

Board of Listers Grievance Hearings  
June 29, 2022  
Unapproved Minutes

Attendees: Lynda Cluba, Genevieve Lodal-Guild, Kate Cummings  
Clerk: Genevieve Lodal-Guild

Appellants: Sue Hogan and Robert Peters (A1), Kenny Miller (A2), Marty Lumbra (A3), Claudia Stauber (A4), Jeffrey and Diana Gadue (A5), Sean Gregorek (A6), Craig Godfrey (A7), Luke Godfrey and Amy Rifenburgh (A8)

Lynda called the meeting to order at 9:01am.

Sue Hogan and Robert Peters (A1) for 333 Hazen's Notch Road, Parcel ID: 00058.024X  
Sue and Robert submitted the following evidence: 1) Grievance Letter

Robert and Sue asked for an explanation of why the Listers made the dwelling at 333 Hazen's Notch Road 92% complete from its previous percentage of 56.

Lynda explained that this year, the Listers made all buildings that are not under active construction 100% complete. The role of the Listers is to have property values close to fair market value. With the dynamic real estate market as well as the fact that many properties were last visited at the town-wide reappraisal almost 10 years ago, the Listers are trying to ensure values are appraised. If a property is not under active construction with a building permit on file, the Listers consider it "complete". Lynda also explained there is significant physical depreciation on the house and went through the cost report to show how the figures were arrived at.

Lynda made a motion to deny the appeal for Sue Hogan and Robert Peters of 333 Hazen's Notch Road, Kate seconded. Vote: 3-0; motion passed.

Kenny Miller (A2) for 1038 Regan Road, Parcel ID: 0S118.028E

Kenny asked how the Listers arrived at the increased value for his dwelling. Genevieve explained that he had originally been assessed for a detached garage with apartment, and upon inspection almost 10 years later, the Listers feel that the highest and best use of his residence is as a camp, not an outbuilding. The Listers went through the cost report to explain how they arrived at each figure. Kenny stated that he did not wish to grieve but wanted to understand how the figures were calculated.

Lynda made a motion to deny the appeal for Kenny Miller for 1038 Regan Road, Genevieve seconded. Vote: 3-0; motion passed.

Marty Lumbra (A3) for 00012.151X, camp on Hill West Road

Marty asked the Listers why they made his camp 100% complete when there are no ceilings but just insulation and plastic. Lynda explained why the Listers decided to make all camps and

dwellings not under active construction complete this year. Marty said he was satisfied with the explanation and did not wish to grieve.

Lynda made a motion to deny the appeal for Marty Lumbra for his camp on Hill West Road, Genevieve seconded. Vote: 3-0; motion passed.

Claudia Stauber (A4) for new dwelling on Regan Road, Parcel ID: 00028.071X

Claudia wanted to understand how the Listers arrived at the value for her new dwelling and why the land value was so high, in her estimation. She explained that there is a water easement on the property that kept the property on the market for so long, and she also asked if there was consideration for the cost of materials and labor factored into the assessed value. Lynda explained that the cost of labor and materials is factored into the cost tables, and she discussed the grade of the land. Claudia said she did not wish to grieve and just wanted to understand her assessment.

Lynda made a motion to deny the appeal for Claudia Stauber for her new dwelling on Regan Road, Kate seconded. Vote: 3-0; motion passed.

Jeffrey and Diana Gadue (A5) of 2732 Hill West Road, Parcel ID: 00012.107X

Jeffrey submitted the following evidence: 1) Grievance Application

Jeffrey stated that he feels the house is overvalued, as it is in a state of physical disrepair and has been for many years. He feels the house is structurally sound, but he showed pictures of its disrepair and explained all the problems he has with the assessment: rotting roof, hole in floor, exposed wiring, unfinished exterior.

The Listers scheduled a visit for 10:30 on June 30th to assess the house. Changes were made to the quality, physical depreciation, heating, and style of the house.

Lynda made a motion to approve the adjustments in value, Kate seconded. Vote: 3-0, Aye. Motion passed.

Sean Gregorek (A6) of 1375 North Hill Road, Parcel ID: 00007.042B

Sean met by phone and asked why he was being assessed for a movable structure. Lynda explained that it is a camp, and the town assesses camps, whether they're on piers, a slab, or on the ground. Sean thanked the Listers for the explanation and does not wish to grieve.

Lynda made a motion to deny the appeal for Sean Gregorek for 1375 North Hill Road, Kate seconded. Vote: 3-0; motion passed.

Craig Godfrey (A7) of 4866 Hill West Road, Parcel ID: 00012.168X

Craig submitted the following evidence: 1) Grievance application

Craig stated that he does not feel that his house should be assessed higher, as he is having a hard time securing a construction loan due to the unfinished nature of the house. Genevieve explained to him why the Listers made all dwellings and camps 100% complete this year and went through his cost report to show what value relates to each item. Lynda made the point that he could easily sell his property for the total property value in this market and that the role of the Listers is to try to get properties close to fair market value.

Lynda made a motion to deny the appeal for Craig Godfrey for 4866 Hill West Road, Genevieve seconded. Vote: 3-0; motion passed.

Luke Godfrey and Amy Rifenburg (A8) 926 Deep Gibou Road, Parcel ID: 00030.031X

Luke and Amy submitted the following evidence: 1) Letter to Selectboard

Luke and Amy state that there have been no changes to their dwelling that would constitute an increase in appraisal.

Lynda made a motion to deny the appeal for Luke Godfrey for 926 Deep Gibou Road, Genevieve seconded. Vote: 3-0; motion passed.

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Lynda made a motion to recess the hearings until 8am on June 30th, Genevieve seconded. Vote: 3-0, Aye. Motion passed.

Lynda made a motion to adjourn the Grievance Hearings, Kate seconded. Vote: 3-0, Aye. The hearings ended at 12:01pm on June 30, 2022.

Respectfully submitted,  
Genevieve Lodal-Guild