

Lister's Meeting

Monday, November 19, 2018- Lister's Office **APPROVED 5.22.19**

The Board of Lister's met Monday, November 19, 2018 starting at 9:00 AM in the Lister's Office with Ellen Thorndike, Paul Percy and Town Appraiser, Tim Morrissey present. There is a vacancy on the Board.

Minutes of July 12, 2018: Ellen moved to approve as written, seconded by Paul with both approving.

2019-20 Budget Discussion: Consultant/Professional Services: agreed to use up to \$1,000 in order to have transfers, deeds and survey data that the Town Clerk's office has now. There is a set-up fee and a licensing fee required each year. Vehicle Expense: Tim explained that "Black Beauty" is shared with Public Works and Zoning so the gas expense will be shared with them. Postage: now having to pay for postage and share in the cost of the postage meter and Ellen moved to add an additional \$500 to that line item. Paul seconded and both in favor.

Reappraisal Fund: Tim reported there is approximately \$171,000 in the reappraisal fund and advised the Board that he felt they should start thinking about doing a reappraisal in 2020.

Sales Review: Tim gave the Board sheets of the sales study from 4/1/18-10/31/18 with questions and answers for several of the sales.

Tim reported that the **Real Estate Strategies LLC appeal** is going to the State Appraisal Board. Tim said he has additional information that he will be submitting.

Paul moved to approve the proposed budget with the exception of Tim's pay scale which he will speak to Charles Safford, Town Manager about. Ellen seconded the motion with both in favor.

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

Respectfully submitted,



Barbara Allaire

Approved

Board of Listers Meeting
Town of Stowe July 12, 2018

The Board of Listers met on Thursday July 12, 2018 at 9:00 AM. Listers Paul Percy, Ellen Thorndike and Leo Clark present. Town Appraiser Tim Morrissey also present. Resident Adam Davis and Barb Allaire were in the audience.

Paul opened the meeting and stated that the agenda be changed requesting that the approval of the draft minutes be voted on after the Trapp Family Lodge Inc. appeal, all in favor.

Trapp Family Lodge Inc., Current Use Appeal: Trapp Family Lodge Inc. Executive Vice President Walter Frame and Attorney Avery Laundon presented the Listers with their grievance requesting the valuation of the 117.85 acres of agriculture land that was removed from the Current Use program be reduced from \$1,441,800 to \$1,305,127. After much discussion, Leo made a motion, seconded by Ellen that the Board reduce the neighborhood code from a 13 grade to a 12 grade on the 117.85 acres, all in favor.

Minutes of June 21, 2018: Ellen moved to approve, seconded by Leo with all in favor.

New Business: Tim indicated that an error was made on the Village Green Quarter shares valuation. Tim indicated that 1 unit should be removed from the valuation because all of Unit 4E quarter shares were sold to one owner and the unit has also been quit claim deeded as a whole condominium. A letter will be sent to the new owner indicating the error and the right to appeal the new value.

A motion was made by Leo to adjourn, seconded by Ellen, all in favor, meeting adjourned at 10:30 AM.

Respectfully submitted,

Tim Morrissey

Approved

**Board of Listers Grievance Hearing
Town of Stowe June 21, 2018**

The Board of Listers met on Thursday June 21, 2018 at 9:00 AM for Grievances. Listers Leo Clark, Paul Percy and Ellen Thorndike present. Town Appraiser Tim Morrissey also present. Residents Adam Davis and Barb Allaire were in the audience.

Minutes of June 1, 2018: Ellen moved to approve with one spelling error correction, seconded by Leo with all in favor.

The Board acted on 13 appeals and 2 current use allocation appeals.

Trapp Family Lodge requested that the Board keep their current use allocations the same as last year until a decision is made on their appeal to the State of Vermont on the removal of 117.85 acres of agriculture land that was enrolled in the Current Use Program. The Board voted all in favor to keep the allocation the same as last year until the State of Vermont makes a decision on their appeal.

