

Town of Stratton
Board of Listers
July 18, 2016

The Board of Listers met as warned at 10:00 a.m. on Monday, July 18, 2016 at the Stratton Town Office to hear Grievances of assessments.

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

The following Grievances were submitted in writing prior to 10:00am on July 18, 2016 and considered:

- 1) Douglas and Ann Bermingham were present to request a reduction of the property value of the property of Ann Bermingham, 11 West Ridge Rd. (0301015), assessed at \$795,600. They presented an appraisal by Jack Towsley at \$594,000. They also stated that realtor, Kim Wohler, had suggested that the property was a teardown with a value between \$400,000 and \$500,000. Gary Fournier requested a site visit and the Berminghams agreed to make the place available later today.

Following the discussion, Mr. and Mrs. Bermingham left the meeting at 10:15am. The Listers then considered additional grievances submitted by letter:

- 2) Robert and Patricia Carlucci, 200 N. Brookwood Rd. (0301022.100), currently assessed at \$1,375,000. Attorney Hans Huessy had submitted by mail his letter of Grievance and two appraisals. The Appraisals were by M&T Bank and by Brian DeCesare of Green Mountain Appraisals, which placed a value of \$1,075,000. Gary Fournier will review and submit his recommendation to the Listers.
- 3) John Brady, 47 High Point Dr., Unit B32 (Crown Point) (0401007.300B032), assessed at \$326,100.00. The letter stated that the property has been on the market at \$315,000 with no buyers. Gary Fournier will review and submit his recommendation to the Listers.
- 4) Eric Buchalter, 788 Stratton-Arlington Rd. (1100055.0, 1100055.1, 1100055.2 and 1100055.3), assessed at \$300,600. Mr. Buchalter requested that the house be reviewed again, as it has been in disrepair. In a telephone conversation, Eric Buchalter agreed to meet the Assessor at the house later today. Gary Fournier will review and submit his recommendation to the Listers.
- 5) Buckridge Ski Club, 664 Rte. 100 (1800009), assessed at \$164,600. The Grievance letter stated that the house should be valued between \$65,000 and \$139,000, as these were values of comparable properties in the area (these properties were in Jamaica and Wardsboro and not necessarily comparable to this property, more closely located to Mt. Snow). Gary Fournier will review and submit his recommendation to the Listers.
- 6) Vincent Buonanno, 19 Village Watch Rd. Unit 409 (Landmark) (0302003.00409L), assessed at \$502,300. His Grievance letter claimed that larger units in the complex were assessed for less. Gary Fournier will review and submit his recommendation to the Listers.
- 7) Nancy and Duncan Burke, 10 Ober Tal Dr., Unit B34 (0301076.000B34), assessed at \$321,300. Gary Fournier will review and submit his recommendation to the Listers.

