

Town of Ferrisburgh 2017 Grievance Hearings
Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and
Results

<i>Approved</i>

Grievance Hearings opened on Thursday, July 13, 2017.
Joe Blasius called the Grievance Hearings to order at 2:02 p.m. Carl Cole seconded the motion.
In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2017	New Value 2017 Grievance
2:03 pm	Hatch, James Michael	13/01/26	Mike Hatch was present. He is mostly concerned about the greenhouse assessment of \$2,900. He feels it is not worth over \$500. Also concerned about land value; seems to be valued the same as some neighbors but he has half the land (¾ acre). House condition: kitchen dated, outside basement entrance only wood and very worn. Justus will inspect around 3:00 p.m. on July 13, 2017.	\$280,900	\$253,400

Town of Ferrisburgh 2017 Grievance Hearings

Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and Results

Approved

Grievance Hearings opened on Thursday, July 13, 2017.

Joe Blasius called the Grievance Hearings to order at 2:02 p.m. Carl Cole seconded the motion.

2:22 pm	Hunt, David	15/01/18	David Hunt and Charlene Collins. House has not changed. 95% complete on barn; specialized outbuilding, very well built (36x60 with 6x10 covered porch). Mr. Hunt questioned quality of average/good on the house and feels that it should be average quality. Effective age of 15 years, actual age 32 years; he feels it should be 25 years for effective age. Material shed is 441sf, not 672sf. No GDO. Holes in roof. Worth about \$2,500. Mr. Hunt feels the property probably could be sold for \$420,000. Zoning is Home Occupation (section 2). Electrical is 100 amp from the house and the septic is hooked up to the house system (secondary). Interior partition in barn was not up April 1 st . Radiant heat in floor. House and land were purchased on September 30, 2015 for \$325,000. Some repairs, maintenance and cosmetic improvements have been made since the purchase. Recheck 2018.	\$498,700	\$476,500
---------	-------------	----------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------	------------------

In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.

Time	Notes
------	-------

Town of Ferrisburgh 2017 Grievance Hearings
Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and
Results

Approved

Grievance Hearings opened on Thursday, July 13, 2017.
Joe Blasius called the Grievance Hearings to order at 2:02 p.m. Carl Cole seconded the motion.

2:50 p.m.- 5:22 p.m.	<p><u>Listers Meeting/Grievance Decisions:</u></p> <p>While Justus went to perform the scheduled Hatch inspection, Carl Cole moved to approve the minutes as written from June 27, 2017, seconded by Joe Blasius. So voted.</p> <p>There was discussion regarding the travel trailers. Carl moved to defer to the next tax year. Joe could not agree with the motion; he feels that it should go through the BCA. Carl wonders how other towns handle this issue. Do they assess them individually? Carl moved to deny both the Donovan Lane and Cyr campground grievances, seconded by Joe. So voted.</p> <p>Pam then reviewed the new Long Point tax map with Carl and Joe. It will have a number for each camp and a list of camp owners.</p> <p>Warden: Condition fair/average. Lots of original condition items. Deferred maintenance. New assessment of \$280,400 was approved.</p> <p><i>(Justus returned at 3:45 p.m. and joined in the listers meeting/Grievance Hearings.)</i></p> <p>Travel trailer discussion continued. It is <u>not</u> a law that can be implemented by the town fairly and is cost prohibitive. Law was pre Act 60 when Ferrisburgh paid for their own education taxes. Currently, 80% of the taxes would be going to Montpelier and it is a logistical problem for the town. Carl makes a motion to rescind previous motion, seconded by Joe, to not change the individual tax bills. A decision was made to reduce the Donovan Lane Properties, LLC increase by 10% (\$107,500 to \$96,800); and reduce the Cyr property increase by 10% (\$125,000 to \$112,500). Joe moved to lower the value of the travel trailers by 10%, seconded by Carl. So voted.</p> <p>Hunt: Change shed #2 down to \$2,500 from \$5,900. New building down to \$150,000 from \$159,000 (which will increase next year). Interior partition was not in as of April 1st. Increase functional depreciation to 10% due to specialty property. New assessment of \$476,500 was approved. Recheck 2018.</p> <p>Young: New assessment of \$226,900 was approved (reduced from \$280,400).</p>
-------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Town of Ferrisburgh 2017 Grievance Hearings
Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and
Results

Approved

Grievance Hearings opened on Thursday, July 13, 2017.

