

Board of Listers Meeting  
Town of Stowe- April 13, 2015

APPROVED 5.15.15

A meeting of the Stowe Board of Listers was held Monday, April 13, 2015 in the Lister's Office starting at 8:05 A.M. Members present: Leo Clark, Ellen Thorndike and Paul Percy. Also present: Tim Morrissey and Tom Vickery.

Paul opened the meeting at 8:05

**Minutes of December 4, 2104:** On a motion by Leo and seconded by Ellen the minutes were approved with a minor change.

**Election of Officers:** Ellen moved to re-elect Paul Percy as Chair, seconded by Leo with both in favor.

8:10 A. M. Ellen Thorndike, moved and Leo Clark seconded to make the recommendation to find that premature general public knowledge of the Town's consideration to further appeal the 2012 grand list to Superior Court will clearly place the Town of Stowe at a substantial disadvantage by disclosing the town's legal strategy.

Leo moved to go into executive session to consider further appeal of Stowe's 2012 Grand List to Superior Court. Ellen seconded the motion with all members in favor.

Barbara left the room.

Barbara returned at 9:07 A.M.

At 9:07, the Board came out of executive session and recommended the Town proceed with an appeal to Superior Court regarding Stowe's redetermined 2013 EEPV and COD (Grand List 2012) EQ # 12-4. Ellen seconded the motion with Paul, Ellen and Leo voting in favor of the motion.

There being no further business to come before the Board, the meeting adjourned at 9:10 A.M.

Respectfully submitted,

*Barbara S. Allaire*

Barbara S. Allaire

Board of Lister's Meeting  
Town of Stowe- May 15, 2015

**APPROVED 5.27.15**

The Board of Listers met Friday, May 15, 2015 at 8:00 A.M. in the Lister's Office with Paul Percy, Ellen Thorndike and Leo Clark present. Town Appraiser, Tim Morrissey also present.

**Minutes of April 13, 2015:** Leo moved to approve the minutes as written, seconded by Ellen with all approving.

Tim stated the preparation of the 2015 Grand List is going well and is on schedule. The Listers will need to sign June 3, 2015. He said there are 4 new properties entering the land Use program at this time. They are Sequist, Hoder, Breuer and Wenreich properties. Tim said the homestead declarations are being submitted to the Town from the State of Vermont Tax Department more timely than in past years.

Tim discussed the many changes with the members which have taken place this past year. He said the Adventure Center building at the mountain would not be completed until 2016. Tim said there will be 19 new condos in the Adventure Center, all under contract. Paul suggested Tim discuss with Rob Apple, representing the Mountain Co, the changes he has made at the mountain. Tim said he would make an appointment with Rob.

Time Shares- Tim told the board he has analyzed the time-share values and adjusting down the following: Mountainside Resort, Village Green and is looking at Trapps. Ellen suggested Tim look at the older Stoweflake condos. Tim also feels that adjustments on the wholly owned condominium values at Mountainside should be adjusted down. .

Listers reviewed the Ratio Study list, asked questions and made suggestions. Owl's Head has had two residential sales in the last year. Tim said and feels the neighborhood is under assessed. He would like to increase the neighborhood to a 1.4 grade to bring them back in line and the Board agreed.

The Board will meet on May 27th at 8:00 A.M. to continue review.

Tim told members the schedule is: sign Grand List June 3; Grievance days June 18th and the 19th if necessary.

There being no further business to come before the Board, the meeting adjourned at 9:20 A.M.

Respectfully submitted,



Barbara S. Allaire

Approved 6/18/15

**Board of Listers Meeting  
Town of Stowe – May 27, 2015**

The Board of Listers met Wednesday May 27, 2015 at 8:00 AM in the Listers Office. Listers Paul Percy and Ellen Thorndike present, Leo Clark absent. Town Appraiser Tim Morrissey also present.

**Minutes of May 15, 2015:** Paul moved to approve minutes with minor changes, seconded by Ellen, all in favor, approved.

**2015 Grand List preparation:** Tim discussed, the changes made to the Owl's Head neighborhood, specifically raising the neighborhood to a 1.4 grade and changing the quality grades on 3 properties. The Mountanside Resort Condominiums/Timeshares, the Village Green Timeshares/Quartershares and the Trapp Timeshares values were reduced to reflect recent sales and currently listed for sale properties. Stoweflake condominiums were discussed and the board agreed to make a 5% reduction to the older units in the project.

Tim discussed the Mt Mansfield Company and Spruce Peak Realty properties indicating Paul and he met with Rob Apple to discuss the changes at the resort. Barnes Camp and the temporary preview building which is being used by the Contractors during construction were removed from the valuation. The recent improvements to snow making were also discussed.

**Executive Session:** Cancelled

Tim indicated that the 2015 Grand List would be ready for the Listers to sign on June 3, 2015. The grievance hearing will be held on June 18, 2015.

Paul moved to adjourn, seconded by Ellen, all in favor, approved.

Meeting adjourned at 9:00 AM

Respectfully submitted,

Tim Morrissey

Board of Listers Grievance Hearing  
Town of Stowe - June 18, 2015

The Board of Listers met on Thursday June 18, 2015 at 9:00 AM for Grievances. Listers Leo Clark, Paul Percy and Ellen Thorndike present. Town Appraiser Tim Morrissey also present.

Minutes of May 27, 2015: Ellen moved to approve the minutes, seconded by Leo Clark, all in favor, approved.

