

Approved

Board of Listers Grievance Hearing
Town of Stowe- June 20, 2019

The Board of Listers met on Thursday, June 20, 2019 in the Lister's Office for Grievances at 9:00 AM. Present were: Ellen Thorndike, Adam Davis and Paul Percy. Town Appraiser Tim Morrissey also present.

Minutes of May 22, 2019: Adam moved to approve with minor correction. Ellen seconded the motion with all in favor.

Meg Kaufman from Coldwell Banker Carlson Real Estate office represented PCD Properties LLC located at 1097 Taber Ridge Road. Meg indicated the property was under contract for much less than the assessment and had been on the market for quite some time. The Board scheduled a property visit for 10:30 AM.

Tim discussed Mountain Cabin #16 at Spruce Peak which sold on May 6 for approximately 20% less than the assessed value. He indicated no other Mountain Cabins have sold this past year and only 1 is on the market. Tim indicated he will continue to review sales this coming year in that project to see if a trend develops that warrants and adjustment be made. The new owner has not sent a letter of appeal.

The Board acted on 9 appeals. The day was spent reviewing the appeals and doing site visits.

Attached is the grievance schedule and the Lister's decisions. On the McCormick appeal, Ellen Thorndike recused herself from participating.

Tim said the Final Grand List would be ready for signatures tomorrow morning.

The meeting of the Board adjourned at 1:30 P.M.

Respectfully submitted,

Tim Morrissey

Grievance Schedule June 20, 2019

9:00__PCD Properties LTD

Letters of Appeal

Armstrong, Mark & Karen

Strobeck, Matthew & Carey – Discussion Only, No letter from new owner

Very Vermonty Corp

Lemelson, Emmanuel & Anjeza

Balas, Janet

Eid, Christiane

Mccormack, Michael & Mirjam

Spruce Peak Properites -Switchback Lots

Spruce Peak Properties-Approvals

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
06073-	621-195-10664	ARMSTRONG MARK	Real	APPROVED	899,000	725,200	-173,800
Remarks:	LOWERED LAND GRADING AND BUILDING QUALITY GRADE AND ADDED 5% FUNCTIONAL DEPRECIATION						
			Homestead	CHANGED	899,000	725,200	-173,800
			Housesite	CHANGED	651,100	539,300	-111,800
27064-B01	621-195-14190	BALAS JANET	Real	APPROVED	805,200	800,400	-4,800
Remarks:	CORRECTED BASEMENT ENTRY AND WATER QUALITY ERROR						
			Homestead	CHANGED	805,200	800,400	-4,800
			Housesite	CHANGED	805,200	800,400	-4,800
18029-010	621-195-11186	EID CHRISTIANE FKA GREENBERG	Real	APPROVED	439,200	437,200	-2,000
Remarks:	KEEP VALUE SAME AS 2018 VALUATION. PORCH CONSTRUCTION STARTED BUT NOT COMPLETED, RECHECK IN 2020.						
			Homestead	CHANGED	439,200	437,200	-2,000
			Housesite	CHANGED	406,000	404,000	-2,000
30021-	621-195-10023	LEMELSON EMMANUEL	Real	APPROVED	2,713,500	2,488,800	-224,700
Remarks:	LOWERED BULK LAND GRADE AND ADDED 5% FUNCTIONAL DEPRECIATION						
			Homestead	CHANGED	2,713,500	2,488,800	-224,700
			Housesite	CHANGED	2,135,700	2,000,200	-135,500
12069-	621-195-11373	MCCORMACK MICHAEL G	Real	APPROVED	1,350,700	1,063,500	-287,200
Remarks:	ADDED MORE PHYSICAL AND FUNCTIONAL DEPRECIATION						
			Homestead	CHANGED	1,350,700	1,063,500	-287,200
			Housesite	CHANGED	1,243,800	956,600	-287,200
10020-075	621-195-11864	PCD PROPERTIES LTD	Real	APPROVED	2,378,800	1,749,500	-629,300
Remarks:	LOWERED LAND GRADING, ADDED MORE PHYSICAL AND FUNCTIONAL DEPRECIATION.						
			Homestead	CHANGED	2,378,800	1,749,500	-629,300
			Housesite	CHANGED	2,303,500	1,704,300	-599,200
25080-	621-195-13479	SPRUCE PEAK REALTY LLC	Real	APPROVED	12,390,000	9,690,000	-2,700,000
Remarks:	SPRUCE PEAK ONE NOT STARTED, VALUE LOWERED BACK TO 2018 VALUE.						
25097-	621-195-12116	SPRUCE PEAK REALTY LLC	Real	APPROVED	6,371,200	5,001,400	-1,369,800
Remarks:	REDUCED LOT VALUES AND LOWERED DEVELOPMENT FACTOR TO .7.						

06/20/2019
03:49 pm

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

Page 2 of 2
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PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
25062-	621-195-10510	VERY VERMONTY CORP	Real	APPROVED	1,665,600	1,353,200	-312,400
	Remarks:	LOWERED BUILDING QUALITY GRADE AND ADDED FUNCTIONAL DEPRECIATION					

Total Records: 9