

**Town of Ferrisburgh
Listers Minutes**

Date/Time: Thursday, January 21, 2016 at 4:00 p.m.

Present: Carl Cole, Ferrisburgh Lister
Joseph Blasius, Ferrisburgh Lister
Charlene Stavenow, Ferrisburgh Lister
Justus J. DeVries, Appraiser for Town of Ferrisburgh



- Meeting called to order by Carl at 4:00 p.m.
- Reviewed minutes from the November 11, 2015 meeting. One edit: the follow-up on the Ralph Butler property was tabled until the next meeting. Joe made a motion to accept the minutes as amended, seconded by Charlene. All were in favor.
- Reviewed the CLA study dated December 11, 2015. Justus advised that it was not worth appealing the 104.72% ratio just for the very high Coefficient of Dispersion on the commercial sales analysis (only 2 sales). After a review of sales concessions submitted to PVR back in September 2015, it appears they completely eliminated all of those sales from the study, which did not adversely affect the final ratio. Justus will resubmit those sales in September 2016. Justus reviewed his CLA analysis of the recent closed sales and competitive listings in Ferrisburgh.
- Reviewed the several grand list properties that are assessed at \$0. Justus and Pam advised that some corrections had been made to the grand list and would add footnotes if necessary to explain the zero assessments. In all cases, either the land had no value (common land and roads on several subdivision properties), was combined, or was tax exempt. Justus will follow-up with the State on the required listings of the tax exempt properties.
- Reviewed the letter from Tom Vickery about CLA's over 100%. Justus feels if there is any increase in market activity and prices increase, that the 100% CLA issue will be mute. It is considered temporary given the current market conditions.
- Pam and Justus discussed changes to the State of Vermont Current Land Use appraisal system. In the future, non-farmers will be seeing wetlands and wooded wetlands become ineligible for the program. In addition, the penalty for withdrawing land from the Current Land Use Program has quadrupled. The listers discussed using the 2013 town land schedule to support the valuation of newly withdrawn property for the penalty calculation. The property must be calculated as a "standalone" parcel. The "easy out" changes made in the fall of 2015 will be assessed at full market value on April 1, 2016.
- Reviewed the three existing solar projects in town and how the assessments are calculated using the Income Approach. Instead of the State Education Tax being paid, it has been replaced with the "Solar Energy Capacity Tax" which is a flat tax of \$4/kilowatt. The town still receives real estate taxes based on the non-residential municipal tax rate.
- Reviewed the Subsidy Housing Covenant requirements. There are two properties in town which are eligible for the 30% reduction in assessment.

- Justus advised that the Vanderway Limited Partnership Farm has a 20 year lease with Green Mountain Power for their new net metered wind turbine. Justus is following-up with the new assessment for April 1, 2016.
- Pam had a draft municipal tax rate calculated for 2016-2017 which was showing only a \$.01/\$100 increase over the 2015-2016 municipal tax rate (excluding any increases in the grand list for 2016).
- Pam is getting the deeds, surveys, etc . for updating the tax maps in February.
- Reviewed the completed list of 118 building permits filed in 2015.
- Justus is continuing to follow-up on the few remaining interior inspections from 2013 where owners did not respond for requested appointments.
- Discussed options for recognizing John Bull's 14 years of service as a town lister.
- Justus will follow-up on the recent foreclosure property on Long Point Road.
- Reviewed the second batch of 2015-2016 building permits. There was one edit made to acreage; the Kipp property was tabled for further follow-up by Justus; the Martell property was added to the list. All new assessments were approved.
- Charlene made a motion to adjourn the meeting, seconded by Joe. All were in favor and meeting adjourned.

Meeting Adjourned: 6:00 p.m.
Respectfully Submitted: Justus J. DeVries
Dated: January 25, 2016