

Minutes for Grievance Hearings from Board of Listers
July 7, 2020
Unapproved

Attendees: Lynda Cluba, Wendy Howard, Genevieve Lodal-Guild
Clerk: Genevieve Lodal-Guild

Appellants: Matt Tryhorne (A1), Everett McGinley (A2), Diem-Chi Nguyen (A3), Marguerite Bolog (A4), Aleksis Paris (A5), Kevin Sorin (A6), Arnold and Linda Mercy (A7)

Lynda called the meetings to order at 8:48am. The meetings were held by Zoom conferencing and telephone.

Matthew and Mary Tryhorne (A1) for 880 South Main Street, Parcel ID: 0S118.031X

Matt submitted the following evidence: 1) Grievance Application 2) Cost Report with Sketch 3) Property Visit Questionnaire 4) Appraisal Report for NEFCU as of 11/25/2019 by James P. Murray 5) Property Inspection Report from The BrickKicker Inspection Services

Matt stated that they bought the property in the fall of 2019 and noticed a discrepancy between the town's listed assessment and the inspection and appraisal reports they were required to do in the purchasing of the property. He reported a lot of deferred maintenance since the Town's last appraisal in 2014, specifically the breezeway between the house and garage, water damage, and a leaking roof. He said they had improved the property since their purchase with mostly interior work (removing carpeting and wallpaper) and intend to perform more substantial work in the future.

Lynda stated that the Listers cannot perform inspections this year, due to COVID, so the determination can only be made based on submitted evidence. She asked Matt if he was aware of any structural issues on the property. He responded that he was not aware of any with the trailer but that there are issues with the garage attached to the house, specifically wall damage and rot and a degraded slab.

Lynda clarified that, with an appraisal report, the appraiser would need to be present to defend the report and that it is only intended for use by the bank (as is stated in the report). She stated that the Listers will send the result of grievance in the next week.

Wendy made a motion to adjust the physical depreciation of the house from 30% to 40% and to make a miscellaneous adjustment to the mobile home for \$13,100, which includes the value of the attached shed and carport, Genevieve seconded. Vote: 3-0, aye. Motion passed.

Everett McGinley (A2) for 2813 North Hill Road, Parcel ID: 00007.074X

Everett submitted the following evidence: 1) Grievance Application 2) Change of Appraisal Notice 3) Notice of Taxpayer Use Allocation 4) Current Tax Bill 5) HUD Settlement Statement 6) Current Use Letter and Use Value Appraisal

Lynda spoke by phone with Everett about his Current Use value and directed him to the State Department of Taxes. Lynda made a motion to deny the application for grievance, as the change of appraisal notice that was submitted was sent in error, Wendy seconded. Vote: 3-0, Aye. Motion passed.

Diem-Chi Nguyen (A3) for 571 West Hill Road, Parcel ID: 00011.020X

Chi submitted the following evidence: 1) Grievance Application 2) Cost Report Sketch with drawn-in loft areas

Genevieve made a motion to change the square footage of the second floor from 2359 to 1807 by taking into consideration the cathedral ceiling and loft space, Wendy seconded. Vote: 3-0, aye. Motion passed.

Marguerite Bolog (A4) for property on North Hill Road, Parcel ID: 00007.042A

Mack submitted the following evidence: 1) Grievance Application 2) Current Tax Bill 3) Right to Market Agreement from Montgomery Properties dated 9/25/2019 4) Letter to Board of Listers 5) Comp for 267 Revoir Flatts in Jay, VT 6) Comp for Lot 6 Woodland Drive in Jay, VT 7) Comp for 10.2 acres on Fuller Bridge Road in Montgomery, VT and 8) Lots 4&5 on Regan Road in Montgomery, VT

Mack formally withdrew her application for appeal for Parcel 00007.042B, as she recently sold the property.

Mack stated that she has had difficulty selling the property for anywhere close to the listed value of the property, which does not have any engineering associated with it. She had been told by one realtor that the realtor would only list the property if it went on the market for about \$10,000 less than the assessed value. She also noted that it looked like the Listers had added lots together in the Cost Report, which did not seem like a good valuation to her. Lynda responded that the Cost Report appeared that way because of the splitting off of the contiguous parcel and the grading of the contiguous lands.

Wendy made a motion to change 4.4 acres on the North Hill lot from a 1.00 grade to a 0.70 grade, Lynda seconded. Vote: 3-0, aye. Motion passed.

Aleksis Paris (A5) for 689 North Hill Road, Parcel ID: 00007.031X

Aleksis submitted the following evidence: 1) Grievance Application 2) Pictures of the Interior of his home

Lynda made a motion to return the percent complete amount to 91%, Genevieve seconded. Vote: 3-0, aye. Motion passed.

Kevin Sorin (A6) for 854 Rushford Valley Road, Parcel ID: 00036.021X

Kevin submitted the following evidence: 1) Grievance Application

Lynda made a motion to deny the appeal, Wendy seconded. Vote: 3-0, aye. Motion passed.

Arnold and Linda Mercy (A7) for 2494 South Main Street, Parcel ID: 0S118.122X

Arnold and Linda submitted the following evidence: 1) Grievance Application 2) Eleven pictures of the Interior of their rental house.

Linda explained the pictures and the extent of the damage they observed in their rental house. Lynda asked about the Current Assessment number (\$198,300) listed on the application and how that was determined. Linda responded that it was from a conversation with former Listers and their understanding of their assessment. The current assessed value is \$120,900. Linda reported that there was not much left in the house because it was in such poor shape that it had to be pulled out (fixtures, carpeting, etc.). Lynda clarified the number of fixtures in the bathrooms: 3 in the half bath, 4 in the full bath. Arnold stated that he felt the house was unrentable and that they should not be required to pay taxes on a higher valued property.

Wendy made a motion to change the physical depreciation from 30 to 40% and the condition from Average to Fair, Genevieve seconded. Vote: 3-0, aye. Motion passed.

Lynda made a motion to adjourn the hearings, Wendy seconded. Vote: 3-0, aye. Motion passed. The Grievance Hearings ended at 2:30pm on Monday, July 13, 2020.

Respectfully submitted,

Genevieve Lodal-Guild, Clerk