

Town of Stratton Board of Listers

July 11, 2023 to August 8, 2023

The Board of Listers met as warned at 10:00 a.m. on Tuesday, July 11, 2023 at the Stratton Town Office to hear Grievances of assessments.

Present: Listers- Kent Young, Candie Bernard, Beth Liller and Gary Fournier of Brett Purvis and Assoc.

The following Grievances were considered beginning at 10:00 on July 11, 2023:

1. Attorney Jon Anderson- representing several Solstice Units (included within Attachment 1)
2. Andrew Smolenack, 186 North Brookwood Rd (0301030.000)
3. Louis Gregory & Jani Ferrone, 618 Route 100 (1800019.000)
4. John & Helen Nault, 354 Mountain Rd (0800048.000)
5. Thomas Snopek & Margaret Telscher, 8 West Ridge Rd (0301022.200) & 20 West Ridge Rd (0301021.000)
6. Douglas Birmingham on behalf of Ann Birmingham, 11 West Ridge Rd (0301015.000)
7. Stacie Chiodi, 702 Stratton Arlington Rd (1100041.100)
8. Peter Engelhardt- 66 Orchard Street Partners LTD, 0 Canedy Rd (1200055.100)
9. Carson Thurber & Alexandra Wassick, 57 Stone Cain Rd (0401003.000)
10. Heather Goetz- Arlington Properties LLC, 35 Eagles Crest (1100060.300)
11. Karen Flanagan, 107 West Ridge Rd ((0301009)
12. Jessica Baron for 118 West Ridge Road Rev Trust, 118 West Ridge Rd (0301003)
13. Leslie Knowles on behalf of Doris Knowles, 77 North Brookwood Rd (0301045.000)
14. Erin Serafin, of Ryan LLC Tax Consultants representing BVA Stratton SPE LLC (Village Square Commercial)
15. Victor & Katie Rivas, 12 Gold Medal Circle (080039.13)

3:15pm July 11,2023

Candie Bernard made a motion to adjourn to July 12, 2023 at 10:00 a.m. at the Stratton Town Office to continue the Grievance meeting. Beth Liller seconded- all concurred and the meeting adjourned.

10:00am July 12, 2023

The meeting reconvened as previously determined, with Listers – Kent Young, Candie Bernard, Beth Liller as well as Assessor Gary Fournier, present. The following grievances were considered beginning at 10:00 am:

1. Richard Reynolds, 82 Willis Cemetery Rd (1602051)
2. Charlotte Neeves for Skyfall Development LLC, 23 Gold Medal Circle (0800039.8)
3. Jeanne Jacobus, 74 Shattarack Rd (0700004.100F10B)
4. Lawrence Bills, (1603020 & 1603018)
5. Jason Corsello, 182 North Brookwood Rd (0301031)
6. Ross Powers, 82 North Rd (0401005.01) & (0800039)

7. Kim Wohler of SVT LLC, 14 Obertal Dr (0301076.000D13)
8. Kim Wohler representing Scott Dematteis, 44 Tamarack Rd (0700015)

The listers considered extending the Listers deadline for Grievances to 3:00pm July 12, 2023 due to the flooding emergency and loss of phones, power and internet disrupting the ability to receive grievances accordingly. Kent Young motioned, Beth Liller seconded, all concurred.

9. Rocco Lettieri, 25 Acer Rd (0800028.300)
10. Justin & Devin Rondeau, 40 Founders Hill Rd (0301057)
11. James Saulnier, 605 Route 100 (1800014)

At 3:00pm the motion to adjourn to 10:00 am on July 13, 2023 was made by Beth Liller, seconded by Kent Young, all concurred, and the meeting adjourned.

10:00am July 13, 2023

The meeting reconvened as previously determined with Listers, Kent Young, Candie Bernard, Beth Liller and Assessor, Gary Fournier present. The Board of Listers and Assessor, Gary Fournier reviewed all written grievances submitted before the deadline of July 12, 2023 at 3:00pm (See Attachment 1). The board, with the assessor then went into deliberations.

3:00pm July 13, 2023

A motion was made by Beth Liller to adjourn the meeting to July 17, 2023 at 10:00 am at the Stratton Town Office. Kent Young seconded, all concurred, and the meeting adjourned.

10:00am July 17, 2023

The meeting reconvened as previously determined with Listers, Kent Young, Candie Bernard, Beth Liller and Assessor, Gary Fournier present. The Board of Listers and Assessor went into deliberation.

3:00pm July 17, 2023

A motion was made by Beth Liller to adjourn the meeting to July 18, 2023 at 10:00 am at the Stratton Town Office, Candie Bernard seconded, all concurred, and the meeting adjourned.

10:00 am July 18, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present, deliberations continued. A motion was made by Kent Young to adjourn to July 19, 2023 at 10:00am at the Stratton Town Office, Candie Bernard seconded, all concurred.

