

Listers Meeting
November 13, 2017- Listers Office

Approved 5/21/18

The Board of Listers met on Monday, November 13, 2017 in the Listers Office starting at 9:10 AM with Leo Clark, Ellen Thorndike and Paul Percy present. Tim Morrissey, Town Appraiser also present.

Minutes of June 26, 2017: Ellen moved to approve, seconded by Leo with all in favor.

The main purpose of the meeting was to discuss the proposed FY 19 budget which Tim told members he had made very few changes and no significant ones. Additional postage has been put in as each department now has to keep track of their own postage on the meter. Leo moved to approve the recommended budget and forward it to the Town Manager, Ellen seconded with all in favor.

Tim told members he recently completed three on-line commercial appraisal courses (each course 7 hours). The cost of the courses totaled \$599 and plans to take more courses at no additional cost per the unlimited course package that was purchased. He can take the courses while at work which cost much less than an off-site course and continue to maintain the office while serving the public without any interruption.

The Board discussed the recent sales of the new triplex condominiums at Spruce Peak.

Reappraisal Fund: Tim said it averages approximately \$33,000 per year and currently there is a balance of \$139,306. Tim indicated that when it comes time for a reappraisal, he will need to hire/contract two people, one to do the commercial properties and one to do the condos.

Tim distributed the latest Sales Study from 4-1-17 to 10-15-17. Members reviewed the list and asked questions and made comments.

There being no further business, Leo moved to adjourn at 10:00 AM, seconded by Ellen with all in favor.

Respectfully submitted,

Barbara Allaire

Approved

Board of Listers Grievance Hearing
Town of Stowe - June 26, 2017

The Board of Listers met on Monday June 26, 2017 at 9:00 AM for Grievances. Listers Leo Clark, Paul Percy and Ellen Thorndike present. Town Appraiser Tim Morrissey also present. Resident Adam Davis was in the audience.

Minutes May 30, 2017: Leo moved to accept the minutes as written, Paul seconded with all in favor.

The Board acted on 14 appeals. 1 appeal was not heard because the party wanting to appeal was not the owner of record and did not have written consent to act as agent for the property owner. Corrections were made to 2 properties in the Current Use Program.

The day was spent hearing all appeals and doing site visits.

Attached is the Grievance Hearing schedule and the Listers grievance decisions.

A motion was made by Leo to adjourn, seconded by Ellen, all in favor, meeting adjourned at 5:30 PM

Respectfully submitted,

Tim Morrissey

GRIEVANCE HEARING

June 26, 2017

- 9:00 Felis, Vicki-Lee - 11ac & Dwl/Apt, 235 Lower Sanborn Rd _____
- 9:20 Cone Group LLC - 0.27ac & Dwl, 447 Maple Street _____
- 9:40 Lemelson, Emmanuel & Anjeza, 28.11ac & Dwl, 484 Edson Hill Rd _____
- 10:00 Grimes, Christopher & Kristen – 7.31ac & Dwl, 702 Taber Ridge Rd _____
- 10:20 Appeal Pending Owner Authorization - (Lot 1A – Stowe Club) _____
- 10:40 Covered Bridge Associates LLC – 19 Approvals – Brook Road _____
Ampersand Properties LLC – 13.97 acres, Stowe Hollow Rd _____
- 11:00 Carey, Wayne – 100.55 ac & Dwl, 733 Wade Pasture Road _____
- 11:20 Nissenbaum, Michael & Rosa – 33.92 ac & Dwl, 124 Dish Lane _____
- 11:40 Caliban Properties LLC – 31.26 ac & Unfin Dwl, 2087 Robinson Springs
- 12:00 LUNCH BREAK**-----
- 1:00 – 4:00 Site Visits
- 4:00 Weber Christohper & Goddard Laura, 5.1 ac & Dwl, 494 High Farms Rd

Letters: Stowe Electric Department – 4.5ac & Dwl/Apt/Ind Bldg, 435 Moscow Rd
Beaugrand, Raymond – 3 acres, 3441 Pucker Street
Remis, Chad – Topnotch Condominium, Unit D-5 (571A)
Mendal Jayme – Topnotch Condominium, Unit D-6 (571B)

