

Montgomery Town Listers
Unapproved Minutes of Meeting
Grievance Hearings June 12, 2017
Public Safety Bldg, Conference Room

Hearings opened at 9:02 am.

Present were: Listers – Parma Jewett, Lynda Cluba and Deanna Robitaille

Property owners/agents – All have submitted their Application for Grievance, in writing, within the required time limit.

1. Merle and Linda Van Gieson – (present) re: Parcel #11.126X

Evidence submitted – a letter titled “Discrepancies in listing the subject property” **V2**
Lister sketch from file folder, showing his measurements for the current buildings. **V1**

Appellant feels the property is assessed incorrectly. He references measurements on the dwelling and porches. Also would like the outbuilding (1s shed/piers, which we have costed as a 1s DGR) be changed to reflect his opinion that the 140 sq ft part be assessed as an attached shed, which could have a lower cost. These buildings have no insulation or finished areas. He informed us the CPR was only 256 sq ft and the 80 sq ft section was an OPD with no roof,.

Listers visited the property on Thur 6/15/17 at 9a. The dwelling, porches and outbuildings were measured again.

Parma made a motion and was seconded to remove the sq ft calculation on the DGR and reclassify that section as a Material shed and the 140 sq ft section as a toolshed. Also reduce the CPR sq ft to 256 sq ft and add an OPD of 80 sq ft. To reduce the Farm Equip shed sq ft from 1464 to 1440 due to an incorrect measurement and remove the Misc Adjustment of -7200, due to length of time since State Appeal has been 3 years. So moved 3-0.

2. Paul Nichols – (present) re: Parcel #30.067X

Requests a reduction in value of Water assessment as his spring is an open hole, approx. 6’ in the ground. He explained that ground water runs in so he cannot drink it and the output is not adequate at times when the rainfall is low. He also said his septic is a 4X4 hemlock box. No evidence submitted.

Listers visited the property on Thur 6/15/17 at 10a to inspect the spring. It was located approx. 100 yds into the woods above the property. It was open and did have debris floating in the water. The spring is gravity fed to the camp.

Deanna made a motion and was seconded to reduce the water quality and quantity to below avg/less than typical. So moved 3-0.

3. Michael Perry – (present) re: Parcel #11.133X

Appellant questions why he is at \$132,000, as the dwelling is not complete. He feels his assessment will be too high when he is complete. He wishes to compare his property to Haberman. Parma explained that the property he references is in a Village neighborhood and the site value would be much lower. He has offered the property for sale at \$75,000 and it did not sell. No evidence was submitted, except for a cost report of the Haberman property.

Listers visited the property on Thur 6/15/17 at 10:30a. The inside was inspected and noted as to what was complete. Interior walls had drywall, but were not taped or finished.

Parma made a motion and was seconded to change % complete from 53% to 49%. So moved 3-0.

4. Travis and Stacey Doe – (present) re: Parcel 12.008X

Evidence submitted was a Uniform Residential Appraisal Report done for Community Bank before their purchase. **D1**

Appellant recently purchased the property for \$155,000, which had been on the market for 3 years. The property was not inspected for the 2014 reappraisal as the owner would not allow access to the interior. They would like to see the value at approximately \$155,000 but understand the property

may appraise higher as the Appraisal showed a value of \$173,000. Deanna asked if they had made any improvements. Stacey informed the board they had made a pantry and painted it. As the appraisal was done by Parma, she has recused herself from this grievance.

Lynda and Deanna visited the property on Thur 6/15/17 at 11:00a. During the inspection it was noted that the basement finished areas were not more than a built in garage.

Lynda made a motion and was seconded to remove the basement finished area of 99 sq ft and 315 sq ft and add a built in garage at 315 sq ft. Also update Physical dep to 18% due to age/quality and maintain the 6% MTT for a total of 24% and correct the fixture count. So moved 2-0. Parma abstained.

