

MONTGOMERY BOARD OF LISTERS  
PO Box 356  
Montgomery Center, VT 05471

**Lister's Decision on the Grievance of Jesse, Mark, & Karen Wyman**

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**INTRODUCTION**

1. The property is in the ownership of Jesse, Mark, & Karen Wyman, ("Appellant") and is located at 270 North Main Street in Montgomery Center with Parcel I.D. No. 0N118.075X.
2. The subject property, ("SP") is listed as 2.25 acres of land improved with a Mobile Home, ("MH") and site improvements of water and on site septic system. The 2023 assessed value of the SP was \$82,000 and the 2024 assessed value is \$83,500.
3. The Appellant was notified of the change in value via a Change Appraisal Notice on May 30, 2024.
4. Jesse Wyman appeared for the Appellant at the Lister's Grievance Hearings on May 18, 2024.

**FINDINGS OF FACT AND DISCUSSION**

1. The Appellant originally owned a 1.25 acre lot and purchased an abutting 1.00 lot on February 26, 2024 for a purchase price of \$33,000. The 2023 assessed value of the SP was \$82,000 and as a result of the lot size increasing to 2.25 acres, the 2024 assessed value is \$83,500.
2. The Appellant is of the opinion that the SP is assessed above Fair Market Value, ("FMV") but presented no evidence to support the opinion. The Appellant purchased the 1.00 acre parcel of land for \$33,000 and the Town's market adjusted computer model only generated an increase to the total value of the SP of \$1,500.
3. Based on evidence and findings, the Appellant's Grievance is denied.

**CONCLUSIONS OF LAW**

1. The assessed value of the SP shall remain at \$83,500 in the 2024 Grand List.
2. The Appellant has the right to appeal the Lister's Decision to the Board of Civil Authority under the provisions of 32 V.S.A. §4404.

Dated in Montgomery, Vermont on June 20, 2024

For the Board of Listers:

Merle Van Gieson

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