

Board of Listers Meeting
Town of Stowe- December 4, 2014

APPROVED 4.13.15

The Board of Listers held a meeting Thursday, December 4, 2014 in the Lister's office with Ellen Thorndike and Paul Percy present. Leo Clark was absent due to illness. Also present were Tim Morrissey, Appraiser for the Board of Listers and Gar Anderson.

At the previous Lister's meeting Paul asked that Tim ask Rob Apple from the Mountain Company if the additional snowmaking has increased profits. Rob told him they have not increased the area of snowmaking. Tim said the snowmaking areas are assessed at \$10,000 per acre while trails without snowmaking are assessed at \$3,000 per acre. Tim said he would meet with Rob in the spring to discuss further.

Tim told Board members the Mt. Cabins are all completed and sold.

Minutes of October 27, 2014 were read and on a motion by Paul and seconded by Ellen were approved.

Gar Anderson present to discuss whether the Sterling Falls Gorge area of 8.3 acres is exempt from taxation. He previously came in front of the Board at their October meeting. Gar told members the majority of the money received has to be contributed towards the land and never has any of the money gone towards labor but did use it to build a bridge over the Catamount Trail. \$ 5,000 was paid for the steel and lumber. Stowe Conservation Commission paid for the culvert. When asked who will take over the position Gar has done for many years, he said his daughter, who now works for the Stowe Land Trust and her husband will carry on. In answer to the question, Gar said under 501 (3)© non-profit and the Landowner Liability Act, they do not have insurance.

After discussion, Paul moved to exempt Sterling Falls Gorge of 8.3 acres with no buildings per the new bill Act H 884 as follows: Sec. 55 32 V.S.A. 3832(7) as amended to read:

(7) Real and personal property of an organization when the property is used primarily for health or recreational purposes, unless the town or municipality in which the property is located so votes at any regular or special meeting duly warned therefore, and except for the following types of property:

(a) buildings and land owned and occupied by a health, recreation, and fitness organization which is:

(i) exempt from taxation under 26 U.S.C. # 501 ©(3),

(ii) used its income entirely for its exempt purpose and

(iii) promotes exercise and healthy lifestyles for the community and serve citizens of all income levels;

(B) real and personal property operated as a skiing rink, owned and operated on a non profit basis, but not necessarily by the same entity, and which, in most recent calendar

years, provided facilities to local public schools for a sport officially recognized by Vermont Principal's Association.

Ellen seconded the motion with all in favor except for Leo who was not present.

There being no further business to come before the Lister's, the meeting adjourned at 9:15 A.M.

Respectfully submitted,

Barbara S. Allaire

Stowe Lister's Meeting
Monday, October 27, 2014 **APPROVED 12.4.14**

The Board of Lister's met Monday, October 27, 2014 in the Lister's Office with Ellen Thorndike, Paul Percy and Leo Clark present. Also present were Tim Morrissey, Town Appraiser and Gar Anderson. (Gar left the meeting at 9:00 A.M.)

Sterling Gorge taxation: The meeting started at 8:10 A.M. with Gar Anderson explaining to members the reasons he is asking for the gorge land to be exempt from taxation although the state is now saying it should be taxed. He explained how and when the gorge property (8.3 acres + gorge) was purchased and that he has spoken to Heidi Scheuermann about taking it to legislature for the exemption and was looking for the Lister's view. He said it is visited by thousands, used for various training groups i.e US Army; Mountain Rescue etc and now the state is saying the gorge should be taxed. Gar is paying the taxes on the abutting 50 acres but feel the land which is now owned by Sterling Falls Gorge Natural Area Trust should be kept free of taxes, as there is no income from it as it is in a 501.C-3. He explained if the town was to own it there would be a liability involved. Tim explained he felt it is being used for recreational purposes with the education aspect being included. Gar stated the signs to the gorge were created by the state. Paul asked if there would be a way to take a portion of the 50 acres and add to the 8.3 acres of the Sterling Fall Gorge, thereby making it available to be in the Land Use program. Gar will look into this through his attorney. Leo read the portion of bill H.884 which reads: the bill exempts from all property taxes "buildings and land owned and occupied by a health, recreation ---- " effective 1/2015. Tim will call Property Valuation & Review office for their interpretation of this new tax rule. Gar mentioned prior to leaving that this area is a very high-energy zone for those wishing to seek.

