

Town of Stratton
Board of Listers
June 14, 2018

The Board of Listers met as warned at 10:00 a.m. on Thursday, June 14, 2018 at the Stratton Town Office to hear Grievances of Assessments for the 2018 Grand List.

Present: Listers – Kent Young, Candie Bernard and Allan Hicks; and Assessor, Gary Fournier of Brett Purvis and Assoc..

The following Grievances were submitted in writing prior to 10:00am on June 14, 2018 and, therefore legally eligible to be considered:

- 1) Lorraine Weeks-Newell had submitted a letter of Grievance and also attended to grieve the assessment of her shop at 685 Stratton-Arlington Rd. (1100064). The total assessment of her home, shop and land is \$400,300.00 (\$325,700.00 Homestead and \$74,600 Non-Residential). She wants to ensure that all aspects of construction were considered appropriately, such as, the fact that the building sits on a floating slab, there is no water supply into the structure and the windows are second-hand use. She questioned the difference between assessments for this structure and the assessment of a garage or as a structure with a bedroom. Gary Fournier said he would review the assessment accordingly and stated that since it was permitted and is being used as a commercial unit, it has a different base valuation than a garage or residential living space. At this time, Lorraine Weeks-Newell thanked the board for hearing her concerns and left the meeting. Gary Fournier stated that he will review the data and make a recommendation to the Listers.
- 2) Nicholas Balta / Raeleen Jeffrey, Treetop 12B Juniper Lane (0800043.3JN12B) assessed at \$611,000.00. A letter of Grievance was submitted with a bank appraisal by Green Mountain Appraisals. The Listers and the Assessor reviewed recent sales of similar Treetop units. Gary Fournier said he would visit the unit and review the data before making a recommendation to the Listers.
- 3) Janusz and Aneta Duz, 99 West Ridge Rd. (0301008) assessed at \$1,413,800.00. A letter of Grievance was submitted. The property is assessed at \$1,413,800.00. The sale was for \$1,180,000.00. The letter states that the owner believes that the personal property included in the sale was worth \$80,000.00, so that the real property value should be about \$1,100,000.00. The Property Transfer Tax Return, however, indicates that the purchasers paid the full \$1,180,000.00 for the real property and nothing for personal property. Candie Bernard stated that a returned sales verification letter from the seller (Sasha Ristic) thought that the sale was low compared to the appropriate appraisal value. [In a later discussion with Realtor, Kim Wohler, who had listed the property, she agreed with the seller and stated that the furnishings (now claimed by the buyer to be personal property) had very little value.] Gary Fournier stated that he will visit the property and review the data before making a recommendation to the Listers.
- 4) Christian McCauley, 23 Catey Rose Lane (1602056), assessed at \$1,602,300.00. A letter of Grievance was submitted. The property was foreclosed upon and Mr. McCauley purchased the property from the bank at auction for \$668,000.00. Mr. McCauley believes the property is worth \$800,000.00. He believes the property is too distant from the ski resorts to be of interest for the second-home ski market. The Listers acknowledged that some of the interior appurtenances apparently had been removed before the sale. Gary Fournier stated that he will visit the property and review the data before making a recommendation to the Listers.

- 5) Mountain Ridge COA, (0302035) was grieved by a letter from the Assoc.'s representative, Jay Clapperton. Currently each unit is assessed at \$79,100.00 except Unit 1A, assessed at \$79,200.00. The letter states that all units should be assessed equally because they are all the same. The assessor had previously noted that Unit 1A is assessed for \$100.00 more because it has an additional bathroom fixture. Gary Fournier stated that he will visit the property and review the data before making a recommendation to the Listers.
- 6) Anne Patten. 54 Stone Cabin Rd. (0401003); A grievance letter was received. Previously this house was assessed separately from a building-only assessment of the guest house located on this site. This year, both buildings were included in a single assessment of \$383,000.00. Ms. Patten submitted a Grievance letter and also two recent sales of comparable properties. One of the comparables was of a bank sale on the south end of town and another on the Stratton-Arlington Rd., far from the ski area. The assessor noted the possibility of some differences in his assessment and the description of the house as presented by Ms. Patten. Gary Fournier stated that he will visit the property and review the data before making a recommendation to the Listers.
- 7) Brian R. Zipp, Snowbridge 12B (0301029.00012B); A grievance letter was received. This unit is assessed at \$1,091,600.00. Mr. Zipp states that he believed his unit is not ski-in / ski-out and that sales of several similar units show a difference from those that are so. He believes his unit should be assessed in accordance with recent sales of other similar units. Gary Fournier stated that he will visit the property and review the data before making a recommendation to the Listers.

At 11:45AM, Kent Young moved to recess the meeting until 2:00PM, same place and date, to continue hearing Grievances scheduled at that time. Candie Bernard seconded – all concurred.