10:00 am July 19, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present, deliberations continued. A motion was made by Kent Young to adjourn to July 20, 2023 at 10:00am, at the Stratton Town Office Candie Bernard seconded, all concurred, and the meeting adjourned.

10:00 am July 20, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present, deliberations continued. A motion was made by Kent Young to adjourn to July 24, 2023 at 10:00am at the Stratton Town Office, Candie Bernard seconded, all concurred, and the meeting adjourned.

10:00 am July 24, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present, deliberations continued. A motion was made by Kent Young to adjourn to July 25, 2023 at 10:00am at the Stratton Town Office, Candie Bernard seconded, all concurred, and the meeting adjourned.

10:00 am July 25, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present, deliberations continued. A motion was made by Kent Young to adjourn to July 31, 2023 at 10:00am at the Stratton Town Office, Candie Bernard seconded, all concurred, and the meeting adjourned.

10:00am July 31, 2023

The meeting reconvened as previously determined with Listers Kent Young, Candie Bernard, Beth Liller and Assessor Gary Fournier present, deliberations continued.

3:00pm July 31, 2023

A motion was made by Kent Young to adjourn the meeting to August 1, 2023 at 10:00 am at the Stratton Town Office. Beth Liller seconded, all concurred, and the meeting adjourned.

10:00am August 1, 2023

The meeting reconvened as previously determined with Listers Kent Young, Candie Bernard, and Assessor Gary Fournier present, deliberations continued.

3:00pm August, 1 2023

A motion was made by Kent Young to adjourn the meeting to August 2, 2023 at 10:00 am at the Stratton Town Office. Beth Liller seconded, all concurred, and the meeting adjourned.

10:00am August 2, 2023

The meeting reconvened as previously determined with Listers Kent Young, Beth Liller, and Candie Bernard present. Candie Bernard made a motion to accept all the recommended changes recommended by Assessor, Gary Fournier (see Attachment 1). Beth Liller seconded the motion – all concurred. Candie Bernard then motioned to adjourn the meeting to 10am Thursday August 3, 2023 at the Stratton Town Office. The intention is to keep the meeting open until all changes are made to the Grand List, so that it is ready to be submitted to the Town Clerk, with Results of Grievance ready to be mailed out. Beth Liller seconded, all concurred, and the meeting adjourned as motioned.

10:00am August 3, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present. A motion was made by Candie Bernard to adjourn the meeting to 10am August 7, 2023 at the Stratton Town Office, Kent Young seconded, all concurred, and the meeting adjourned.

10:0am August 7, 2023

The meeting reconvened as previously determined with Listers Kent Young and Candie Bernard present. A motion was made by Candie Bernard to adjourn the meeting to 10am August 8, 2023 at the Stratton Town Office, Kent Young seconded, all concurred.

10:00am August 8, 2023

The meeting reconvened as previously determined with Listers Kent Young, Candie Bernard present. Beth Liller arrived at 2:00pm. Upon review, no additional issues were found and all updates to the Grand List have been completed. The finalized Grand List was then turned over to the Town Clerk and the Listers all signed the 411 Form. Candie Bernard will complete and print out Results of Grievance for mailing on August 9, 2023, with the implication that appeals to the BCA are due on or before August 24, 2023.

2:30pm August 8, 2023

A motion was made by Kent Young to adjourn the meeting. Beth Liller seconded – all concurred and the meeting adjourned.