Joe Blasius called the Grievance Hearings to order at 2:02 p.m. Carl Cole seconded the motion.

Ellis/LaFranchise: Pre-Grievance appointment. They never received the May 13, 2014 letter; otherwise, they would have responded. Ms. LaFranchise understood the recent changes to the assessment to \$517,300. Denied.

Hatch: No value for the green house. Garage is 90% good instead of 95%. New assessment of \$253,400 was approved.

‘Outside only’ project: When an interior inspection was not made, a comment will be added to the listers card indicating that no Grievance appeal was submitted at the July 13, 2017 Grievance Hearings.

In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.

Town of Ferrisburgh 2017 Grievance Hearings
Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and
Results

Approved

Grievance Hearings opened on Thursday, July 13, 2017.
Joe Blasius called the Grievance Hearings to order at 2:02 p.m. Carl Cole seconded the motion.

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2017	New Value 2017 Grievance
4:34 pm	Haigis, Kim	23/20/71	<p>Mrs. Haigisørealtor says they canø get into the \$400,000 range. The house has only 3 bedrooms not 4, bathrooms 30 years old, countertops not modern, enclosed porch not heated, basement only partially finished. She said she was out back when Michael Bartlett stopped on April 13th at 3:30 pm.</p> <p>Not going to sell, will probably rent. Value should be in the \$380,000± according to realtor. Trying to rent for \$2,500/month which includes all utilities including plowing. Justus will go inspect right now.</p> <p><i>(Justus returned at 4:55 p.m. and joined in the listers meeting/Grievance Hearings.)</i></p> <p>First story roof is in fair condition. Upstairs flooring has been ripped up (plywood only). Dated baths. Effective age about 9 years or 10 years. 2% functional depreciation for unfinished flooring. Based on Justusøinspection, the value was lowered to \$374,200 and approved.</p>	\$404,100	\$374,200

Town of Ferrisburgh 2017 Grievance Hearings
Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and
Results

<i>Approved</i>

Grievance Hearings opened on Thursday, July 13, 2017.

Joe Blasius called the Grievance Hearings to order at 2:02 p.m. Carl Cole seconded the motion.

----	Johnson, Ann	06/01/18.6	Ann Johnson came to Pre-Grievance to ask why there was a \$90,000 increase for the 2 car garage. Justus advised it was because no interior inspection was allowed and the house was increased based on the assumption there were no deficiencies. House is currently on the market for \$475,000. She mostly had questions and did not sign up for Grievance. Denied since she only came in for information.	\$454,200	Denied
------	--------------	------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------	---------------

In Attendance: Carl Cole, Joseph Blasius and Justus DeVries.

Grievance Letters

Time	Name(s)	Parcel ID(s)	Notes	Old Value 2017	New Value 2017 Grievance
3:00 pm	Donovan Lane Properties, LLC	13/01/04	Reviewed appeal letter via email dated July 12, 2017 at 9:02 a.m. (see previous comments in earlier minutes on page #2 above.)	\$927,400	\$916,700

Grievance Hearings were convened on July 13, 2017 at 2:02 p.m. Present: Carl Cole, Joe Blasius, and Justus DeVries, Jr. Carl Cole made a motion to close the 2017 Grievance Hearings; seconded by Joe Blasius; all were in favor and so moved at 5:22p.m.

Carl Cole made a motion to adjourn the listers meeting; seconded by Joe; all were in favor and so moved at 5:28 p.m.

Respectfully Submitted,

On July 18, 2017

Town of Ferrisburgh 2017 Grievance Hearings

Thursday, July 13, 2017 from 2:00 p.m. to 5:00 p.m. Minutes and

Approved

Grievance Hearings opened
Joe Blasius called the Grievance Hearings to



ed the motion.

Justus J. DeVries, Jr., Appraiser