

TOWN OF MONTGOMERY
RESULT OF GRIEVANCE DAY APPEAL

DATE OF NOTICE: JUNE 23, 2026

TO: DEPTULA EDWARD
80 CHRISTMAS RD
MONTGOMERY CTR VT 05471

You are hereby notified of the following disposition of the appeal in regards to the value of your property identified in the grand list book as follows:

Parcel ID: 00300.003X. SPAN: 402-125-10253
Property Description: 8-1-9
1.5S LOG DWL
80 CHRISTMAS RD

[] Appeal denied.
[X] Fair Market Value changed from \$244,800 to \$212,000
Remarks: CORRECTED DATA ON DWELLING
REDUCED % GOOD ON OUTBUILDINGS

[] Appeal denied.
[X] Homestead Value changed from \$244,800 to \$212,000
[] Appeal denied.
[X] Housesite Value changed from \$220,500 to \$197,200

Pursuant to Title 32, Vermont Statutes Annotated, Section 4404, a person aggrieved by the final decision of the board of listers/assessors after grievance day may appeal to the board of civil authority of the town. The APPEAL MUST BE MADE WITHIN FOURTEEN(14) DAYS OF THE TIME THIS NOTICE WAS MAILED by the Listers or Assessor. The APPEAL MUST BE MADE IN WRITING AND DELIVERED TO THE TOWN CLERK and it must briefly set forth the grounds upon which the appeal is based.

Board of Listers/Assessor
JAMES WALSH, KENNY MILLER
MARLENE HAMBLETON

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

Lister's Decision on the Grievance of Ed Deptula

1. The property under appeal is in the ownership of Ed Deptula. ("Appellant") and is located at 80 Christmas Road in Montgomery Center with Parcel I.D. No. 00300.003X
2. The subject property, ("SP") is listed as 7.30 acres of land improved with a one and a half-story log dwelling. The value change proposed in the 2026 Grand list Abstract cited as: \$235,300 (previous year \$244,800) based on the Change of Appraisal notice due to the subdivision resulting in a reduction in original acreage.
3. Ed Deptula appeared for Lister's Grievance Hearings on June 19, 2026, to exercise his right to appeal the 2026 change in appraisal value of the SP.

FINDINGS OF FACT AND DISCUSSION

1. The Appellant did receive a Change of Appraisal Notice due to subdivision resulting in change in acreage.
2. The Appellant argues that there are substantial errors in the listing of the SP and data regarding the fixtures and the condition of the dwelling due to significant damage sustained to the basement area. Appellant also requested condition of the outbuildings (1 & 3) be updated.
3. Due to the Appellant's claim of substantial errors and depreciation, Kevin Grassi visited the SP with the Appellant for an on-site inspection accompanied by Kenny Miller. Upon return, Kevin testified in a reconvened meeting of the Board of Lister's that the Appellant's claim of data error and condition percentages are justified. Accordingly, the following corrections were made to reduce the fixture amount from 9 to 7, reduce basement finish square ft from 957 to 144, change condition from Avg/Good to just Avg, change bathroom count, reduce % good on outbuildings 1 & 3.
4. With the corrections made, the Town's market adjusted computer model generated total property value for the SP of \$212,000 for the 2026 Grand List, an overall decrease of \$32,800 from 2025 to 2026.
5. Based on evidence and findings, the Appellant's Grievance is granted and data entered Grand list software.

CONCLUSION OF LAW

1. The assessed value of the SP shall be set at \$212,000 in the 2026 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 24, 2026

Board of Listers: James Walsh, Kenny Miller, Marlene Hambleton

Town Assessor, Kevin Grassi

CC: Elizabeth Reighley, Assessor Clerk