Minutes by Beth Liller

Attachment 1

PARCEL	ID	OWNER NAME	911 #	UFFI	ROAD NAME	PREVIOUS	CURRENT	KIND	After Grievance
0301003		118 WEST RIDGE ROAD REV TRUST	118		WEST RIDGE ROAD	1,942,500.00	3,251,500.00	APPT	DENY
Reviewed infoand comp sales with owner, info appeared accurate.									
0301080	1000126	126 N LONG TRAIL HOUSE LLC	761		STRATT MNT ACCESS ROAD	185,400.00	270,600.00	LETTER	DENY
1 Bedroom units are assessed in line with current sales prices.									
0800045	110046B	46 B SOLSTICE LLC	46	B	SUN BOWL RIDGE ROAD	1,185,000.00	1,657,500.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
1200055	100	66 ORCHARD STREET PARTNERS LTD	0		and 1601027	419,800.00		APPT	439,200.00
Adjusted value for Topography.									
0800045	110047B	ALEX JOSEPH C & MELISSA	47	B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	140104B	ALFELD CHAD	104	B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0301080	1000140	ALLOCCA TONI M	761		STRATT MNT ACCESS ROAD	185,400.00	270,600.00	LETTER	DENY
Assessed values running lower than current Long Trail House sales.									
1100060	300	ARLINGTON PROPERTIES LLC	35		EAGLES CREST	1,496,800.00	2,560,400.00	APPT	2,234,700.00
Corrected sketch and Lowered quality grade.									
		BAILEY DEBORAH L & JEFFREY	16		SAWMILL ROAD	1,088,200.00	1,948,100.00	LETTER	1,878,400.00
Adjusted land value.									
0302026	0102101	BAKER JEFFREY & EMILY SILVER	778		STRATT MNT ACCESS ROAD	303,800.00	514,600.00	LETTER	464,600.00
Adjusted house from good to average condition.									
0800045	140089B	BALDUINO MICHAEL & LYNNE REV. TRUST	89	B	SUN BOWL RIDGE ROAD	965,700.00	1,356,300.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	110046A	BARON ANDREW I & SAGE G	46	A	SUN BOWL RIDGE ROAD	1,124,800.00	1,572,300.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	120059B	BARRY STEVE & TAMMY	59	B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0301015		BERMINGHAM ANN	11		WEST RIDGE ROAD	805,200.00	1,311,600.00	APPT	1,140,300.00
Adjusted land value and house quality grade.									
0800043	5WH12B	BERTERA MICHAEL A & JANA I	12	B	WINTERBERRY HEIGHTS	647,100.00	840,100.00	LETTER	DENY
Assessment is consistent with current sales in the Treetop Development.									
1603020		BILLS LAWRENCE S	0		and 1603018	83,700.00	110,900.00	APPT	97,100.00
Adjusted for access.									
0800045	110166A	BLAKE TRUSTEE JAMES F & KATRYN S	166	A	SUN BOWL RIDGE ROAD	965,700.00	1,509,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	140122B	BOHONNON JESSIE P & HELEN H	122	B	SUN BOWL RIDGE ROAD	964,700.00	1,354,900.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0302025	2401403	BRANDT DEBORAH BARNETT	776		STRATT MNT ACCESS ROAD	429,600.00	811,100.00	LETTER	DENY
Comparables given by owner are consistent with sales and support new value.									
0301080	2000370	BREITBART GARY & DOROTHY	771		STRATT MNT ACCESS ROAD	130,200.00	190,300.00	LETTER	DENY
New values are significantly lower than current sales prices in Long Trail House units.									
0301080	2000372	BREITBART GARY & DOROTHY	771		STRATT MNT ACCESS ROAD	281,900.00	410,300.00	LETTER	DENY
Overall 2022 Long Trail sales support assessment.									
0301083	000208	BREITBART GARY & DOROTHY	78		MIDDLE RIDGE ROAD		820,100.00	LETTER	DENY

