

**Montgomery Town Listers  
Unapproved Minutes  
Grievance Hearings of July 8, 2019  
Public Safety Building**

Lynda called the Hearing to order at 8:00 am

Listers Present: Lynda Cluba, Joseph Jones and Wendy Howard

Consultant Present: Parma Jewett

Members of the Public: Bob Bonnell arrived at 1:00 pm and left at 1:20

Property Owners/Agents: All have submitted their Application for Grievance in writing and within the required time limit.

**1. Robert Peters/Suzanne Hogan (present) re: Parcel ID # 58.022X**

The Listers reviewed the Application for Grievance and noted that a letter from Gary Wright (previous owner) giving Bob and Sue permission to grieve was received.

Bob and Sue spoke about some deteriorating conditions of the dwelling including the foundation and plumbing.

They would like to see some reduction in the total Fair Market Value.

A Site Visit is scheduled for June n11 at 8:30 am.

**2. John Ryan (present) re: Parcel ID # 42.020X**

The Listers noted receipt of a letter from Diane Von Oesen and Archie Dentone giving John permission to grieve.

John stated that he felt the dwelling was not inhabitable due to mold and rodent infestation. He noted structural issues and the disparity of the Assessment (\$151,000) and sale price (\$40,000).

A Site Visit is scheduled for July 11 in the am. John left Lynda the keys.

**3. Wayne Schaap (present) re: Parcel ID # 11.043X**

Wayne compared the purchase price (\$279,000) to the current assessment of (\$316,800).

He would like a reduction in the number of bedrooms from 2 to 1.

He noted that they will not be using the above garage apartment for rental but as part of their residence.

A Site Visit is scheduled for July 11 at 9:15 am.

**4. Phillip Snyder (present) re: Parcel ID # N118.044X**

Phillip noted that the property has no driveway, that it is located in a flood plain so that flood insurance is required to qualify for a mortgage and the rates are high. He also noted seeping walls in the basement and presented comparison values including:

50 Deuso Rd = \$40,000, 1251 West Hill Rd = \$54,000, 92 River Rd = \$53,000, 15 Mill House La = \$40,000, 1991 N. Main St = \$40,000, 3059 Mountain Rd = \$53,000, 266 Main St. = \$50,000, 270 Comstock Rd = \$52,000 and 13, Brook Rd = \$41,000

The property is not being rented yet.

Phillip refused a Site Visit

**5. Frank Wirth (present) re: Parcel ID # 42.004X**

Frank would like the property to be valued at \$175,000. This is based on a number of realtors and their suggested values. Letters were presented as evidence

The BCA did grant a \$19,400 reduction in value in 2014 due to environmental concerns left from the property being used as a service station.

A Site Visit is scheduled for July 11 at 10:00/10:15 am.

**6. John Kuryloski (present) re: Parcel ID # 14.013X**

John was concerned that after a recent site Visit by the Listers that the construction of a small deck and outdoor shower increased the property value by \$10,600.

This is due to Lister error.

The Listers discovered an error where the slab of a 210 sq. ft porch was still reflected in the Cost Report and will remove it.

The value will be corrected and no visit is necessary.

**7. Luke Godfrey/Amy (present) re: Parcel ID # 30.031X**

Luke and Amy would like their land valued at \$900 per acre. They feel its value is reduced because a good portion (96.41 acres) of it has been logged off. 12 acres is clear cut.

There was discussion re the value of trees and the suggestion of a Forestry Appraisal.

No Site Visit is necessary

**8. Justin Green (present) re: Parcel ID # N118.056X**

Justin cited the recent sale of a similar home at 319 Main St. for m\$23,000 and would like his value reduced from \$88,700 to \$25,000.

Justin suggests that the house is not habitable with no working heat or plumbing and some foundation issues.

A Site Visit is scheduled for this afternoon (July 8, 2019) at 4:00/4:15 pm

**9. Hubert Severin (Ryane Severin present) re: Parcel ID # 242.070B**

Lynda presented the Application for Grievance.

Ryane presented a map as evidence showing the wetland portion of their property. She spoke about the limited places to use as building sites.

She noted that they would be happy with an assessment of #30,000-\$35,000.

There was discussion about the value of wetlands and the current wetland permit from the state allowing for a seasonal dwelling (yurt).

No Site Visit is necessary

**10. Alphonse Gratton (not present) re: Parcel ID # 33.077B & # 33.077X**

Alphonse would like a new assessment on an out building that is falling down.

The Listers made a previous Site Visit, so no further visit is necessary.

Wendy made a motion to adjourn. Lynda seconded and the motion carried 3-0

Respectfully Submitted by:

Wendy Howard