

Minutes of Property Value Grievance Hearings June 22/23 2016

June 22 2016:

Listers present: Ed Bedard, Arthur McNeil, John McNeil

Meeting commenced at 5:00 PM

Kathie Felch appealed the reassessment of her property (025939) for an addition (15x25) and renovations to the original mobile home. 2015 real value was 81,200; the property was assessed at 107100 for 2016. Kathie felt that the mobile home should be depreciated more due to its age (30 yrs). She questioned the foundation description code "MH C Peri" on the lister card which added to the value of the structure. Kathie stated that she has a slab foundation. She also stated that the dimensions of the addition should be 14X24 and that it is 60% complete. She provided a letter with comparables and documentation regarding the depreciation of mobile homes.

MH C Peri refers to a mobile home concrete perimeter footing which is consistent with a slab. Many mobile home are placed on blocks or piers which do not add to the value of the structure. The listers agreed that the assessment was high and adjusted it by dropping percent complete (of the entire structure) to 90% and the depreciation to 50%.

Gordon and Brenda Thow had some questions about real, housesite, and homestead values of their property (019800) and problems with their residency. After some discussion it was determined that they did not contest the real value of their property. The listers and the town clerk will deal with issues of residency.

Susanne Cyr stated that the value of her property (027200) was too high as the structure had been removed. She brought a list of comparables. There are issues with septic system which her neighbor confirmed.

Sue was advised that the structure had not been removed before April 1, 2016, and that it had been depreciated 90%. The demolition of the structure will be reflected in next year tax bill. The grade of her site was listed at 1.2, which the listers felt was high. The listers reduced the grade to 1.0 and the septic system "below average".

Marion Aubertin recently subdivided her property (004370) and moved to the house on the subdivision (004390). Due to a lister error, she was listed as owning the original parcel (4370) ; Scott Edwards and Lisa Allard were listed as the owners of the new parcel (4390). Marion received a change of appraisal notice and realized the error, as the assessment of the original parcel is quite a bit higher than the value of the subdivision where she resides.

The listers will correct the error. It was also noted that the grade of the building lot for the subdivision was 1.5, which is quite high. It will be reduced to 1.0.

Steven Quenneville cited multiple issues with the new structure at 593 Cutler Corner (008030). His detailed letter is on file. Essentially he stated that the listers had overestimated the progress of the construction and had not taken into account various issues with the lot.

The listers had not seen the interior of the building, so we removed plumbing fixtures and reduced the percent complete from 100% to 75%. A functional depreciation of 10% was added to account for cleanup of the site.

Ken and Kim Danforth (302792) submitted a grievance on 5/31/2016 based on a bank appraisal. The listers had finished their field work by that time. The physical depreciation was increased from 15% to 20%, the listers will inspect the property next year.

Meeting ended 6:30

June 23, 2016:

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Meeting began at 5:00

Jon Pelligrini did not think \$20,000 increase was a fair assessment of his newly built camp on parcel 029601 and asked for explanation of the assessment. Jon was advised that since he had built a camp on his woodland the town was obliged to add a building site to his property. The building lot was highly depreciated due to the inaccessibility, wet site, and lack of utilities. The structure was built next to a camper, the camper was not included in the square footage of the structure since it was still on wheels. Jon stated that he now felt that the assessment was fair. No changes were made.

Judy Corbett stated the structure at 1069 US route 302 (302111) should be depreciated more due to mold, roof leak around the chimney and lack of plumbing. The house has been unoccupied and the interior is in disrepair. Judy brought pictures showing the state of the interior. The house is being renovated to become a office for Corbett Trucking.

The house had already been depreciated (50% physical depreciation) but the listers had not entered the building. The listers removed the plumbing fixtures and added an additional 20% functional depreciation to account for cleanup of the moldy wallboard.

Meeting Ended at 6:00

Listers, Town of Orange Vermont:
Ed Bedard, Arthur McNeil, John McNeil