Tim indicated to the Board that there were 5 letters of appeal and 1 grievance appointment.

At 9:20 Karen and Daniel Keene met with the Listers.

The Listers went over all the letters of Appeal at 9:45 AM.

Letters of Appeal:

Ryan Herrington, 615 Bull Moose Ridge, 10.1 AC & DWL  
Bryna Bailey, 11 Mercier Pond Ln, 2.35 AC & DWL  
Tarik Kardestuncer, 5606 Mountain Rd, 1 AC & DWL  
Michael Buounano, Lot 5, Brook Road, 10.12 AC  
Mt Mansfield Co, 6101 Mountain Rd, 1795.68 AC & Ski Complex

Starting at 11:00 AM the Board visited the Keene property, the Kadestuncer property and the Bailey property.

Grievance Hearing adjourned at 1:00 PM

Attached are the Listers Grievance decisions.

Respectfully submitted,

Tim Morrissey

06/18/2015  
02:46 pm

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

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Tim

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
03027-		621-195-11974 BAILEY BRYNA L	Real	APPROVED	338,700	287,500	-51,200
Remarks:		LOWERED SITE GRADE AND QUALITY GRADE OF RESIDENCE, ADDED MORE PHYSICAL DEPRECIATION TO RESIDENCE AND GARAGE.					
			Homestead	CHANGED	338,700	287,500	-51,200
			Housesite	CHANGED	335,300	284,100	-51,200
26029-050		621-195-14099 BUONANNO RICHARD A	Real	APPROVED	190,700	152,600	-38,100
Remarks:		LOWERED VALUE DUE TO NO DEVELOPED ACCESS DRIVEWAY OR UTILITIES TO SITE, RECHECK IN 2016.					
25078-030		621-195-10831 ECONOMOU DOROTHY ESTATE	Real	APPROVED	768,200	620,300	-147,900
Remarks:		LOWERED SITE VALUE, LOWERED QUALITY OF RESIDENCE, ADDED MORE PHYSICAL DEPRECIATION AND FUNCTIONAL DEPRECIATION					
			Homestead	CHANGED	768,200	620,300	-147,900
			Housesite	CHANGED	768,200	620,300	-147,900
19069-050		621-195-13016 HERRINGTON RYAN D	Real	DENIED	626,900	626,900	0
Remarks:		LISTERS LOWERED VALUE IN 2012, ECS INDICATED ADDITIONAL SOIL AND WATER TEST NEED TO BE COMPLETED.					
17046-074		621-195-13897 KEENE DANIEL A	Real	APPROVED	1,214,300	1,084,000	-130,300
Remarks:		LOWERED QUALITY GRADE OF RESIDENCE TO 7.5 GRADE, LOWERED THE SITE GRADE TO 1.6 AND LOWERED BULK LAND GRADE TO 0.7.					
			Homestead	CHANGED	1,214,300	1,084,000	-130,300
			Housesite	CHANGED	1,088,300	995,800	-92,500
26000-		621-195-12102 MT MANSFIELD CO INC	Real	APPROVED	25,905,500	25,805,500	-100,000
Remarks:		REMOVED ALPINE SLIDE FROM VALUATION					

Total Records: 6

Approved 1-15-16

Board of Listers Meeting  
Town of Stowe- November 16, 2015

The Board of Listers met on Monday, November 16, 2015 in the Lister's Office starting at 1:00P.M. Listers Ellen Thorndike, Leo Clark and Paul Percy present. Tim Morrissey, Town Appraiser was also present.

**Minutes of June 18, 2015:** On a motion by Ellen and seconded by Leo the minutes were approved as written. All Listers were in favor.

**FY 2017 Budget** reviewed: Tim reported there would be \$108,000+ in the Reappraisal Fund at the end of FY 2016. Tim expects to be attending some training sessions/classes this next year. It was noted that the proposed budget has not changed that much from the previous year. On a motion by Leo and seconded by Ellen, the proposed budget was agreed upon and will be submitted to Charles Safford, Town Manager. All Listers were in favor.

**Discussion on Current Use Valuations:** Tim explained that the Vermont State Legislature has made it possible for property owners to withdraw land out of the Current Use Program at a reduced penalty if they applied to the state prior to 10/1/15, called the "Easy Out Option". Tim stated the following property owners have applied for the option and have been approved by the Current Use Division: Eric Gershman Family Trust, MJG Properties, Inc., 3296 Weeks Hill Road LLC and Panda Navigation LLC. Tim will be notifying these property owners of their change in Use Value Allocations and the Listers will meet for grievances on December 14, 2015 at 1:00 P.M. in the Lister's Office if any allocations are appealed. Tim said there are others who have applied to opt out but the State still has to approve them and send notification to the town. Tim said anyone in the program can withdraw land going forward but the penalty will be higher than in the past. The penalty will now be 10% of the Fair Market Value determined by the Listers of the withdrawn land divided by the Towns current Common Level of Appraisal.

Tim provided a ratio study of **sales from April 1- October 15, 2105**. Questions were asked with Tim responding. He said recent sales at Mountainside Resort and Village Green condos show that values are still on the decline. He indicated sales in the Adams Mill Development and the South Hollow Road areas may be under assessed compared to other neighborhoods so he will be reviewing those areas as well. Ellen requested that the Little River Development should also be reviewed.

There being no further business to come before the Board, the meeting adjourned at 2:00P.M.

Respectfully submitted,

Barbara S. Allaire