Minutes of May 22, 2014: Ellen moved to accept with minor changes, seconded by Leo with all in favor.

Minutes of June 19, 2014 Ellen moved to approve, seconded by Leo with all in favor.

2015 Proposed Budget Discussion: Tim went down through the budget explaining the changes, i.e. mapping should be increased to \$3,000 per year; to bring the m pas up to states standards. The office is working on the CLA appeal, which will take some of the reappraisal fund. Leo asked if that fund could be used for the extra mapping fee but it was agreed it should be left in the budget to give a more accurate account to the voters. After little more discussion, Leo moved to accept as proposed, seconded by Ellen with all in favor.

Certificate - No Appeals or Suits Pending: The Listers signed the 2012 and 2013 certificates indicating there are no suits or appeals pending on the 2012 and 2013 Grand List.

State Auditor Report: Tim told the Lister's that the state auditor found that the Lister's made a error on the exempt reduction on the Mt Mansfield CO. Tim explained the error occurred in 2012 and the Vt. State Auditors office called to make us aware of this and correct the 2014 grand list. Tim spoke with Rob Apple from the Mt. Company and explained to him what has taken place. This will need to go to the Selectboard for an "errors and omissions " Tim said the their tax bill will increase by \$15,818. Leo left at 9:20 A.M.

Paul asked that Tim check with Rob Apple to see if the new snowmaking improvements have increased profits for the company.

There being no further business to come before the Board. The meeting adjourned at 9:30 A.M.

Respectfully submitted,



Barbara S. Allaire

Approved
10/27/14

Minutes of June 19, 2014 Grievance Hearing

Present: Listers - Paul Percy, Leo Clark, Ellen Thorndike and Town Appraiser – Tim Morrissey

Meeting started at 9:00 AM

Carol Lang asked that his property value be reduced. Board indicated that they would visit residence. Site/residence visited.

Todd Shonio came as agent for his parents Marten and Barbara Shonio. Todd withdrew appeal after he was informed of the reason for the change of appraisal notice that was sent to his parents.

Charles and Diane Lee, asked that their property value be reduced. After discussion Board indicated that they would visit the property/residence. The Lee's called during the meeting and decided to withdraw appeal.

232511 Investments Inc., Hal Stevens, Esq. was agent for this appeal. Mr. Stevens indicated that because there were no State permits yet for the subdivision the property value should be reduced. Tim indicated that local subdivision permits were obtained and that the lack of state permits was taken into account in the valuation of property.

Amy Santenello, she had called office and asked the Board to lower the value of her property to what she paid for it. Ellen indicated she was familiar with the property and it should be lowered.

TM Trust, Elaine Nichols, Esq. was the agent for this appeal. Indicated that property was purchased for much less than assessment. Property was a foreclosure sale. Elaine Nichols called during the meeting and withdrew appeal.

Caliban Properties LLC, Jeremy Huff, Esq. was the agent for this appeal. Felt that quality grade of the property should be lowered because the residence was unfinished, also there was 1 less gas fireplace and the stone work was only on the walkout basement level. Site/residence visited.

Emarca LP, letter received from Chris Nordel, Esq. as agent for this appeal. Letter indicated that because residence was not finished that the assessed value should be what was paid for the property. Ellen abstained from any discussions on appeal. Site/residence visited.

Sandi Schlosser, Felt that value should be reduced to \$200,000 the purchase price of the property. Site/residence visited.

Robert Dunlap, Letter of appeal asking for a reduction of assessment to \$80,000. Site visited.

Jesryal LLC, Robert Dunlap letter of appeal indicated that the property value should be reduced to \$325,000. Site/residence visited.

TJVT LLC, Letter from David Wolfgang indicated that he wanted a reduction in value. Tim indicated that because the 2 lower levels were below grade, the more functional depreciation should be added and lower the value. Tim consulted with Tom Vickery prior to grievance, he concurred.

Wayne Waltzer, Letter indicating property should be to be reduced to the purchase price of \$355,000. Condominium visited.

Very Vermonty Corp. Letter received and owner felt that the property value should be reduced to the purchase price of \$329,000. Building on property removed after April 1.

John and Barbara Tyson, Appealed the value of their property at MT Mansfield Town House 1A. Board reviewed entire project and because of other sales and listed properties felt that all the properties in the project should be reduced.

Kyle Seabolt, Letter of appeal, with attached appraisal. Board was familiar with property, felt that assessment should be lowered.

