

Approved 12/5/23

Board of Listers Meeting
Town of Stowe May 25, 2023

The Board of Listers met on May 25, 2023 at 9:00 AM in the Listers office.

Listers Paul Percy, Adam Davis, and Jeff Jackson present. Town Appraiser Tim Morrissey and Data Collector Tom Vickery were also present.

Paul indicated that a chairperson should be nominated. Adam made a motion to nominate Paul as the Chairperson for the Listers. Jeff seconded the motion with all in favor.

The Board reviewed the draft minutes of the November 22, 2022 meeting. Adam made a motion to accept the minutes as written. Jeff Seconded the motion with all in favor.

Tim gave the Listers a Sales Ratio Study of sales that occurred from 4-1-22 to 4-1-23. The Board reviewed the study and asked questions. The average ratio of the town assessments to actual sales prices is approximately 46%. The study shows that sales prices on average are more than double the assessed value. Tim noted that sales prices have stayed steady since the last study was reviewed in November.

Tim gave the Board a list of Change of Appraisal notices to be sent out for the 2023 Grand List. The Board reviewed the List and asked questions.

Tom presented the Board with preliminary condominium assessments of projects he is working on or completed. Tom indicated that most of the residential condominium projects have been analyzed. The Board reviewed the spread sheet and Tom explained how the condominiums will be assessed for the reappraisal showing the different levels of assessment in each project. Tom showed how they can be adjusted when the reappraisal is finalized next year if the market changes.

Tim gave an update on the Residential Townwide Appraisal properties to the Board. He indicated that over 1600 inspection letters had been sent out to residential property owners in 26 of the 32 sections of the Town so far. Of those sent, approximately 1100 inspections have been completed. Tim indicated the Data Collectors Dan Sweet and Ben Pudvah are doing a great job. Tim stated that Office Assistant Debbie Farrington is doing a great job fielding phone calls, responding to emails, sending out letters, making appointments and keeping the reappraisal running smoothly.

Tim indicated that the 2023 Grand List will be completed and ready for the Listers to sign on June 7 and the grievance hearings will be held on June 23.

Adam made a motion to adjourn the meeting, Jeff seconded the motion with all in favor.

Meeting adjourned at 10:30 AM

Respectfully submitted,

Tim Morrissey