

Town of Stratton
Board of Listers
June 16, 2021

The Board of Listers met as warned at 10:00 a.m. on Wednesday, June 16, 2021 at the Stratton Town Office to consider grievances of Assessments for the 2021 Grand List.

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

Chair, Kent Young called the meeting to order at 10:00am. Five grievances had been submitted in writing prior to the meeting.

- 1) **1601021**: 4 Jennifer Ln., owned by Oleg Schatoff and Enedina Pilar Sanchez. The assessment was increased this year from \$165,700.00 to \$178,100.00 by adding a basement which had been previously overlooked. Although no appointments for grievance had been received, a call was received at 10:00am from Oleg Schatoff to discuss his written grievance. The letter discussed their objection to a change of appraisal due to the correction of an error. The error was the fact that this property has a basement. During the work up for the coming reappraisal, the Assessor discovered his mistake and corrected the Listers Card. Mr. Schatoff, per speaker phone, stated that he had found the Town’s website and subsequently the linked VISION Appraisal website. He stated that said website information should have been included in the notice. He also said that the Town should use a “.gov” website, instead of the .com (GoDaddy site). He also complained that the VISION site was not a secure “https” site. The Listers noted his concerns. As for the assessment, Mr. Schatoff said that he had viewed similar neighboring properties with basements on the website and seemed satisfied that his property was in line with those properties. The Chair explained the assessment process and that it is acceptable for the Listers to correct mistakes or missed factors concerning properties within town. Following the discussion, the Chair explained how a decision regarding the grievance will be made and then relayed to the owner, and that a method of appeal will be provided with the Results of Grievance. At this time, the phone conversation ended. The Assessor will review the information provided and make a recommendation to the Listers.
- 2) **1100053**: 5 Plimpton Rd., owned by Marie Beckett, assessed at \$191,800.00, and was not changed this year. Within her grievance letter, Ms. Beckett compared her assessed value to that of other listings within town with less acreage than what she has. Additionally, she had made comparisons to a neighboring property which was not complete and still undergoing renovations. Although these circumstances may negate the stated reasons for a reduction in her assessment, the Listers agreed to have the Assessor review the property. He will do so and make a recommendation to the Listers.
- 3) **0302033.0001, 2, 3, 4, 5, 6 and 7**: Mt. Ridge Homeowners’ Assoc.: Each of the seven units are assessed at \$142,800.00. These are quarter-share ownerships (timeshares). Although there had been no change to the assessment this year, the HOA decided to grieve. The grievance letter states that recent sales reflect the market value of \$20,000.00 per share. They are requesting that the assessments for each unit be reduced to \$80,000.00. The Assessor will review the sales and make a recommendation.

- 4) **1602036**: 152 Willis Cemetery Rd., owned by Robert Wong and Monica Reiter. Their grievance letter stated that no renovations had been made to their property since they purchased it. The Assessor's notes had stated that the property assessment was changed to reflect that the exterior had been completed. It had been previously overlooked that the siding had been installed. By making this adjustment, the value of the property was increased from last year's assessment of \$533,000.00 to \$619,600.00. In review, the Listers noted that the owners had recently purchased this property for \$585,000.00 in 2018. The Assessor said he will review the property and make a recommendation.
- 5) **0800045.140122A**: Solstice 122A, owned by ZFO Vermont, LLC. (Todd and Amy Zipper), assessed at \$962,000.00. The Zippers submitted a grievance letter requesting that the Town reduce their assessment to their recent purchase price of \$925,000.00. The Listers asked that the Assessor consider doing so.

No further grievances were submitted. Candie Bernard moved to adjourn to a date / time and place certain of 10:00am, Monday June 21, 2021 at the Stratton Town Office to consider the Assessor's recommendations. Kent Young seconded – all concurred.

Monday, June 21, 2021 at the Stratton Town Office

Kent Young reconvened the meeting as stated. Kent Young and Candie Bernard were present. The Assessor had completed his reviews of the five properties which were grieved, and he made the following recommendations to the Listers:

- 1) **1601021**: 4 Jennifer Ln., owned by Oleg Schatoff and Enedina Pilar Sanchez. He recommended no change. The property is assessed at **\$178,100.00**.
- 2) **1100053**: 5 Plimpton Rd., owned by Marie Beckett. The Assessor recommended a reduction to **\$165,600.00**, after a review of the condition of the property.
- 3) **0302033.0001, 2, 3, 4, 5, 6 and 7**: Mt. Ridge Homeowners' Assoc.. The Assessor recommended reducing each of the seven units to **\$80,000.00** to reflect the sale value of recent shares sold.
- 4) **1602036**: 152 Willis Cemetery Rd., owned by Robert Wong and Monica Reiter. The Assessor recommended reducing the assessment to the 2018 sale price of **\$585,000.00**.
- 5) **0800045.140122A**: Solstice 122A, owned by ZFO Vermont, LLC. (Todd and Amy Zipper). The Assessor recommended reducing the assessed value to the recent sale price of **\$925,000.00**.

Kent Young moved to accept the recommendations of the Assessor for all grieved properties as described above. Candie Bernard seconded – all concurred. Candie Bernard stated that she will update said properties in the Grand List accordingly by tomorrow, June 22, 2021. At that time, the Town Clerk will receive the completed 2021 Grand List. Results of Grievances will be mailed out as applicable. With no other business, Candie Bernard motioned to adjourn. Kent Young seconded – all concurred and the meeting adjourned at 10:25am.

Minutes by:

David Kent Young

Kent Young
Chairman, Board of Listers