Meeting and inspections adjourned at 5:00 PM.

See attached decisions. **Result of Grievance Report**

Respectfully submitted,

Tim Morrissey
Town Appraiser

Stowe Working Grand List
Result of Grievance Report
By Name For All Parcels In All Districts

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
27064-	621-195-10018	232511 INVESTMENTS LTD	Real	DENIED	1,347,500	1,347,500	0
47008-C00	621-195-10291	ALPERT STEPHEN H & JANE K	Real	APPROVED	159,600	148,000	-11,600
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47008-A00	621-195-10158	BAHN CHARLES & HELEN	Real	APPROVED	322,000	298,500	-23,500
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47012-B00	621-195-10168	BAMBARA GEORGE & ELLEN	Real	APPROVED	436,400	404,200	-32,200
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47010-C00	621-195-10418	BURNSIDE WILFRED OSCAR	Real	APPROVED	245,600	227,400	-18,200
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
30230-	621-195-10004	CALIBAN PROPERTIES LLC	Real	APPROVED	3,488,800	3,250,200	-238,600
Remarks:	LOWERED QUALITY GRADE OF RESIDENCE TO A 12 GRADE, REMOVED SIDING MULTIPLIER AND REMOVED 1 GAS FIREPLACE.						
47006-B00	621-195-10521	CHUNG KENG-JONG REVOK TRUST	Real	APPROVED	288,900	267,800	-21,100
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47011-C00	621-195-10554	COKE WILLIAM R	Real	APPROVED	371,900	347,300	-24,600
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47012-C00	621-195-10217	CONVERSE JAMES	Real	APPROVED	176,900	163,800	-13,100
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47011-B00	621-195-11505	DAVIS MICHAEL J & MARIA F	Real	APPROVED	419,800	392,000	-27,800
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
01034-080	621-195-10799	DUNLAP ROBERT	Real	APPROVED	114,400	85,800	-28,600
Remarks:	LOWERED SITE GRADE						

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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
47013-C00	621-195-10844	ELIAS FAMILY TRUST	Real	APPROVED	383,400	355,100	-28,300
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
13021-	621-195-11660	EMARCA LP	Real	APPROVED	2,443,600	2,196,900	-246,700
Remarks:	LOWERED QUALITY GRADE AND DWELLING 75% COMPLETE.						
47004-B00	621-195-10870	EVANS SUSAN C	Real	APPROVED	438,800	406,800	-32,000
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47010-B00	621-195-10936	FISHMAN T & P & K IRREVOC TRUS	Real	APPROVED	346,600	321,000	-25,600
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47003-C00	621-195-11005	FRANK HELEN	Real	APPROVED	322,400	290,200	-32,200
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47005-A00	621-195-11022	FRIEDMAN MITCHELL & LISA	Real	APPROVED	368,800	341,900	-26,900
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47006-C00	621-195-11053	GARLITZ ROBERT	Real	APPROVED	415,000	384,800	-30,200
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47015-A00	621-195-11095	GILLEN KATHLEEN M PERSONAL TRU	Real	APPROVED	374,500	346,900	-27,600
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47014-A00	621-195-11097	GILLMAN ARTHUR E	Real	APPROVED	318,900	295,400	-23,500
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47014-C00	621-195-11187	GREENE STEVEN M	Real	APPROVED	305,900	283,300	-22,600
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47002-B00	621-195-11959	GRIBBELL VICTORIA F REVOC TRUS	Real	APPROVED	323,400	291,100	-32,300
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						

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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
47015-B00	621-195-11249	HALL REALTY TRUST	Real	APPROVED	434,500	402,400	-32,100
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47003-A00	621-195-12704	HARVEY ANDREW C & ALYNN D	Real	APPROVED	326,300	293,700	-32,600
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT.						
25013-	621-195-10801	JESRYAL LLC	Real	APPROVED	379,600	346,500	-33,100
Remarks:	LOWERED QUALITY GRADE OF RESIDENCE, CORRECTED FINISH BASEMENT AREA AND LOWERED SITE GRADE.						
47005-C00	621-195-11512	KAPLAN ANDREW	Real	APPROVED	354,800	329,000	-25,800
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECTS						
47015-C00	621-195-11596	KNEEN HAROLD P JR & BARBARA F	Real	APPROVED	358,300	331,900	-26,400
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
06029-	621-195-11665	LANG CARROLL R JR	Real	APPROVED	254,000	171,700	82,300
Remarks:	LOWERED QUALITY OF RESIDENCE, ADDED MORE DEPRECIATION TO RESIDENCE AND LOWERED THE LAND GRADING.						
47002-C00	621-195-11703	LEACH MARK & DEBORAH	Real	APPROVED	372,800	335,500	-37,300
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT.						
47017-C00	621-195-10699	LLEWELLYN MARY JO	Real	APPROVED	164,300	153,500	-10,800
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47005-B00	621-195-10691	LONGI JOSEPH R & DONNA	Real	APPROVED	380,800	353,000	-27,800
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47007-B00	621-195-11800	LOVESKY ELIZABETH	Real	APPROVED	408,800	379,000	-29,800
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						