- 8) Richard and Joanne Clair, 16 Ober Tal Dr., Unit E11 (Ober Tal) (0301076.000E11), assessed at \$213,100. Gary Fournier will review and submit his recommendation to the Listers.
- 9) David Cohen and Carol Haber, 49 High Point Dr., Unit A132 (Crown Point) (0401007.200A132), assessed at \$276,600. Gary Fournier will review and submit his recommendation to the Listers.
- 10) Crown Point Unit Owners grieved by Attorney Hans Huessy “representing all Crown Point owners with the exception of Unit A21, owned by Richard Demoll and Unit B32, owned by John M. Brady. The Listers discussed whether this should be allowed, as Property Valuation and Review had recommended that individual properties should be grieved separately. The Listers and the Assessor were in agreement that Crown Point may need to be reconsidered and that the Grievance letter, although it did not name each homeowner specifically, did exclude homeowners unwilling to have Hans Huessy represent them; therefore, in this instance, the Listers agreed to hear this grievance as presented. Attorney Huessy stated in the letter that Crown Point units should have been increased by approx.. 15%, instead of the approx. 18.8% increase applied. Gary Fournier will review and submit his recommendation to the Listers.
- 11) Henry and Lily Gim, 43 High Point Dr., Unit D14 (Crown Point) (0401007.500D014), assessed at \$246,500. Gary Fournier will review and submit his recommendation to the Listers.
- 12) Robert Grossman, 90B Sun Bowl Ridge Rd., Unit 90B (Solstice) (0800045.130090B), assessed at \$1,128,500. Gary Fournier will review and submit his recommendation to the Listers.
- 13) Fred and Randi Katzmann, 14 Ober Tal Dr., unit D12 (Ober Tal) (0301076.000D12), assessed at \$201,500. Gary Fournier will review and submit his recommendation to the Listers.
- 14) Florence Keller, 5 Dini Ln. (0800007), assessed at \$149,200. Ms. Keller stated that the property recently sold to Jeremy Cole (an abutter) for \$95,000. She believes the property should be valued no more than that. Gary Fournier will review and submit his recommendation to the Listers.
- 15) Marta and Dennis Kelly, 42 Shattarack Rd., Unit C09B (Slopeside) (070007.210C09B), assessed at \$401,600. Gary Fournier will review and submit his recommendation to the Listers.
- 16) Chris Mann, 11 Leon Stocker Dr. (1601024), assessed at \$201,100. He purchased the house this past year for \$167,500 and, therefore, believes it should be assessed for no more than this. Gary Fournier will review and submit his recommendation to the Listers.
- 17) Maura O’Connor, 5A Beechwood Dr. (Treetop) (0800043.1BC05A), assessed at \$741,000. Gary Fournier will review and submit his recommendation to the Listers.
- 18) Jonathan and Tracey Serko, 144B Sun Bowl Ridge Rd. (Solstice) (0800045.120144B), assessed at \$1,020,700. The Serkos are being represented by Attorney Richard Wulsin, who had sent the letter. Gary Fournier will review and submit his recommendation to the Listers.
- 19) Robert Smith, 49 High Point Dr., unit A15 (Crown Point) (0401007.2000A015), assessed at \$225,300. Gary Fournier will review and submit his recommendation to the Listers.
- 20) Harold and Joy Warnick, 761 Stratton Mountain Access Rd., unit 431. (Long Trail House) (0301080.1000431) assessed at \$191,900. Their letter states that the square

footage should be corrected and the value reduced accordingly. Gary Fournier will review and submit his recommendation to the Listers.

- 21) Douglas and Barbara Wells, 19 Village Lodge Rd., Unit 408L (Landmark) (0302003.00408L), assessed at \$413,200. Mr. Wells states that the property is over-assessed as reflected in the 2013 assessment reduction of this property by the State Appraiser. He states that the market of the last four years has been flat. Gary Fournier will review and submit his recommendation to the Listers.
- 22) Wells Def. Ben. Pension Plan, 19 Village Lodge Rd., Unit 314L (Landmark) (0302003.00314L), assessed at \$502,000. Mr. Wells states that the property is over-assessed as reflected in the 2013 assessment reduction of this property by the State Appraiser. He states that the market of the last four years has been flat. Gary Fournier will review and submit his recommendation to the Listers.

Following the initial review of letters submitted for Grievance, Candie Bernard moved to recess the meeting until 2:00pm today at this same place. Kent Young seconded – all concurred. The meeting recessed at 12:02pm.

2:00p.m. July 18, 2016

The meeting reconvened as previously determined, with Listers – Kent Young and Candie Bernard, as well as Assessor Gary Fournier, and resident, Paul Vornle, present. The Listers heard the following grievance scheduled for 2:00pm.

