

Norman E Wright
Property Valuation Hearing Officer
100 Wright Way, Putney, VT 05346
802-387-6660
Email: normwright@aol.com

June 22, 2017

Robert L. & Abigail M. Grossman
c/o Matthew C. Samuelson, Esq.
PO Box 1091
Manchester Center, VT. 05255-1091

Town Clerk
Town of Stratton
9 West Jamaica Rd.
Stratton, VT 05360

RE: Robert L. & Abigail M. Grossmans v. Town of Stratton
Docket No. PVR-2016-47

NOTICE OF HEARING CHANGE

A hearing has been rescheduled on the above-captioned appeal pursuant to 32 V.S.A. §§ 4461–4469 and 3 V.S.A. chapter 25. This appeal relates to a dispute arising from the valuation of property and will be presided over by a Property Valuation Hearing Officer appointed by the Director of Property Valuation and Review. The hearing will be held at the following date, time, and address.

Friday September 8, 2017 at 10 am
Stratton Town Office

After September 1, 2017, no continuances will be granted except in emergency situations.

Before the Hearing

All discovery should be completed prior to the hearing. I ask that all documentary evidence you intend to introduce be forwarded to the Property Valuation Hearing Officer and the other party by **September 1, 2017**. I may allow further evidence to be submitted at the hearing if it is relevant, material, and not unduly repetitious. If an appraisal is submitted as documentary evidence, it is important the appraiser attend the hearing to answer questions about it.

At the Hearing

The hearing is a legal proceeding. All testimony is recorded. The rules of evidence will be followed in accordance with 3 V.S.A. § 810. My duty as the Hearing Officer is to determine the correct valuation of the property using the record specifically created for the hearing.

The parties will have the opportunity to file written memoranda setting forth their arguments.

During the hearing, a representative of the municipality must first present evidence of the property valuation under appeal. The taxpayer must then present evidence to rebut the valuation. Each party may present rebuttal evidence on any issue raised by the other party and has the right to cross-examine the other party's witnesses. The record is closed at the end of the hearing.

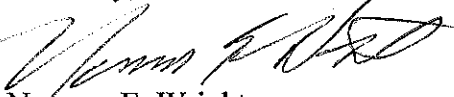
The Hearing Officer is not required to inspect the property at issue unless one of the parties requests an inspection. I am required to grant a request for an inspection and may also choose to inspect the property without a request from one of the parties. I may also decide to view other properties if they are presented at the hearing as comparable sale properties. The parties may be present during any inspections or site visits.

After the Hearing

I will issue a final written determination based on the record developed at the hearing. A party may appeal my determination to the Vermont Supreme Court. That appeal will be decided based on legal arguments upon the record of this hearing. No further evidence is admitted at the Vermont Supreme Court. Therefore, you are strongly encouraged to present all evidence in support of your position at the hearing.

Please be aware that I cannot discuss the appeal without all parties present. You may contact me, however, if you have questions relating to procedure, such as how to file documentary evidence or written memoranda. You may also contact the Division of Property Valuation and Review at 802-828-5860 for questions relating to administrative procedure.

Sincerely,



Norman E. Wright

Property Valuation Hearing Officer