171,700 82,300
~~184,300~~ ~~-50,700~~

Stowe Working Grand List
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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
47004-C00	621-195-12195	MALKOWSKI MONIKA	Real	APPROVED	156,200	144,800	-11,400
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT.						
47017-A00	621-195-10562	MCELENEY JOHN	Real	APPROVED	336,400	314,200	-22,200
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47007-A00	621-195-12150	NELSON GEORGE R & PATRICIA A	Real	APPROVED	277,000	256,800	-20,200
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47003-B00	621-195-12369	PHILLIP JAMES L & JOHN A	Real	APPROVED	332,900	299,600	-33,300
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
47017-B00	621-195-12449	RACHLIN ROBERT D & CATARINE B	Real	APPROVED	339,200	316,800	-22,400
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47009-B00	621-195-11620	REYNOLDS JANE D	Real	APPROVED	323,400	316,200	-7,200
Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT						
47009-A00	621-195-13236	RIESTER DAVID E	Real	APPROVED	294,200	272,700	-21,500
Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT						
07004-070	621-195-12164	SANTENELLO AMY L	Real	APPROVED	690,700	680,900	-9,800
Remarks:	ADDED MORE DEPRECIATION AND LOWERED VALUE OF GARAGE FINISH.						
17026-	621-195-10777	SCHLOSSER SANDI C	Real	APPROVED	281,500	212,800	-68,700
Remarks:	CORRECTED SKETCH, ADDED MORE PHYSICAL AND FUNCTIONAL DEPRECIATION, LOWERED SITE GRADE.						
16071-010	621-195-11827	SEABOLT KYLE S	Real	APPROVED	231,000	201,000	-30,000
Remarks:	REMOVED BASEMENT APARTMENT AND ADDED MORE DEPRECIATION						

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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
47002-A00	621-195-13329	SHANNON KATHLEEN E	Real	APPROVED	403,200	362,900	-40,300
	Remarks:	EQUITY ADJUSTMENT TO ALL CONDO UNITS IN PROJECT.					
47001-B00	621-195-12363	SHEA CHRISTOPHER & AMANDA	Real	APPROVED	380,600	300,200	-80,400
	Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					
47011-A00	621-195-10916	SMITH TERRI	Real	APPROVED	415,800	388,400	-27,400
	Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					
47013-B00	621-195-10051	SNYDER BEATRICE HARPER	Real	APPROVED	410,700	380,300	-30,400
	Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					
47008-B00	621-195-12775	SOLMS ANNE (L.E.) & SOLMS VICT	Real	APPROVED	361,700	335,300	-26,400
	Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					
47016-A00	621-195-12845	STARR CV CO INC	Real	APPROVED	338,900	316,500	-22,400
	Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECTS					
47016-B00	621-195-12846	STARR CV CO INC	Real	APPROVED	340,900	318,300	-22,600
	Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					
47016-C00	621-195-12847	STARR CV CO INC	Real	APPROVED	338,900	316,500	-22,400
	Remarks:	EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					
47006-A00	621-195-12859	STEFRIK INC	Real	APPROVED	375,000	347,600	-27,400
	Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					
47001-C00	621-195-12862	STEIN JOSEPH D & JUDITH L	Real	APPROVED	221,600	174,800	-46,800
	Remarks:	EQUITY ADJUSTMENT TO ALL CONDO UNITS IN PROJECT					
47007-C00	621-195-12895	THURGOOD JOHN M	Real	APPROVED	165,000	152,900	-12,100
	Remarks:	EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					