The meeting reconvened at 2:00PM, with Kent Young, Candie Bernard and Gary Fournier in attendance.

- 8) Kim Wohler arrived at 2:30pm - present to grieve the assessment of Don F. Gaston – Gaston Family Trust, 186 North Brookwood Rd. (0301030), assessed at \$1,450,900.00. A letter of Grievance had been received previously. Ms. Wohler stated that the house is currently listed at \$860,000.00 and she pointed out sales of similar properties which are more in this price range. Gary Fournier stated that he will review the data and make a recommendation to the Listers.
- 9) Kim Wohler was present to grieve the assessment of Teena and Larry Lerner's property at 64 Tamarack Rd. (PID 0700018) assessed at \$3,861,400.00. A letter of Grievance had been received previously. Ms. Wohler stated that she was present to grieve the value of the land. She presented an analysis of the land value using not only Tamarack Heights sales, but also trailside North Brookwood sales. Gary Fournier stated that he will review the data and make a recommendation to the Listers. At this time, Kim Wohler left the meeting.

Gary Fournier requested time to review the grievances. Kent Young moved to adjourn to the date / time/ place of Monday, June 18, 2018 at 10:00AM at the Stratton Town Office to continue review of Grievances. Candie Bernard seconded and the meeting adjourned as noted.

10:00AM June 18, 2018

The meeting reconvened as previously determined, with Listers – Kent Young and Candie Bernard present. Gary Fournier had requested by phone to postpone the meeting to June 19, 2018. Kent Young moved to adjourn to the date / time/ place of Tuesday, June 19, 2018 at 2:00PM at the Stratton Town Office to continue review of Grievances. Candie Bernard seconded and the meeting adjourned as noted.

2:00PM June 19, 2018

The meeting reconvened as previously determined, with Listers – Kent Young and Candie Bernard and Assessor - Gary Fournier present. Gary Fournier has completed a review of the properties in question and makes the following recommendations:

- 1) **Lorraine Weeks-Newell's shop at 685 Stratton-Arlington Rd. (1100064)**. Mr. Fournier stated that after considering Ms. Weeks-Newell's questions and comments, he believes his assessment of the entire property of \$400,300.00 (\$325,700.00 homestead and \$74,600 Non-residential) is accurate and recommends **"No Change."**
- 2) **Nicholas Balta / Raeleen Jeffrey, Treetop 12B Juniper Lane (0800043.3JN12B)**, assessed at \$611,000.00. After reviewing similar sales, Mr. Fournier recommends a reduction to **\$565,900.00**.
- 3) **Janusz and Aneta Duz, 99 West Ridge Rd. (0301008)**, assessed at \$1,413,800.00. Mr. Fournier reviewed the data and visited the site. He recommends a reduction to **\$1,244,800.00**.
- 4) **Christian McCauley, 23 Catey Rose Lane (1602056)**, assessed at \$1,602,300.00. After a review of the property and similar properties within its vicinity in Stratton, as well as considering that the sale was a bank sale and, therefore, not considered a legitimate arms-length sale, Mr. Fournier recommends a reduction to **\$1,164,700.00**.
- 5) **Mountain Ridge COA, (0302035)** - each unit is assessed at \$79,100.00, except Unit 1A, assessed at \$79,200.00. Mr. Fournier reviewed the property and recommended a change to **Unit 1A to \$79,100.00** to be the same as all other units.
- 6) **Anne Patten. 54 Stone Cabin Rd. (0401003)**; assessed at \$383,000.00. Mr. Fournier feels that the comparables were not legitimate, as Ms. Patten's house is in a different neighborhood, close to the ski area. He recommends **"No Change."**
- 7) **Brian R. Zipp, Snowbridge 12B (0301029.00012B)** assessed at \$1,091,600.00. Mr. Fournier recommends a reduction to **\$912,500.00**.
- 8) **Gaston Family Trust, 186 North Brookwood Rd. (0301030)**, assessed at \$1,450,900.00. Mr. Fournier recommends a reduction to **\$884,400.00**.
- 9) **Teena and Larry Lerner, 64 Tamarack Rd. (PID 0700018)** assessed at \$3,861,400.00. Mr. Fournier believes a slight reduction in the land value is warranted. He recommends a reduction to **\$3,811,500.00**.

Candie Bernard moved to formally accept all the recommendations provided by Mr. Fournier, as established above. Kent Young seconded. All concurred. Candie Bernard will prepare the Results of Grievance Notices and mail those out as required.

Kent Young moved to adjourn the meeting at 3:10pm. Candie Bernard seconded and the meeting adjourned.

Minutes by:

David Kent Young

Kent Young
Chairman, Board of Listers