Corrections: Wilkens, David & Pindell, Molly – 2248 West Hill Rd, Acres/Current Use
Spaulding, Kermit – 47.9 acres, Spaulding Meadows

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

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
12004-010	621-195-13848	AMPERSAND PROPERTIES LLC	Real	APPROVED	205,700	127,800	-77,900
Remarks:	LOWERED LAND GRADING, MAY BE DIFFICULT AND EXPENSIVE TO DEVELOP.						
04091-	621-195-10216	BEAUGRAND RAYMOND L	Real	APPROVED	96,600	77,200	-19,400
Remarks:	CHANGED VALUE BACK TO 2016 VALUE.						
30230-	621-195-10004	CALIBAN PROPERTIES LLC	Real	APPROVED	3,375,800	3,277,900	-97,900
Remarks:	DWELLING 55% COMPLETE						
			Homestead	CHANGED	3,375,800	3,277,900	-97,900
			Housesite	CHANGED	2,081,800	1,983,900	-97,900
30217-045	621-195-10076	CAREY WAYNE	Real	APPROVED	3,362,500	3,272,200	-90,300
Remarks:	LOWERED 2 ACRE SITE GRADE AND 8 ACRE BULK LAND GRADE.						
			Homestead	CHANGED	3,362,500	3,272,200	-90,300
			Housesite	CHANGED	3,036,300	2,994,300	-42,000
01088-	621-195-11149	CONE GROUP LLC	Real	DENIED	281,700	281,700	0
54000-999	621-195-13566	COVERED BRIDGE ASSOCIATES LLC	Real	APPROVED	1,045,000	760,000	-285,000
Remarks:	LOWERED VALUE OF 19 APPROVALS TO \$40,000 EACH = \$760,000.						
25065-020	621-195-10901	FELIS VICKI-LEE	Real	APPROVED	2,382,900	2,228,900	-154,000
Remarks:	LOWERED SITE GRADE AND ADDED MORE PHYSICAL DEPRECIATION TO BUILDING #2.						
			Homestead	CHANGED	2,208,100	2,090,500	-117,600
			Housesite	CHANGED	1,965,100	1,847,500	-117,600
10020-040	621-195-12388	GRIMES CHRISTOPHER S JR	Real	APPROVED	954,300	832,000	-122,300
Remarks:	ADDED MORE PHYSICAL DEPRECIATION.						
			Homestead	CHANGED	954,300	832,000	-122,300
			Housesite	CHANGED	892,200	769,900	-122,300
30021-	621-195-10023	LEMELSON EMMANUEL	Real	APPROVED	2,947,900	2,707,400	-240,500
Remarks:	LOWERED SITE GRADE AND ADDED MORE PHYSICAL DEPRECIATION.						
			Homestead	CHANGED	2,947,900	2,707,400	-240,500
			Housesite	CHANGED	2,370,100	2,129,600	-240,500
42524-	621-195-11426	MENDAL JAYME	Real	DENIED	581,000	581,000	0

06/27/2017
02:09 pm

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

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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
30219-300	621-195-12261	NISSENBAUM MICHAEL A & ROSA	Real	APPROVED	3,261,800	2,826,600	-435,200
Remarks:	LOWERED QUALITY GRADE OF RESIDENCE.						
			Homestead	CHANGED	3,261,800	2,826,600	-435,200
			Housesite	CHANGED	2,783,800	2,348,600	-435,200
42523-	621-195-11425	REMIS CHAD	Real	DENIED	581,000	581,000	0
05018-	621-195-11733	STOWE ELECTRIC DEPARTMENT	Real	APPROVED	566,900	566,900	0
Remarks:	ENTIRE PROPERTY WILL BE EXEMPT FROM PROPERTY TAXATION.						
			Homestead	CHANGED	333,200	333,200	0
05039-030	621-195-12192	WEBER CHRISTOPHER E	Real	APPROVED	482,500	414,500	-68,000
Remarks:	LOWERED SITE GRADE, LANDSCAPING, RESIDENCE QUALITY GRADE AND ADDED MORE PHYSICAL DEPRECIATION.						
			Homestead	CHANGED	482,500	414,500	-68,000
			Housesite	CHANGED	441,600	373,600	-68,000

Total Records: 14

Stowe Lister's Meeting
Lister's Office- Tuesday, May 30, 2017 **APPROVED 6.26.17**

The Board of Lister's met Tuesday, May 30, 2017 in the Lister's Office with Leo Clark and Paul Percy present. Ellen Thorndike absent. Also present was Tim Morrissey, Appraiser for the Board of Listers.