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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
25001-		621-195-13078 TJVT LLC	Real	APPROVED	1,853,800	1,759,200	-94,600
Remarks:		ADDED 10% FUNCTIONAL ADDED TO BUILDING 2 TO REFLECT TWO FLOORS ARE BELOW GRADE.					
47001-A00		621-195-10417 TYSON JOHN & BARBARA	Real	APPROVED	290,900	229,400	-61,500
Remarks:		EQUITY ADJUSTMENT TO ALL CONDO UNITS IN PROJECT					
47012-A00		621-195-10674 VELLER KEVIN REVOC TRUST	Real	APPROVED	325,500	301,500	-24,000
Remarks:		EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					
25062-		621-195-10510 VERY VERMONTY CORP	Real	APPROVED	453,000	326,800	-126,200
Remarks:		LOWERED VALUE OF BUILDING					
54009-		621-195-11068 WALTZER W C & A E REV TRUSTS	Real	DENIED	389,600	389,600	0
47009-C00		621-195-11937 WATERS SUMNER H & KARIN D	Real	APPROVED	376,100	348,700	-27,400
Remarks:		EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					
47010-A00		621-195-13249 WATERS SUMNER H & KARIN D	Real	APPROVED	336,300	311,500	-24,800
Remarks:		EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					
47004-A00		621-195-11384 WILSON DAVID & LYNN	Real	APPROVED	293,100	271,700	-21,400
Remarks:		EQUITY ADJUSTMENT TO ALL UNITS IN CONDO PROJECT					
47013-A00		621-195-12487 WINDSWEPT LIMITED	Real	APPROVED	346,900	321,300	-25,600
Remarks:		EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					
47014-B00		621-195-11802 WOLFJAW REALTY II LLC	Real	APPROVED	323,400	299,500	-23,900
Remarks:		EQUITY ADJUSTMENTS TO ALL UNITS IN CONDO PROJECT					

Total Records: 63

2,327,300
12,600

2,339,900

A meeting of the Stowe Board of Lister's was held Thursday, May 22, 2014 starting at 8:00 A.M. with Paul Percy and Leo Clark present. Ellen Thorndike was absent. Also present were Tim Morrissey, Town Appraiser and Barbara Allaire.

Minutes of May 7, 2014: Paul moved to approve as written, seconded by Leo with both in favor. Ellen not present.

Ratio Studies Review: Members agreed with Tim's analysis to reduce **Copley Woodlands** condos by 30%; **Village Green** by 20% and **Mountain View** condos by 8%.

Spruce Mountain Lodge Condo: Tim made a 20% reduction to all the units and raised the 4th and 5th floor units, with a location adjustment.

A.J. Shinner's Building (former Tubbs located on the River Road). Tim inspected the building which is being remodeled into an apartment for the family and a major portion for rental storage. Adjustments have been made, as it is not completed.

YMCA Building located in Nebraska Valley: this cabin is exempt from taxation per State Statute.

Trapp's Time Share Units: Members urged Tim to review these time-share units at Trapp's in the next 6 months to make certain they are on a par with other units.

Spruce Peak Arts Center: A memo was distributed from Lance Olson to Tim dated 5/15/14 stating the Stowe Mountain Lodge/Hotel did not use the Arts Center during the fiscal year ending 6/20/13 and have not used to this date. If they should use it, they pay \$1,982 for up to 4 hours of use with additional charges for extra services. A letter from Bill Schroeder dated 3/30/10 stated reasons why the Center should not be taxed and cited why they believe it meets the requirements for an exemption under 32 V.S.A. Sec 3802 (4). **Members agreed it be exempt.**


Gar Anderson was expected to be at the meeting but did not come to discuss his situation re: exempting his 8 acres with the gorge. The Town, at Town Meeting gave an exemption from taxation for a 1-year period. Leo and Paul discussed it and felt that under the law, it does not qualify. Tim will send Gar a letter asking him to attend a meeting of the Board to discuss and give his explanation as to why he feels it should be exempt for the 2015 GL.

Linda Jones, Weeks Hill Meadows: Ms. Jones wrote a letter dated 5/15/14 asking Tim to raise her valuation as she is trying to sell. Tim will inspect her house and possibly make an adjustment, if warranted, by raising the quality grade. Members agreed to that.

Tim advised Leo and Paul that the Grand List will be ready for their signatures on Wednesday, June 4, 2014 with grievances to be held June 19th and if necessary on the 20th.

There being no further discussion, the meeting adjourned at 9:15 A.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara S. Allaire". The signature is written in black ink and is positioned to the left of the typed name.