5. Josh Edelson – (not present) re: Parcel #S118.060X

Appellant submitted an Application for Grievance stating he felt the assessed value was extremely high for a small house on 1200 sq ft with cheap interior finishes. He built a detached garage, carport and covered porch. The dwelling sits on 73 acres of land which claims over \$100,000 of value. No evidence was submitted.

Parma made a motion and was seconded to deny the request for grievance. So moved 3-0.

6. Wedel Trust – Brad Quintin, owner (present) re: Parcel #N118.040X

Evidence submitted was a letter dated 6/12/17 titled Town of Montgomery Change of Appraisal of Real Estate. **Q1**

Appellant requested the listers visit his property as he has only completed 2 apartments. Other issues are in regards to physical depreciation and septic. There are still problems with moisture, mold and rot in basement areas. The current septic is an existing one which may not be able to be effective with more than 2 apt. If the system fails it could cost him thousands of dollars. He requests the previous total real value of \$133,500 remain. The listers did not gain access to the building before making changes as they had no response from the appellant after leaving messages to make an appointment. Lynda and Parma visited the property on Fri 6/16/17 at 9:00a. During the inspection it was noticed the building did have a moisture issue in the basement area and only 2 apts were complete.

Parma made a motion and was seconded to remove 2560 sq ft of storage and assess that figure at \$5.00 per sq ft. and change the % complete to 81%. Also adjust the fixture, bedroom, kitchen, room count, rough in and bathroom count. So moved 3-0.

7. Nicholas Frey – (present) re: Parcel #58.071X

Appellant requests his basement finished area be removed as it had flooded and he gutted the basement. Listers explained that we had previously made that correction. Parma explained the change in assessment affected by the change. Mr Frey was satisfied.

Deanna made a motion and was seconded to deny the request for grievance as it has already been corrected. So moved 3-0.

8. Melissa Haberman and David Burns – (David was present) re: Parcel #N118.128X

Appellant explained that they had recently purchased the contiguous property which had been neglected over the past 17 years and he will need to make many improvements to bring the property back to being habitable. He has cleaned the dwelling and removed some fixtures. He feels the value is too high until some improvements have been done.

Lynda and Deanna visited the property on Fri 6/16/17 at 10:30a. Parma had recently been in the building and will not need to visit. During the inspection it was noted that drywall and bathroom fixtures had been removed. Only one bathroom was in house contrary to the property card which lists 2. The land grade adjustment for an additional building lot was .90 and Burns residence land grade adjustment was .80.

Parma made a motion and was seconded to change the land grade to match Section 1, change the fixture count and percent complete. So moved 3-0.

9. Jessica Gilpin – (present) re: Parcel #28.041X

Evidence submitted was a letter titled Itemized property Costs page differences to actual house specifications. **G1** Also part of a Uniform Residential Appraisal Report done for New England Federal Credit Union **G3** and a cost report for the Belongie property which is currently for sale. 58.043A **G2**.

The appellant would like us to remove the patio portion of her OPD as it is only bricks not wood.

The second floor exterior of the log building is shingle and there is no finished area in the basement. There is also no inside entrance to the basement. Also she states there is no heat in the one story section and only 2 vents for heat in the 1.5s section, which is forced hot air. Deanna and Lynda visited the property on Mon 6/19/17 at 12:15p. Parma has recused herself from the grievance as she had done the bank appraisal. During the inspection it was noted that the exterior walls were shingle on the 1s section and logs on the remaining 1.5s section. There was no heat on the second floor and some repairs were needed. The patio section of the deck was bricks.

Deanna made a motion and was seconded to adjust the total value by correcting the dwelling and OPD sq ft. also percent for heat and siding. To update the physical depreciation to current age and condition and functional depreciation by 1% for no interior access to basement. So moved 2-0. Parma abstained.

Deanna made a motion and was seconded to adjourn the hearings at 9:45a on Friday, June 23, 2017. So moved 3-0.

Respectfully submitted:

Lynda Cluba