New values are significantly lower than current sales prices in Long Trail House units.									
1603013		BRONSON PHILLIP D TRUSTEE	111	PENNY AVENUE	238,700.00	325,000.00	LETTER	DENY	
Increase lower than town average.									
0301076	000A12	BROTMAN DANIEL & ANITA SADATY	8	OBER TAL DRIVE	201,500.00	327,400.00	LETTER	DENY	
New values running 98% of current Obertal sales prices and unit assessment consistent.									
0800040	231	BROWN MARGARET ROSE 2021 REV TRUST	76	COUNTY ROAD	581,800.00	849,900.00	LETTER		734,100.00
Site visit conducted, abnormal physical depreciation and water damage to exterior siding.									
1800009		BUCKRIDGE SKI CLUB	664	ROUTE 100	140,100.00	250,100.00	LETTER		232,300.00
Adjusted quality grade to C-									
1602075		BUECHEL THOMAS & KARA SHAW BUECHEL	23	CATEY ROSE LANE	1,164,700.00	1,890,700.00	APPT	DENY	
Current owner paid more than assessed value and transfer showed sales with no value on furnishings.									
0800045	130077B	BUNDSCHUH JOHN G & ANN G	77B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed value consistent with recent sales in Solstice.									
0301083	000104	BURGESS DIANE	78	MIDDLE RIDGE ROAD	408,900.00	625,400.00	LETTER	DENY	
This unit falls into other Founders Lodge square footage average, no other evidence presented by owner.									
0800045	120152B	BURNETT 2012 FAMILY TRUST	152B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0302013	000C01A	BVA STRATTON SPE LLC	1	VILLAGE SQUARE	303,000.00	1,574,200.00	APPT		1,209,000.00
0302014	000C02A	BVA STRATTON SPE LLC	2	VILLAGE SQUARE	392,200.00	2,039,000.00	APPT		1,721,800.00
0302015	000C03A	BVA STRATTON SPE LLC	3	VILLAGE SQUARE	85,400.00	599,900.00	APPT		506,800.00
0302016	000C09A	BVA STRATTON SPE LLC	9	VILLAGE SQUARE	266,100.00	1,385,700.00	APPT		1,170,900.00
0302017	000C10A	BVA STRATTON SPE LLC	10	VILLAGE SQUARE	308,800.00	1,604,800.00	APPT		1,356,000.00
0302018	000C11A	BVA STRATTON SPE LLC	11	VILLAGE SQUARE	622,300.00	2,933,800.00	APPT		2,499,400.00
0302027	000C04A	BVA STRATTON SPE LLC	4	VILLAGE SQUARE	186,800.00	886,700.00	APPT		748,700.00
0302028	000C05A	BVA STRATTON SPE LLC	5	VILLAGE SQUARE	212,400.00	1,007,800.00	APPT		851,000.00
0302029	000C06A	BVA STRATTON SPE LLC	6	VILLAGE SQUARE	722,500.00	3,426,300.00	APPT		2,894,700.00
0302030	000C07A	BVA STRATTON SPE LLC	7	VILLAGE SQUARE	749,600.00	3,554,000.00	APPT		3,008,400.00
0302031	000C08A	BVA STRATTON SPE LLC	8	VILLAGE SQUARE	584,200.00	3,033,900.00	APPT		2,561,800.00
Adjusted value to more closely reflect sales price.									
0902025	2101308	CAAN PAUL & DANA S	776	STRATT MNT ACCESS ROAD	255,800.00	480,700.00	LETTER		434,000.00
Increased depreciation to reflect lack of any improvements or updates.									
0302003	00305L	CAPRUSO JAMES M	19	VILLAGE LODGE ROAD	225,100.00	314,500.00	LETTER	DENY	
New value based on sales prices that reflect any influence from surcharge from construction loan.									
0301022	100	CARLUCCI ROBERT A & PATRICIA	200	NORTH BROOKWOOD ROAD	1,100,000.00	2,544,200.00	MSK LETTER		1,936,300.00
Reduced view adjustment.									
0800045	140089A	CARR LAURY ALLAN & FELICIA BAKER	89A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0700007	030A01B	CHIAPPINELLI BRIAN & KATHRYN	24	SHATTARACK ROAD	378,800.00	578,500.00	LETTER	DENY	
Assessment consistent with other Slopeside units.									
1100041	100	CHIODI RONALD & STACIE	702	STRATTON ARLINGTON ROAD	139,700.00	235,000.00	APPT		223,400.00
Adjusted depreciation code and construction detail after home visit.									
0302025	1101206	CIVITILLO KATHERINE & WILLIAM	776	STRATT MNT ACCESS ROAD	273,400.00	514,200.00	LETTER	DENY	
Sales are over assessed value.									
0301076	000E11	CLAIR RICHARD & JOANN	16	OBER TAL DRIVE	192,300.00	312,400.00	LETTER	DENY	
New values running slightly below sales prices and consistent with other Obertal properties.									

0800045	130136A	CORDIANO WILLIAM M & SANDRA A	136	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0301031		CORSELLO JASON & BARBARA	182		NORTH BROOKWOOD ROAD	928,900.00	2,143,700.00	APPT	1,705,800.00
Reduced view adjustment.									
1500001		CROSS DEBORAH	619		STRATTON ARLINGTON ROAD	308,500.00	537,100.00	LETTER	DENY
Based on other sales on Stratton Arlington Rd, assessment is supported.									
0800040	132	CUBELL DANIEL M & JENNIFER H	178		COUNTY ROAD	1,036,700.00	1,568,700.00	LETTER	1,407,700.00
Private appraisal submitted and considerable sales history support a lower value.									
0800045	120055A	CUBELL HOWARD A & IVY B	55	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	120152A	CURTIS MATTHEW J & ELIZABETH B	152	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0700015		DEMATTEIS SCOTT L	44		TAMARACK ROAD	4,501,100.00	6,657,700.00	APPT	5,799,700.00
Inserted 10% size adjustment to property.									
1500005		DIBLASI THOMAS & MARIE GABRIELLA	573		STRATTON ARLINGTON ROAD	425,000.00	800,800.00	LETTER	DENY
Property is on superior site, in excellent condition and with views.									
0301080	400236	DOYNOW JEFFREY & CAROL KURTH	759		STRATT MNT ACCESS ROAD	391,800.00	595,900.00	LETTER	DENY
Data supports adjustment.									
0301029	000098	DUDEK BARBARA	9	B	UPPER GLADES	1,088,500.00	1,311,100.00	LETTER	DENY
No supporting information provided. Review of unit implied assessment accurate.									
0301008		DUZ JANUSZ & ANETA	99		WEST RIDGE ROAD	1,244,800.00	2,068,700.00	LETTER	1,772,300.00
Adjusted land value and reduced condition grade on house.									
0302008	00009B	ELEVEN MOUNTAIN REACH MEWS LLC	11		MOUNTAIN REACH MEWS	1,761,700.00	2,728,700.00	APPT	2,163,000.00
Reviewed data and changed condition to average.									
0800045	130076A	EPIFANIO WILLIAM	76	A	SUN BOWL RIDGE ROAD	1,128,500.00	1,577,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	110035A	EQUINOX SOLSTICE 35A LLC	35	A	SUN BOWL RIDGE ROAD	1,128,800.00	1,578,000.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	130081	ERLICH YAN & POLINA	81		SUN BOWL RIDGE ROAD	1,473,400.00	2,027,900.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
1800019		FERRONE LOUIS GREGORY & JANICE A	618		ROUTE 100	445,500.00	712,700.00	APPT	DENY
Reviewed information was accurate.									
0800045	120052B	FLAGG DAVID M & JENNIFER MEBES	52	B	SUN BOWL RIDGE ROAD	960,000.00	1,574,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0301009		FLANAGAN KAREN &	107		WEST RIDGE ROAD	905,700.00	1,475,100.00	APPT	1,409,700.00
Adjusted land value.									
0800045	120064B	FOSTER DOON & JOHN	64	B	SUN BOWL RIDGE ROAD	1,125,100.00	1,572,800.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0700007	320G03D	FOSTER JOHN	15		TAMARACK ROAD	350,800.00	535,600.00	LETTER	497,300.00
Reduced condition grade from good to average.									
0700011		FRANCIS MICHAEL DAVID CHRIST	26		TAMARACK ROAD	2,678,100.00	4,172,400.00	LETTER	3,937,900.00
Changed quality grade from Excellent to AAA+									
0302026	2102308	FRIEL GREGORY & KELLY	778		STRATT MNT ACCESS ROAD	520,600.00	883,700.00	LETTER	DENY
Comparable unit 1307 sold for \$879,000 in 2022 with less square footage.									