Barbara S. Allaire

Lister's Meeting- Town of Stowe **APPROVED 5.22.14**
May 7, 2014

A meeting of the Stowe Board of Lister's was held Wednesday, May 7, 2014 in the Lister's Office with Paul Percy, Leo Clark and Ellen Thorndike present as well as Tim Morrissey, Appraiser for the Town.

Minutes of October 25, 2013 & February 4, 2014: On a motion by Leo and seconded by Paul, the minutes were approved with Ellen voting, as she was not present at the meetings but had read the minutes.

Nomination for Chairman: On a motion by Ellen and seconded by Leo. Paul was appointed a Chairman of the Board for the upcoming year.

Tim distributed an update review of the 615 changes made as of April 1, 2014. Questions were asked with Tim making comments. Members will review the changes in detail prior to the next meeting.

Ratio Studies Reports were handed out with Tim explaining to the members what recommendations/changes should be made. **Stowe Mt Lodge Condos** Sales show on average we are over assessing them by 16.6%. Tim adjusted all units down 20% and raised the floor level adjustment for the 4th and 5th floors. The new adjusted ratio will be 97.28%. **Copley Woodlands:** Sales show on average we are over assessing them by 44.68%. Tim recommends making a 30% adjustment, which will bring the ratio to 99.1%. Tim reported Scott Griffith who owns a whole unit at Village Green is assessed at \$144,000 and is appealing. There has only been one sale at Village Green (assessed at \$144,000 sold \$120,000). In the past year but there are 3 properties listed for sale of which 2 are over assessed at this time. **Mt. View Condo Unit # 7** was purchased for \$150,000 at foreclosure. The owner appealed but did not receive the letter until after the grievance meeting was over so the appeal was denied. The owner appealed to the BCA with no decision as yet. There are 2 sales in the project showing we are over assessing these units by 5 % & 10%.

Butternut Mill LLC (Arthur Shinnery IV): Board will discuss at the next meeting and possibly make an adjustment

Exempt Properties:

Spruce Peak Arts Building: Ellen questioned if the use of the building is a part of the package, are the users paying rent etc. Tim will find out for further discussion at the next Lister's meeting.

Gar Anderson re: Sterling Falls Gorge: The Town at the 2014 March Town Meeting exempted the parcel from taxes for 1 year. The state has said it should not be exempt since it is being used for "recreational use". Gar argues it is being used for educational purposes. Tim said he is assessing the parcel as bulk land. Gar will be invited to the next Lister's meeting for discussion.

Camp Dudley-YMCA Land located in Nebraska Valley: This land is exempt and being used for YMCA activities like camping etc. Will be discussed at the next meeting along with other exempt properties.

Executive Session: At 9:20 A.M. and on a motion by Leo and seconded by Paul, members went into executive session to discuss a legal matter. Ellen left the room as she had a conflict. Barbara left the room as well. At 9:31 members came out of executive session and Leo moved to recommend to the Selectboard they settle the appeal per letter dated April 29, 2014 from Mr. Grubman's Attorney. Paul seconded the motion with all in favor. Ellen abstained from voting.

Tim reported the Grand List needs to be completed by June 4, 2014.

Lister's will hold their next meeting on Wednesday, May 22, 2104 at 8:00 A.M.

There being no further business to come before the Board, the meeting adjourned at 9:45 A.M.

Respectfully submitted,

Barbara S. Allaire

Barbara S. Allaire

Board of Listers Meeting
Town of Stowe
February 4, 2014

APPROVED 5/7/14

The Board of Listers met in the Listers Office on February 4, 2014. The meeting started at 8:00 AM.
Present: Paul Percy, Leo Clark (by phone). Ellen Thorndike absent. Also present Tim Morrissey, Town Appraiser.

Paul Percy made motion to go into executive session. Leo Clark seconded motion. Percy and Clark voted unanimously to go into executive session.

At 8:10 AM Board came out of executive session.

Paul Percy made a motion to "Recommend that the Selectboard continue the Town of Stowe vs Thomas and Ann Edwards Appeal to the Vermont Supreme Court" Seconded by Leo Clark. Percy and Clark voted unanimously in favor of motion.

Paul Percy made a motion to end meeting. Leo Clark seconded motion. Percy and Clark voted unanimously to end meeting.

Meeting ended 8:13 AM

Respectfully submitted,

Tim Morrissey