Acabay Inc. appealed the current use allocations. Board voted all in favor to lower the land grading on the property.

The day was spent hearing appeals including letters of appeal and doing site visits.

Attached is the Grievance Hearing Schedule and the Listers decisions.

A motion was made by Leo to adjourn, seconded by Ellen, all in favor, meeting adjourned at 4:30 PM.

Respectfully submitted,

Tim Morrissey

GRIEVANCE HEARING
June 21, 2018

9:00 Copper Mine Corporation, 10.1 acres - Points North Rd _____

9:20 Elaine Davis Sklar, Mountain Cabin #36, 91 Inspiration Lane _____

9:40 Rev. Emanuel Lemelson, 28 acres & Dwl, 484 Edson Hill Rd _____

10:00 Real Estate Strategies LLC, 15.15 ac & Dwl, 189 Upper Springs Rd _____

10:20 Trapp Family Lodge Inc, Trapp Hill Rd, Current use allocation - _____

10:40 Copper Partners LLC – Brian Mullin, 2.5 acres, 3148 Mountain Rd _____

11:00 _____

11:20 _____

11:40 _____

12:00 LUNCH BREAK-----

1:00 _____

1:20 _____

1:40 _____

2:00 Barr Jonathan & Katherine, 5.28 ac & Unf Dwl, 4090 Sterling Valley Rd _____

Letters: Cori Fine, Mercier Pond Lane – Noise from paving project _____

Bryna Bailey, Mercier Pond Lane – Noise from paving project _____

Alexander Bradley, Mercier Pond Lane – Noise from paving project _____

VTRE Investments LLC, Should combine 2 contiguous parcels _____

1330786 Ontario Inc- Remove AC and Hearth _____

Blackrock/Stowe Residences LLC- Stowe Club Correct error on card _____

Acabay Inc, 50 acres, West Hill Road, Current Use allocation _____

Corrections: Vicki Lee Felis 8.74 acs & Dwl/GarApt, Lower Sanborn Rd _____

Kenneth Nigro, 2.28 acres, Lower Sanborn Rd _____

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

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
19021-	621-195-10003	1330786 ONTARIO INC	Real	APPROVED	778,300	769,000	-9,300
Remarks:	REMOVED AIR CONDITIONING & HEARTH						
			Homestead	CHANGED	763,300	754,000	-9,300
			Housesite	CHANGED	715,900	706,600	-9,300
27080-020	621-195-14233	ACABAY INC	Real	APPROVED	627,000	534,600	-92,400
Remarks:	LOWERED SITE LAND GRADING						
03027-	621-195-11974	BAILEY BRYNA L	Real	DENIED	287,500	287,500	0
			Homestead	DENIED	287,500	287,500	0
			Housesite	DENIED	284,100	284,100	0
19074-020	621-195-14043	BARR JONATHAN & KATHERINE	Real	APPROVED	570,400	459,300	-111,100
Remarks:	LOWERED QUALITY GRADE OF DWELLING						
			Homestead	CHANGED	570,400	459,300	-111,100
			Housesite	CHANGED	546,800	435,700	-111,100
27064-B00	621-195-14092	BLACKROCK/STOWE RESIDENCES LLC	Real	APPROVED	2,291,200	2,065,000	-226,200
Remarks:	REMOVED EXTRA LOT THAT VALUED IN ERROR						
			Homestead	CHANGED	1,032,000	805,800	-226,200
			Housesite	CHANGED	1,032,000	805,800	-226,200
03026-300	621-195-13697	BRADLEY ALEXANDER R	Real	DENIED	254,900	254,900	0
			Homestead	DENIED	254,900	254,900	0
			Housesite	DENIED	250,900	250,900	0
03026-060	621-195-10656	COPPER MINE CORPORATION	Real	APPROVED	226,100	155,500	-70,600
Remarks:	LOWERED SITE & BULK LAND GRADES						
25031-	621-195-11331	COPPER PARTNERS LLC	Real	DENIED	290,000	290,000	0
80036-	621-195-13606	DAVIS ELAINE SKLAR	Real	DENIED	2,353,700	2,353,700	0
			Homestead	DENIED	1,200,400	1,200,400	0
			Housesite	DENIED	1,200,400	1,200,400	0
03026-200	621-195-14069	FINE CORI A	Real	DENIED	315,800	315,800	0
			Homestead	DENIED	315,800	315,800	0
			Housesite	DENIED	313,900	313,900	0
30021-	621-195-10023	LEMELSON EMMANUEL	Real	DENIED	2,707,400	2,707,400	0
			Homestead	DENIED	2,707,400	2,707,400	0
			Housesite	DENIED	2,129,600	2,129,600	0
30223-070	621-195-11671	REAL ESTATE STRATEGIES LLC	Real	APPROVED	3,999,800	3,618,300	-381,500
Remarks:	ADDED MORE FUNCTIONAL DEPRECIATION						
			Homestead	CHANGED	3,999,800	3,618,300	-381,500
			Housesite	CHANGED	3,822,300	3,440,800	-381,500

