to poor condition as of 4/1/16.	<b>\$309,400</b>	<b>\$129,000</b>
Thomas Sheeran & Jeniah Johnson	#04/01/28	Percent complete reduced from 86% to 81%.	<b>\$993,500</b>	<b>\$956,600</b>

*Grievance Hearings were reconvened on Wednesday, June 1, 2016 at 4:00 p.m. Present: Carl Cole, Joe Blasius, Charlene Stavenow and Justus DeVries, Jr. Charlene made a motion to close the hearings; seconded by Joe; all were in favor and so moved at 4:04 p.m.*

*All Grievance changes were unanimously approved. The minutes from the May 3, 2016 and May 23, 2016 listers meeting were reviewed. Charlene made a motion to accept them as written, seconded by Joe; all were in favor and so moved.*

*Discussed the second Grievance schedule for Current Use changes and miscellaneous changes for July 7, 2016 at 3:30 p.m. Next listers meeting will be held on Wednesday, June 23, 2016 at 4:00 p.m.*

*Charlene made a motion to adjourn the meeting; seconded by Joe; all were in favor and so moved at 4:55 p.m.*

*Respectfully Submitted,*

*on June 2, 2016*

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*Justus J. DeVries, Jr.*