- 23) Paul Vornle, 87 North Brookwood Rd. (0301046), assessed at \$656,200. Mr. Vornle, who had submitted his Grievance letter before 10:00am today and had scheduled this late-day appointment with approval of the Listers, stated that he believed that his property was over-assessed. He had attempted to sell and had received an offer of only \$475,000, which he declined to accept. His realtor believed the property should be valued in the low \$500,000 range. Gary Fournier agreed to visit the property later today; after which, he will review and submit his recommendation to the Listers. At this time, Paul Vornle left the meeting.

Upon completion of the Grievance Hearings, the Listers asked the Assessor to review the above properties and make recommendations accordingly. Mr. Fournier requested a day to review Grievances. Candie Bernard moved to recess the meeting to July 19, 2016 at 2:00pm at the Stratton Town Office to continue the Grievance meeting. Kent Young seconded – all concurred and the meeting recessed to the date, place and time given.

2:00p.m. July 19, 2016

The meeting reconvened as previously determined, with Listers – Kent Young and Candie Bernard, as well as Assessor Gary Fournier, present. A general discussion of Mr. Fournier's recommendations ensued; however, Mr. Fournier requested more time to complete his recommendations. Candie Bernard motioned to recess the meeting until July 20, 2016 at 2:00pm at the Stratton Town Office. Kent Young seconded – all concurred and the meeting recessed to the date, place and time given.

2:00p.m. July 20, 2016

Kent Young reconvened the meeting as previously determined, with Listers – Kent Young and Candie Bernard and Assessor, Gary Fournier present. The Assessor had made the following recommendations:

- 1) Douglas and Ann Bermingham, 11 West Ridge Rd. (0301015), previously assessed at \$795,600 – recommended to be changed to \$747,000. The Assessor visited the house and believes that it is in line with other properties, including the Bachner property, which had recently sold and was then torn down.
- 2) Robert and Patricia Carlucci, 200 N. Brookwood Rd. (0301022.100), previously assessed at \$1,375,000 – recommended to be reduced to \$1,100,000.
- 3) John Brady, 47 High Point Dr., Unit B32 (Crown Point) (0401007.300B032), previously assessed at \$326,100 – recommended to be changed to \$319,000, which is consistent with the overall changes made to Crown Point.
- 4) Eric Buchalter, 788 Stratton-Arlington Rd. (1100055.0, 1100055.1, 1100055.2 and 1100055.3), previously assessed at \$300,600 – recommended to be reduced to \$225,600. The Assessor had visited the house and agreed it should be down-graded.
- 5) Buckridge Ski Club, 664 Rte. 100 (1800009), previously assessed at \$164,600 – recommended to be reduced to \$140,100. The Assessor visited the structure and downgraded it, but believes the land value gives it a higher value than in the comparisons the owner had listed.
- 6) Vincent Buonanno, 19 Village Watch Rd. Unit 409 (Landmark) (0302003.00409L), assessed at \$502,300 – no change recommended. It is consistent with recent sales in this complex.
- 7) Nancy and Duncan Burke, 10 Ober Tal Dr., Unit B34 (0301076.000B34), assessed at \$321,300 – no change recommended. It is consistent with recent sales in this complex.
- 8) Richard and Joanne Clair, 16 Ober Tal Dr., Unit E11 (Ober Tal) (0301076.000E11), previously assessed at \$213,100 - recommended to be reduced to \$192,300.
- 9) David Cohen and Carol Haber, 49 High Point Dr., Unit A132 (Crown Point) (0401007.200A132), previously assessed at \$276,600 – recommended to be reduced to \$270,800.
- 10) Crown Point Unit Owners submitted by Attorney Hans Huessy (recommendations for this group will be shown separately below).
- 11) Henry and Lily Gim, 43 High Point Dr., Unit D14 (Crown Point) (0401007.500D014), previously assessed at \$246,500 – recommended to be reduced to \$241,300, in compliance with changes to the whole complex.
- 12) Robert Grossman, 90B Sun Bowl Ridge Rd., Unit 90B (Solstice) (0800045.130090B), assessed at \$1,128,500 – no change recommended.
- 13) Fred and Randi Katzmann, 14 Ober Tal Dr., unit D12 (Ober Tal) (0301076.000D12), previously assessed at \$201,500 – recommended to be reduced to \$181,900.
- 14) Florence Keller, 5 Dini Ln. (0800007), previously assessed at \$149,200 – recommended to be reduced to \$130,600. The Assessor reduced the value of the building, but believes the land retains its value despite the sale.
- 15) Marta and Dennis Kelly, 42 Shattarack Rd., Unit C09B (Slopeside) (070007.210C09B), previously assessed at \$401,600 – recommended to be reduced to \$372,900.

