

Board of Listers Grievance Hearings

June 21, 2021

Unapproved Minutes

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

Clerk: Genevieve Lodal-Guild

Appellants: Jarek Coriell (A1), Patrick Paldino and Shirley Carlson (A2), James Schley (A3), Kevin Sorin (A4)

Lynda called the meeting to order at 9:00am.

Jarek Coriell (A1) for 2035 N. Main Street, Parcel ID: 0N118.134X

Jarek submitted the following evidence: 1) Grievance Application 2) Appraisal Report for Quicken Loans as of 10/24/2020 by R&D Appraisal Services, Inc.

Jarek stated that he and Isabelle bought the property in the November, 2020 after renting there for 8 years. As part of the financing for purchase of the house, they had an appraisal completed and noticed a discrepancy between the town's listed assessment and the appraisal report.

Lynda clarified that an appraisal report is intended for use by the bank and is not a legal document for a grievance hearing, and the appraiser would need to be present to defend the report. She stated that the Listers would use the report for consideration.

Jarek stated that there was a bit of work needing to be done on the house, in particular on the roof. Lynda explained that the entire house is assessed with a 30% depreciation currently. She asked what Jarek thought a fair market value would be; Jarek responded \$151,000 seemed fair. Genevieve asked if the house was still divided into 2 units with two kitchens; Jarek responded that yes, they have not completed any reconstruction of the interior.

Lynda asked if Jarek would like the Listers to come out and inspect the property.

Lynda and Genevieve visited the property at 11am on June 25th.

Lynda made a motion to deny the grievance, Genevieve seconded. Vote: 3-0, Aye. Motion passed.

Patrick Paldino and Shirley Carlson (A2) for 662 Montgomery Heights Road, Parcel ID: 00020.025X

Patrick and Shirley submitted the following evidence: 1) Grievance Application

Patrick and Shirley explained that currently, there is no heat, hot water, or appliances and furniture in the dwelling. The dwelling was damaged due to flooding from a broken faucet before April 1, 2021.

Lynda explained that the Listers could use a Percent Complete form to assess the current state of the property.

The Listers visited the property at 10:30am on Thursday, June 24th.

Wendy made a motion to change the percentage complete from 100 to 79, Lynda seconded. Vote: 3-0, Aye. Motion passed.

James Schley (A3) of 52 Fuller Bridge Road (00001.005X)

James submitted the following evidence: 1) Grievance Application

James stopped in to discuss the value of his property and the newly-assessed outbuilding.

Genevieve made a motion to deny the grievance, Lynda seconded. Vote: 3-0, Aye. Motion passed.

Kevin Sorin (A4) for Cold Hollow Land Developers, Inc., Parcel ID: 00242.088A

Kevin submitted the following evidence: 1) Grievance Application

Wendy made a motion to deny the grievance, Lynda 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 9:10 on Thursday, July 1, 2021.

Respectfully submitted,
Genevieve Lodal-Guild