06/25/2018
07:01 am

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

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
26017-	621-195-10607	VIRE INVESTMENTS LLC	Real	APPROVED	948,600	755,400	-193,200
	Remarks:	ADDED CONTIGIOUS PARCEL & ADDED MORE FUNCTIONAL DEPRECIATION					
			Homestead	CHANGED	419,000	580,100	161,100
			Housesite	CHANGED	379,400	427,100	47,700

Total Records: 13

1 Stowe Board of Lister's Meeting

2 Friday, June 1, 2018- Lister's Office

Approved 6/21/18

3 Present for the meeting which started at 9:00 A.M. were Ellen Thorndike, Paul Percy and Leo Clark and
4 Town Appraiser Tim Morrissey.

5 **Minutes of May 21, 2018:** Ellen moved to approve as written, seconded by Leo with all in favor.

6 **Sale of Grand List:** Tim reported he had checked with surrounding towns to learn their policy but after
7 discussion, it was agreed to continue charging \$25 for a disc copy or an e-mailed copy of the Grand List.

8 **Spruce Peak Realty Discussion:** Paul and Tim visited with Spruce Peak Realty/ Mt Mansfield
9 representatives Sam Gaines, Adele Walker and Rob Apple. Paul reported on the meeting and said it was
10 reported that the closing did not happen when it was expected to so Mt. Mansfield Company kept the
11 revenues until the closing date in June 2017 stating they would have been paid closer to \$50M if the
12 closing was on January 1, 2017. According to Adele Walker the \$50 million included FF & E. Tim did an
13 analysis and showed that the total paid by Vail was \$36,558,228 on June 6, 2017. The town's new
14 assessments total \$39,509,800 includes new parking improvements done this past year.

15 **Discussion on Front Four Intervals:** Sam Gaines indicated that the time share prices have gone down
16 and 8 ADA units cannot be sold because of restrictions as a Resort. The Board agreed that the
17 development factor should be put back to 30% on the ADA units. Tim gave details of his new assessment
18 which lowers the total assessment of the fractional units from \$24,048,000 to \$21,560,000.

19 **Discussion on Condo C1& C3:** Members agreed to keep the square footage of Unit C1 the same (63,028
20 sf) but lower the cost per square foot by 10% from \$150 sf to \$135 sf, because quite a bit of area is used
21 as a shared amenity with the Hotel Operations. The Board talked about C3, the retail area in the Hotel
22 and felt the value should stay the same. Tim showed the Board the assessments of Lot 35 and Lot 37
23 which have retail buildings at the Resort.

24 Tim reported there are 162 approvals left valued at \$50,000 each. The Board felt the approvals should
25 remain at \$50,000 each.