Minutes of May 22, 2107: Leo moved to accept as written, seconded by Paul with both in favor. Ellen absent.

Tim discussed with the Lister's several issues, i.e. Mt Side Condo Complex assessment reviewed and it was agreed to not make the 10% reduction which was previously agreed upon.

Mobile home on Barrows Road (on Beverly Lemery's land); Tim said it is not known where the owner is, the town put it up for tax sale with no bids, can't use it . After discussion, Leo moved to put the value at \$500, seconded by Paul with both in favor.

Tim told the members that he is still waiting for Current Use values on 9 properties which are still under review by the state.

Mt. Mansfield Co: 18 new condos are under construction at Spruce. Tim will set up an appointment with Rob Apple and discuss the values of the entire complex.

Grievance date changed to Monday, June 26, 2017 starting at 9:00 A.M as Paul will not be available on June 22nd.

There being no further business to come before the Board, the meeting adjourned at 10:15 A.M.

Respectfully submitted



Barbara S. Allaire

Stowe Board of Lister's Meeting
Lister's Office- May 22, 2017

APPROVED 5.30.17

A meeting of the Stowe Board of Listers was held Monday, May 22, 2017 in the Lister's Office starting at 9:00 A.M. with Ellen Thorndike, Leo Clark and Paul Percy in attendance. Also attending was Tim Morrissey, Town Appraiser.

Minutes of May 1, 2017: On a motion by Leo and seconded by Ellen, the minutes of May 1st were approved.

Grand List Update: Tim reported that the Grand List is nearly completed with the reappraisal notices to be sent out June 5th and grievances to be held June 22nd and the 23rd if required. Tim explained the following proposed changes:

South Main Street Condos (Scheuer project) has 3 units in the rear to complete. 1 unit has sold.

Tim reported that the Adventure Center is sold out.

Mountain Cabin Ratio Study shows values should be raised 10%

Copley Woodlands owns 10 units. Recommends a 25% reduction for all units and take development factor off the 10 units owned by Copley Woodlands. Parking area, service area, kitchen area etc will be treated as common land.

Mt. Side Whole Condo Units: Recommend a reduction of 10% and look at them next year

Trapp Villas 1/12 & 1/24 shares: Recommends a reduction of 10% off the total value.

Front Four Owners Assoc: 34 time-share units. Mt. Lodge at Spruce Peak to reduce by 10%.

All members in favor of the above changes indicated.

Tim described to the members some of the appeals that he is aware of, i.e. previously owned property of Langbo being one. Paul asked that Tim do some additional research to help the members understand the differences in the two appraisals (one done by an individual appraiser and the town's appraisal).

There being no further discussion, the meeting adjourned at 11:20 A.M.

Respectfully submitted,



Barbara S. Allaire

Stowe Board of Lister's Meeting
Lister's Office- May 1, 2017

APPROVED

The Board of Listers met Monday, May 1, 2017 in the Lister's Office starting at 9:00 A.M. with Ellen Thorndike, Leo Clark and Paul Percy present. Also present, Tim Morrissey, Town Appraiser and Tom Vickery.

9:10 A.M. Paul indicated to the Board members that a Chairman needs to be appointed. Ellen made a motion that Paul Percy be Chairman for the Board of Listers. Leo seconded the motion, all in favor.

9:15 A.M. Minutes of November 7, 2016 meeting. Leo moved to approve as written, seconded by Ellen with all in favor.

9:20 A.M. Equalization Study Analysis Discussion: Tom Vickery was hired by the Town of Stowe to do an analysis of the methodology the State of Vermont is using in their yearly Equalization Studies. Tom explained that there are several areas in which the study can be improved to make the study fairer and more equitable throughout the state. Tom recommended sending the letter and analysis to the Vermont Commissioner of Taxes. A motion was made by Leo to send the letter and analysis to the Commission of Taxes as written. Ellen seconded the motion with all in favor.

10:10 Leo moved to adjourn, seconded by Ellen with all in favor.

Respectfully submitted,

Tim Morrissey