- 16) Chris Mann, 11 Leon Stocker Dr. (1601024), previously assessed at \$201,100 – recommended to be reduced to \$168,000. The Assessor stated that the construction condition was not good.
- 17) Maura O’Connor, 5A Beechwood Dr. (Treetop) (0800043.1BC05A), assessed at \$741,000 – no change recommended. Sales of nearby similar units justify the assessment.
- 18) Jonathan and Tracey Serko, 144B Sun Bowl Ridge Rd. (Solstice) (0800045.120144B), assessed at \$1,020,700 – no change recommended. Recent sales of similar units justify the assessment.
- 19) Robert Smith, 49 High Point Dr., unit A15 (Crown Point) (0401007.2000A015), previously assessed at \$225,300 – recommended to be reduced to \$220,500. This change is consistent with changes made to the complex.
- 20) Harold and Joy Warnick, 761 Stratton Mountain Access Rd., unit 431. (Long Trail House) (0301080.1000431) previously assessed at \$191,900 – recommended to be reduced to \$185,400. The square footage changes were made, which changed the value accordingly.
- 21) Douglas and Barbara Wells, 19 Village Lodge Rd., Unit 408L (Landmark) (0302003.00408L), assessed at \$413,200 – no change recommended. This unit is assessed in accordance with assessments of similar units, which reflect recent sales.
- 22) Wells Def. Ben. Pension Plan, 19 Village Lodge Rd., Unit 314L (Landmark) (0302003.00314L), assessed at \$502,000 – no change recommended. This unit is assessed in accordance with assessments of similar units at Landmark, which reflect recent sales.
- 23) Paul Vornle, 87 North Brookwood Rd. (0301046), previously assessed at \$656,200 – recommended to be reduced to \$637,800. The Assessor visited the property and found a few differences to warrant a change, but the property is assessed consistently with surrounding properties and so he did not recommend a further reduction.

The changes associated with Crown Point, in accordance with the Grievance made by Attorney Hans Huessy are as follows:

BGBY LLC (0401007.200A011) previously \$225,300 reduced to \$220,500.

P. Santosh Puri (0401007.200A011) previously \$225,300 reduced to \$220,500.

Susan Elizabeth Ness, (0401007.200A014) previously \$246,500 reduced to \$241,300.

Paul and Ann Marie Mikkelson (0401007.200A024) previously \$246,500 reduced to \$241,300.

Catalin and Anca Pralea (0401007.200A025) previously \$286,900 reduced to \$280,800.

Kristin Nichols and Maria Chang (0401007.200A031) previously \$274,700 reduced to \$268,900.

Gregory and Anne Prindle (0401007.200A032) previously \$326,100 reduced to \$319,200.

Linda Caginalp (0401007.300B011) previously \$225,300 reduced to \$220,500.

Kevin and Elaine Neuner (0401007.300B122) previously \$276,000 reduced to \$270,200.

Donald and Darlene Krenz (0401007.300B132) previously \$275,800 reduced to \$270,000.

John and Juliann Vaughn (0401007.300B014) previously \$246,500 reduced to \$241,300.

Bernard and Stephanie Klien-Wassink (0401007.300B015) previously \$225,300 reduced to \$220,500.

Robert and Rachel D'Antonio (0401007.300B021) previously \$286,900 reduced to \$280,800.