0800013	100	FULTON MICHAEL S & BROOKS N	141	BRAZERS WAY	839,700.00	1,381,500.00	LETTER	DENY
Comparable property cited by owner is not similar quality. Subject property has extensive other improvements, including garage with living space.								
0302025	2301402	GANDEL JEFFREY S & JENNIFER S	776	STRATT MNT ACCESS ROAD	486,200.00	921,800.00	LETTER	809,400.00
Changed condition from very good to good.								
0700006	010A04C	GASKILL DONALD A & KIMBERLY A	22	SHATTARACK ROAD	444,800.00	871,000.00	LETTER	615,900.00
Changed condition from excellent to good.								
0302006	1803631	GRAPPEL JASON M & OLGA J	790	STRATT MNT ACCESS ROAD	485,000.00	786,400.00	MSK LETTER	DENY
New values are running below sales prices.								
1100077		GROB GLENDA TRUST	618	STRATTON ARLINGTON ROAD	157,700.00	252,600.00	MSK LETTER	209,000.00
Condition changed to very poor								
0401006	05005	GROBMAN JUDITH	85	EAST BIRCH ROAD	156,000.00	275,800.00	LETTER	DENY
Most recent sales from 2022 support value.								
0301044		GRODSKY JEFFREY & MARGERY	63	NORTH BROOKWOOD ROAD	686,500.00	1,345,400.00	LETTER	1,262,900.00
Land value adjustment.								
0800045	110037A	GRUSKAY JEFFREY & DONNA	37	A SUN BOWL RIDGE ROAD	1,125,100.00	1,572,800.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0302007	0804312	GRUSS CYNTHIA	792	STRATT MNT ACCESS ROAD	316,400.00	570,000.00	LETTER	DENY
New value is consistent with comparable properties.								
0800045	120052A	GUERIN MICHAEL & DEIRDRE REV TRUST	52	A SUN BOWL RIDGE ROAD	980,000.00	1,655,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
1100068		HACKENSON LINDA A TRUSTEE	669	STRATTON ARLINGTON ROAD	120,600.00	215,000.00	LETTER	DENY
Assessment in line with other residential properties.								
1100069		HACKENSON LINDA A TRUSTEE	663	STRATTON ARLINGTON ROAD	183,100.00	349,100.00	LETTER	DENY
Assessment in line with other residential properties.								
0301080	1000137	HAWLEY SUSAN	761	STRATT MNT ACCESS ROAD	284,600.00	413,900.00	MSK LETTER	DENY
2022 Long Trail House sales are running way ahead of assessments.								
0401012	0000105A	HEALY WILLIAM A III & JOAN REVOC TRUST	8	EAST BIRCH ROAD	377,600.00	593,500.00	LETTER	DENY
Comparable owner cited was not comparable.								
0800045	130080A	HEINTZELMAN FAMILY 2016 IRREVOCABLE TR	80	A SUN BOWL RIDGE ROAD	1,128,500.00	1,577,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0301080	400231	HOEXTER KENNETH & ELIZABETH D	759	STRATT MNT ACCESS ROAD	545,200.00	843,400.00	LETTER	DENY
Unites are assessed at an average of 94% of sales prices.								
0800045	140111A	HUSAK DAVID & LORI	111	A SUN BOWL RIDGE ROAD	1,183,700.00	1,655,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0700004	100F10B	JACOBUS JEANNE	74	SHATTARACK ROAD	538,500.00	821,500.00	APPT	763,000.00
Reduced depreciation to average.								
1601030		JOHNSON ERIK S TRUSTEE	51	LEON STOCKER DRIVE	409,200.00	648,100.00	LETTER	578,400.00
Changed quality grade from A to B+ after property comparison. This includes both lots.								
0800028	600	KEELAN DAVID	42	ACER ROAD	2,558,400.00	4,518,900.00	LETTER	DENY
Exceptional home on large lot with very large man made pond with recent improvements including garage, gazebo and patio area.								
0301080	2000351	KESSARIS GEORGE N & ERASMIA	771	STRATT MNT ACCESS ROAD	192,200.00	280,900.00	LETTER	DENY
Increase in value of 46% is consistent with sales and other assessed values.								
0301045		KNOWLES DORIS	77	NORTH BROOKWOOD ROAD	1,183,700.00	2,257,600.00	APPT	1,761,100.00
Adjustment made for neighbor hood and home condition from very good to good.								