26 **Current Use Program:** Tim said that property owners with agriculture land enrolled in the program must
27 certify to the state each year how it is being used. 3 properties did not send certifications so the State is
28 removing the agricultural portion of their enrolled land from the program. Trapp Family Lodge being one
29 with 117.85 acres, Cheng Lot Estate with 17.8 acres and Randal & Sophie Hoder with 16.2 acres. Tim
30 reported that Trapp Family Lodge is appealing the States decision of removal. In the meantime, he will
31 do what is required for this year's Grand List, pending state certification.

32 There being no further business to come before the Board, Ellen moved to adjourn at 10:30 A.M.,
33 seconded by Leo with all in favor.

34 Respectfully submitted,

35
36 Barbara S. Allaire

37

Monday, May 21, 2018- Lister's Office

A meeting of the Stowe Board of Lister's was held Monday, May 21, 2018 in the Lister's Office starting at 9:00 A.M. Present were: Ellen Thorndike, Leo Clark and Paul Percy. Other attending: Tim Morrissey, Town Appraiser and Adam Davis.

Minutes of November 13, 2018: Ellen moved to approve as written, seconded by Leo with all in favor.

Tim gave members a briefing on the 2018 Grand List. A Change of Appraisal report and Ratio Study was given to each Board member.

Tim talked about the MT Mansfield sale to Vail and the Spruce Peak Realty property changes. Spruce Peak retained 42 acres (4 lot subdivision) by the Toll House, keeping the Bingham Cottage, the President's house, Conference Center and Administration Building. Vail now owns the ski operations.

Other changes:

Falker on Maple Street: Falker Sold 2 condos and the last is under contract so the development factor has been removed. Board agreed.

Spruce Peak Realty Hotel Condominiums: They have sold 55 units this past year and have 25 remaining, development factor reduced to 10%. Board agreed.

Copley Woodlands: Tim disclosed to the members he is working there two nights a week. Tim had the Board look at the 4 Sales this past year and the current assessments. Board felt that the assessments should be lowered 10%.

Barnes Hill Area: Tim said the area was severely hit by the wind storm last fall and 3 of the properties had significant damage. Tim adjusted the values accordingly.

Wade Pasture: Discussed the two lots recently sold and the one property for sale. Board agreed that Neighborhood Grade should be lowered from a 15 grade to a 13 grade from Weeks Hill Rd entrance up Wade Pasture to where the original Robinson Springs lots are.

Casey - Maple Street- Tim said it is in very bad condition and would recognize that. Board agreed

Casey VT Holdings – old Nichols Lodge: Board agreed that more depreciation should be put on the main building. Physical Depreciation increased to 65%.

Mountain Cabins: Davis – Owner has sent letter of appeal. Board will take up at grievances.

Emanuelson: Owner has sent letter of appeal, Board will take up at grievances.

Hillcrest Homeowners: Sent letter of appeal, home owner President indicates they will never build 2 remaining units, board indicated approvals should be removed.

Ms. Cori Fine: Sent letter on behalf of three property owners on Mercier Pond Lane. Stated the road construction is affecting her property and feels temporary reduction in property valuations on Mercier Pond Lane is warranted. Board will take up at grievances.

Current Use- Tim indicated there are only 2 remaining properties to be certified by State of VT, Property Valuation and Review.

Tax Mapping: Tim said he will working with the state mapping contractor this summer to help in the state wide digital mapping endeavor. He will also look at ways to improve the tax map data available for online searches similar to what Waterbury and Morristown have.

Sale of Grand List: Tim said there are people questioning why we charge for the Grand List when other towns say it is public information and do not charge. The Board asked Tim to check with Waterbury and Morrisville to see what their policy is.

Tim gave the members the following important dates for filing the Grand List and Grievances:

6/4 Abstract Grand List ready to sign

6/21 & 22 (if necessary) Grievance Hearings

6/25 Final Grand List ready to sign

Paul moved to adjourn at 10:50 A.M.

Ellen then moved to reopen the meeting to **elect officers**. Paul seconded with all in favor.

Ellen moved to reelect Paul as Chair, Leo seconded with all in favor.

The meeting was then officially adjourned.

Respectfully submitted,

Barbara S. Allaire