Thomas Sands and Lucinda Chuey (0401007.300B024) previously \$246,500 reduced to \$241,300.

Timothy and Martine Yourieff (0401007.300B025) previously \$286,900 reduced to \$280,800.

Brian and Pamela Gordner (0401007.300B031) previously \$276,700 reduced to \$270,900.

Edmond and Sandra Macri (0401007.400C011) previously \$225,300 reduced to \$220,500.

Charles and Carol Ritscher (0401007.400C012) previously \$225,300 reduced to \$220,500.

William M. Rodwick, Trustee (0401007.400C013) previously \$214,300 reduced to \$209,700.

Howard and Shelley Brand (0401007.400C015) previously \$225,300 reduced to \$220,500.

Iris and Eileen Seligson (0401007.400C021) previously \$286,900 reduced to \$280,800.

Schaff Holdings LLC (0401007.400C022) previously \$214,300 reduced to \$209,700.

Donald Droppo (0401007.400C023) previously \$214,300 reduced to \$209,700.

Matthew Nelson (0401007.400C025) previously \$286,900 reduced to \$280,800.

James and Carol Duffy (0401007.400C031) previously \$292,600 reduced to \$286,400.

Craig and Karen Alperowitz (0401007.500D011) previously \$225,300 reduced to \$220,500.

Norbert and Karen Elsner (0401007.500D012) previously \$214,300 reduced to \$209,700.

Susan Boswell (0401007.500D013) previously \$214,300 reduced to \$209,700.

John and Donna Aery (0401007.500D015) previously \$225,300 reduced to \$220,500.

John Schneider (0401007.500D021) previously \$277,000 reduced to \$271,100.

James and Elizabeth Nagle (0401007.500D022) previously \$214,300 reduced to \$209,700.

Gregory and Theresa Felton (0401007.500D023) previously \$214,300 reduced to \$209,700.

22 Pine Tree Drive LLC (0401007.500D024) previously \$246,500 reduced to \$241,300.

Lynn Douglas (0401007.500D031) previously \$274,500 reduced to \$268,700.

Jacqueline Kossel (0401007.500D025) previously \$277,000 reduced to \$271,100.

William and Susan Clark (0401007.500D032) previously \$299,600 reduced to \$293,200.

Douglas and Joan Franke (0401007.100E011) previously \$225,300 reduced to \$220,500.

David Kober and Red Rose Family LLC (0401007.100E012) previously \$214,300 reduced to \$209,700.

Michelle Ganzer (0401007.100E013) previously \$214,300 reduced to \$209,700.

Mary Ellen Morris and Karen Decker (0401007.100E014) previously \$246,500 reduced to \$241,300.

William and Helen Towsley (0401007.100E015) previously \$225,300 reduced to \$220,500.

Jeffrey and Fancy Zilberfarb (0401007.100E021) previously \$277,000 reduced to \$271,100.

David Kober and Red Rose Family LLC (0401007.100E022) previously \$214,300 reduced to \$209,700.

Edward and Patricia Jenks (0401007.100E023) previously \$214,300 reduced to \$209,700.

Dean and Barbara Fenton (0401007.100EA024) previously \$246,500 reduced to \$241,300.

Robert and Mary Chaponis (0401007.100E025) previously \$277,000 reduced to \$271,100.

Kenneth and Grace Kelly (0401007.100E031) previously \$274,700 reduced to \$268,900.

Gerald Philkill (0401007.100E032) previously \$299,600 reduced to \$293,200.

Candie Bernard moved to accept the above changes as recommended by the Assessor. Kent Young seconded. All concurred and the changes were accepted and approved. Candie Bernard will make the changes to the Grand List and prepare the appropriate notifications.

Candie Bernard moved to adjourn the meeting at 2:55pm. Kent Young seconded and the meeting adjourned.

Minutes by:

David Kent Young

Kent Young
Chairman, Board of Listers