

Board of Listers Grievance Hearing

Town of Stowe June 21, 2021

The Board of listers met on Monday June 21, 2021 for grievances at 9:00 AM.

Present: Listers Paul Percy, Ellen Thorndike, Adam Davis and Town Appraiser Tim Morrissey

3 appeals scheduled and 1 letter of appeal submitted.

9:00 AM - Gabriel Fried gave testimony on his property located at 151 Mill Lane stating he recently purchased the property for less than the town assessment and felt the value should be lowered to the purchase price. The Board asked questions about the 2nd lot on the property and indicated it would like to do a site visit which Mr Fried agreed to.

10:00 AM - Ad Hoc Adventures LLC, 5 lot subdivision Winterbird Phase 111 represented by Anna Black from Stackpole and French Law Office gave testimony stating that because the Act 250 permit Land Use expired on the property, the value should be reduced. The Board asked what the assessment should be reduced to. Anna indicated she did not have an answer to what the value should be. Anna also indicated the owner have not started any site work on the property and it would be very costly to go through the permitting process and development. Tim indicated that the property was appealed in 2013 and the assessment was lowered to reflect the difficulty of developing this subdivision and explained how the assessment was determined. Tim indicated what the Listers assessment would be similar even if no subdivision existed. The Board indicated it would do a site visit.

10:20 AM - James Atkins and John Weltman, property located at 507 Cottage Club Road represented by Anna Black from Stackpole and French Law Office gave testimony. Anna indicated that the driveway was in rough condition, the pond was also in need of work and the driveway access to the 2nd lot has never been installed and would go by right by the residence. Anna also indicated that a local realtor felt the property was over assessed. The Board indicated it would like to inspect the property. Anna said she would try to contact the owner for access.

Letter of Appeal submitted by Barry Burnside, 607 Upper Pinnacle Road, Mr. Burnside stated that he felt that is property should have a similar assessment of the property above his that sold recently. Board reviewed the letter and indicated it would like to do a site visit.

The Board made site visits to each of the properties. No interior inspections were done.

Attached is the Listers decisions.

The meeting adjourned at 12:45 PM

Respectfully submitted,

Tim Morrissey

06/22/2021
09:16 am

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

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tmorrissey

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
26077-805	621-195-13004	AD HOC ADVENTURES LLC	Real	DENIED	296,400	296,400	0
28012-	621-195-10261	ATKINS JAMES C	Real	APPROVED	2,175,300	1,990,000	-185,300
Remarks:	LOWERED SITE GRADE AND ADDED FUNCTIONAL DEPRECIATION TO DWELLING LOWERED POND QUALITY GRADE						
			Homestead	CHANGED	2,175,300	1,990,000	-185,300
			Housesite	CHANGED	1,953,200	1,767,900	-185,300
15011-010	621-195-10416	BURNSIDE BARRY L & KATHLEEN M	Real	APPROVED	1,804,900	1,599,000	-205,900
Remarks:	LOWERED QUALITY GRADE OF DWELLING						
			Homestead	CHANGED	1,804,900	1,599,000	-205,900
			Housesite	CHANGED	1,695,300	1,489,400	-205,900
30207-	621-195-11707	FRIED GABRIEL	Real	APPROVED	1,490,700	1,288,700	-202,000
Remarks:	LOWERED LAND GRADE						
			Homestead	CHANGED	1,490,700	1,288,700	-202,000
			Housesite	CHANGED	908,800	803,800	-105,000

Total Records: 4