0700005	040D01C	LANE WARREN B	58	SHATTARACK ROAD	461,900.00	704,400.00	LETTER	616,400.00
Reviewed data and changed condition from very good to good. Comp provided (D5) is not comparable as D1 has substantially more square footage.								
0800028	300	LETTIERI ROCCO	25	ACER ROAD	1,278,200.00	2,111,700.00	APPT	1,867,400.00
Corrected sketch for cathedral ceilings and 1/2 story area.								
0800045	110048B	LEWIS ALAN M. VT PERSONAL RES TRUST	48	B SUN BOWL RIDGE ROAD	1,128,200.00	1,577,100.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	120148B	LINDQUIST RICHARD J	148	B SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0401048	0000410D	LONG ISLAND PROPERTY MANAGEMENT LP	16	HIGH POINT DRIVE	259,000.00	406,800.00	LETTER	DENY
Increase in value is over 7 years since last assessment not a 1 year period. Last assessed in 2016.								
0401049	0000411A	LONG ISLAND PROPERTY MANAGEMENT LP	16	HIGH POINT DRIVE	379,300.00	596,200.00	LETTER	DENY
Increase in value is over 7 years since last assessment not a 1 year period. Last assessed in 2016.								
0800045	120144A	MAIER RICHARD & LAURA	144	A SUN BOWL RIDGE ROAD	962,100.00	1,352,900.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	120158B	MANCINI A JOHN P & KATHERINE B	158	B SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	120063B	MANZI LUISA & DANIEL TRUSTEES	63	B SUN BOWL RIDGE ROAD	1,070,200.00	1,505,500.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	110047A	MCGRATH BRIAN J & MONICA EGAN	47	A SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0700004	200E09D	MEDENICA GORDON	75	SHATTARACK ROAD	506,900.00	775,400.00	LETTER	581,600.00
Condo location adjustment corrected.								
0800045	110166B	MERCADANTE LAUREN D	166	B SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	120063A	MEYER HANNELORE F. & JOHN TRUSTEES	63	A SUN BOWL RIDGE ROAD	1,019,800.00	1,433,000.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	110043A	MOSON DAVID R & CHRISTINE Z	43	A SUN BOWL RIDGE ROAD	962,400.00	1,351,500.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800048		NAULT JOHN & HELEN	354	MOUNTAIN ROAD	1,139,800.00	1,947,400.00	APPT	1,943,100.00
Removed hot tub.								
0800045	110044B	NIEDERHOFFER ROY & JENNY	44	B SUN BOWL RIDGE ROAD	1,118,500.00	1,557,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0800045	110044A	NIEDERHOFFER ROY & JENNY	44	A SUN BOWL RIDGE ROAD	1,183,900.00	1,655,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
0301092	10009A	NORTON JR ROBERT	9	A ARBOR ROAD	489,400.00	570,400.00	LETTER	DENY
Number of bedrooms corrected from 4 to 3, made no change to value.								
0302007	0504309	O'LOUGHLIN JOHN J JR	792	STRATT MNT ACCESS ROAD	468,600.00	845,700.00	MSK LETTER	DENY
Village Watch units are selling at or above new assessed values.								
0800045	110048A	OREM JOHN R. & LAURIE S.	48	A SUN BOWL RIDGE ROAD	1,124,800.00	1,572,300.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								
1602033		PAGANO JOSEPH M & KARYN M	42	BILLS ROAD	283,700.00	523,000.00	LETTER	DENY
Review data, all appears correct. 85% increase typical of residential properties.								
0800045	140096B	PAREKH JOAN	96	B SUN BOWL RIDGE ROAD	1,125,400.00	1,574,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.								

