

Board of Listers

Grievance Hearing 06/23/2026

Minutes

012515

Matt and Colette Smith

The house on this parcel burned down in 2025. Owners were concerned that foundation was included in the value of parcel. The foundation was assumed to be damaged in the fire, so it was not included. They advised that the water connection would be cut off by next year. They are not planning to rebuild at this time.

Decision: No change to value. Denied.

250002

Kevin Wilson

Owner is planning to do renovations to replace roof, ceilings, floors, subfloors possibly electrical and plumbing which will cost around 30,000. He states that the condition of the building is lower than reflected by the value of the lister card. Currently listed as 35% depreciated, discounted 20,247. Owner was advised that the depreciation would be adjusted back after renovations.

Decision: Increased depreciation to 50%, will review as renovations progress. It was noted that the building site was listed as grade 1.5. None of the neighboring properties appear to have a grade of 1.5 and there doesn't appear to be any justification for it, so the grade was reduced to 1.0

031520

Jill Cornellier

This is a new construction. Owner did not appear, but provided a letter. She is concerned about the value of the building site as it is steep and the ledge made it difficult to site the house.

Decision: Reduced building site grade from 1.0 to 0.9

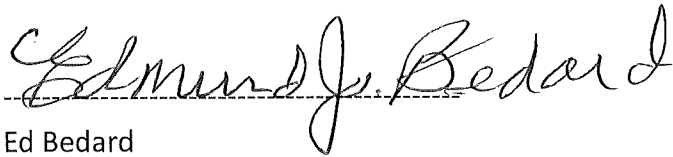
000TC.003

Topsham Telephone

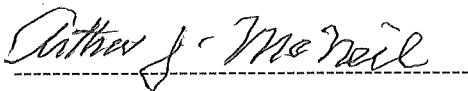
Representative did not appear but provided a letter. They dispute the calculation of their valuation.

Decision: We depend on the State to value utilities since we do not have the expertise. The appeal is denied so that Topsham Telephone may bring their appeal to the state.

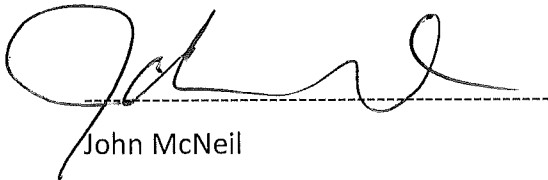
Board of Listers

A handwritten signature in cursive script, reading "Edmund J. Bedard", written over a horizontal dashed line.

Ed Bedard

A handwritten signature in cursive script, reading "Arthur J. McNeil", written over a horizontal dashed line.

Arthur McNeil

A handwritten signature in cursive script, reading "John McNeil", written over a horizontal dashed line.

John McNeil