0301080	1000128	PATTI CHRISTOPHER & AMY LASURDO PATTI	761	STRATT MNT ACCESS ROAD	187,800.00	274,100.00	LETTER	DENY	
46% Increase in value is consistent with sales and increased value.									
0301083	000203	PAVAGADHI DENNIS & SHERRI SCHARDIEN	78	MIDDLE RIDGE ROAD	365,200.00	558,400.00	LETTER	DENY	
Cited comps identical until on first floor sold for \$570,000 in Dec 2022									
0800045	130076B	PHELPS EILEEN & RYAN	76	B SUN BOWL RIDGE ROAD	1,128,500.00	1,577,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0800045	110043B	PILZER NEAL & ANITA	43	B SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0800045	130130A	POLITO JAMIE	130	A SUN BOWL RIDGE ROAD	965,700.00	1,356,300.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0800039		POWERS ROSS	0		190,200.00	426,500.00	APPT	DENY	
Sales on other lots in development support site value. Conservation land treated same as other in area.									
0401005	01	POWERS ROSS & MARISA	82	NORTH ROAD	399,700.00	690,600.00	APPT		620,800.00
Reduced quality grade from A to B+									
0800045	130090A	PTCO LLC	90	A SUN BOWL RIDGE ROAD	1,128,500.00	1,577,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0800045	140091B	REAGAN KYLE W & HEATHER J	91	B SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0700004	050F05D	REDDISH LAUREN C	76	SHATTARACK ROAD	467,900.00	714,300.00	LETTER		583,400.00
Corrected condo location adjustment.									
0800045	140111B	REDINGTON ANDREA K	111	B SUN BOWL RIDGE ROAD	1,183,700.00	1,655,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
1602051		REYNOLDS RICHARD	82	WILLIS CEMETERY ROAD	107,200.00	182,000.00	APPT	DENY	
Reviewed data, no changes and assessment accurate.									
0800045	130069A	RILEY TIMOTHY & ANGELA	69	A SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0800039	13	RIVAS VICTOR & KATIE	12	GOLD MEDAL CIRCLE	223,400.00	1,566,000.00	APPT		1,322,200.00
Adjusted quality grade after discussion with property owner.									
0301057		RONDEAU JUSTIN & DEVIN	40	FOUNDERS HILL ROAD	479,600.00	961,900.00	APPT		736,000.00
Adjusted quality and condition grade on house and adjusted land value.									
0800045	130130B	ROSENBERG JEFFREY & MARY	130	B SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0301080	400438	RUBENZAHL ELIOT & MEREDITH	759	STRATT MNT ACCESS ROAD	642,300.00	971,200.00	LETTER	DENY	
Assessment consistent with sales in like Hearthstone units.									
0800045	140103A	RYAN ANDREW L & JENNIFER M	103	A SUN BOWL RIDGE ROAD	1,128,500.00	1,577,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
1800014		SAULNIER JAMES & JANE C TRUSTEES	605	ROUTE 100	266,600.00	409,500.00	APPT		408,700.00
Removed fireplace opening									
0301080	2000260	SCHICIANO JASON & ONDREA	771	STRATT MNT ACCESS ROAD	278,100.00	404,900.00	LETTER	DENY	
Long Trail units are in line with sales data used.									
0800005	2	SCHUMAN NEAL & ELIZABETH	67	NORTH ROAD	1,248,400.00	1,950,900.00	LETTER	DENY	
Data appears correct, increase is consistent with town overall.									
0800045	120062B	SEO JOHN & STELLA	62	B SUN BOWL RIDGE ROAD	1,125,100.00	1,572,800.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.									
0301034		SERELS ROSE	156	NORTH BROOKWOOD ROAD	1,148,100.00	1,766,200.00	LETTER		1,626,800.00

Changed condition from Excellent to Very Good.										
0800045	120144B	SERKO JONATHAN R	144	B	SUN BOWL RIDGE ROAD	915,000.00	1,433,800.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.										
0800045	140103B	SHAVEL LEE & KELLY DEERE	103	B	SUN BOWL RIDGE ROAD	1,183,700.00	1,655,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.										
0800045	140104A	SKELSEY HENRY & SUSAN	104	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	Deny	
Assessed values consistent with recent sales in Solstice.										
0800039	8	SKYFALL DEVELOPMENT LLC	23		GOLD MEDAL CIRCLE	627,600.00	897,000.00	APPT		617,400.00
Quality grade adjusted to AAA-										
0301030		SMOLENACK ANDREW & ELIZABETH	186		NORTH BROOKWOOD ROAD	1,216,800.00	2,702,100.00	APPT		2,099,100.00
Adjusted view adjustment and house condition.										
0301022	200	SNOPEK THOMAS & MARGARET	8		WEST RIDGE ROAD	4,352,100.00	5,930,300.00	APPT	DENY	
Already has a size adjustment made like other comparable large homes in the area.										
0301021		SNOPEK THOMAS & MARGARET TELSCHER	20		WEST RIDGE ROAD	1,147,600.00	1,694,200.00	APPT		1,086,800.00
Adjustments made for view, house grade and townline division.										
0800045	120158A	SNYDER JEFFREY S	158	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	Deny	
Assessed values consistent with recent sales in Solstice.										
0301059		SPIEGEL HERBERT & JEANETTE	10		SAWMILL ROAD	614,200.00	1,237,800.00	LETTER		1,115,300.00
Reduced land value and adjusted quality and condition of the house.										
0301083	000304	STEIN SIDNEY & ILENE	78		MIDDLE RIDGE ROAD	408,900.00	720,000.00	MSK LETTER		690,900.00
Reduced conditon grade from excellent to very good.										
0301080	1000222	STEIN SIDNEY J III & ILENE D	761		STRATT MNT ACCESS ROAD	268,300.00	495,100.00	MSK LETTER		470,200.00
Reduced conditon grade from excellent to very good.										
0302006	0303207M	STERN ANNETTE	790		STRATT MNT ACCESS ROAD	339,100.00	469,300.00	LETTER	DENY	
Data reviewed and assessment accurate.										
0302007	0304203	STERN ERIC M	792		STRATT MNT ACCESS ROAD	310,500.00	559,200.00	LETTER		479,300.00
Corrected condo complex adjustment.										
0800045	140116A	STERNLICHT ANDREW	116	A	SUN BOWL RIDGE ROAD	965,700.00	1,356,300.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.										
0800045	110037B	STEVENISH ROBERT & MARIANNE	37	B	SUN BOWL RIDGE ROAD	1,128,500.00	1,577,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.										
0800045	110168	STRATTON I & II HOLDINGS LLC	168		SUN BOWL RIDGE ROAD	1,515,900.00	2,100,600.00	Appt Anderson J	DENY	
Assessed values consistent with recent sales in Solstice.										
0700004	090F09D	SUSLAVICH JAMES & LILLIAN	74		SHATTARACK ROAD	379,900.00	579,600.00	LETTER		548,400.00
Reviewed date and changed condition grade from good to average.										
0301076	000D13	SVT LLC	14		OBBER TAL DRIVE	211,900.00	344,300.00	APPT	DENY	
We had already made appropriate adjustments for locations trallside and floor level.										
0301080	1000141	SZYMCZAK LUKE T TRUSTEE	761		STRATT MNT ACCESS ROAD	120,000.00	175,100.00	LETTER	DENY	
Sales support valuation and are consistent with documented sales prices.										
0401003		THURBER CARSON A & ALEXANDRA E	54	&76	STONE CABIN ROAD	383,000.00	607,000.00	APPT	DENY	
Reviewed list of neighborhood properties and compared % increase and determined value increase well within range of other nearby properties.										
0301080	1000242	THURMER KATE	761		STRATT MNT ACCESS ROAD	122,100.00	176,600.00	LETTER	DENY	
Recent sales in Long Trall support value.										
0800045	120148A	TIKTINSKY JON D & GABRIELLE GUISE	148	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY	

Assessed values consistent with recent sales in Solstice.									
0800045	110039A	TRAIL 91 LLC	39	A	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	140096A	TRAILSIDE VENTURES LLC	96	A	SUN BOWL RIDGE ROAD	1,183,700.00	1,655,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	130069B	TYNAN MATTHEW	69	B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	120064A	VANACORE MARK J	64	A	SUN BOWL RIDGE ROAD	1,183,700.00	1,655,600.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0302021	00020B	VT MOUNTAIN REACH LLC	24		MOUNTAIN REACH MEWS	1,425,100.00	2,192,300.00	LETTER	DENY
Private appraisal referenced was not substantially different.									
0800040	12	WHEELER WILLIAM & SANDRA	200		COUNTY ROAD	2,744,600.00	4,491,800.00	LETTER	DENY
Current owner paid \$3,200,000 in 2016 and has made substantial improvements to the property and increase in market value.									
0700004	120E06D	WHITAKER SUSAN	79		SHATTARACK ROAD	464,400.00	710,100.00	LETTER	579,600.00
Correction to condo location adjustment made.									
0800039	200	WILLIAMS JULIE TRUSTEE	107		COUNTY ROAD	899,500.00	1,596,200.00	LETTER	DENY
Purchase price by current owner was \$1,625,000 in 2022 which is higher than current assessment.									
0301076	000E32	WILTSEK KENNETH & LINDA	16		OBER TAL DRIVE	334,600.00	542,300.00	LETTER	DENY
Data supports assessment, see sale of Barachin 10/2022.									
0800045	130073B	WINDRIVER REALTY LLC	73	B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	120055B	WOLLMUTH & CO LLC	55	B	SUN BOWL RIDGE ROAD	1,020,200.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									
0800045	140122A	ZFO VERMONT LLC	122	A	SUN BOWL RIDGE ROAD	925,000.00	1,433,400.00	Appt Anderson J	DENY
Assessed values consistent with recent sales in Solstice.									