

**Town of Stratton**  
**Board of Listers**  
**June 6, 2017**

The Board of Listers met as warned at 10:00 a.m. on Tuesday, June 6, 2017 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 June 6, 2017 and, therefore legally eligible to be considered:

- 1) Larry Lerner and Kim Wohler were present to grieve the assessment of Mr. and Mrs. Lerner's property at 64 Tamarack Rd. (PID 0700018) assessed at \$4,132,200.00. Mr. Lerner stated that he believes the assessment should be about \$3,393,273.00, which is the construction cost of the house, plus the cost of the lot. He had paid \$925,000.00 for that lot in 2014. Ms. Wohler used comparable sales of 22 Sawmill Rd. (\$2,250,000.00), 454 Mountain Rd. (\$2,800,000.00) and 200 County Rd. (\$3,000,000.00), but acknowledged that the locations of those properties are not quite comparable. Gary Fournier reiterated that those sales were not in comparable neighborhoods, as the Lerner house is ski-in / out directly on the slopes. For his assessment, he specifically used previous sales of lots in Tamarack Heights, as well as the recent house-sale there. He has the value of the land higher than the 2014 sale because it did not seem to reflect similar sales, such as the adjacent lot sold to Gibbons for \$1,775,000.00. Additionally, it was known that the seller was sick, at the time, and was selling off multiple properties that he owned at Stratton Resort, putting question to whether or not the lot was sold at a reduced price to expedite the sale. The house is valued approx. at the construction cost, so the difference seems to lie with the land value. Mr. Lerner argued that the Gibbon's lot has several amenities and advantages over his lot that should be considered. Mr. Fournier agreed to visit the lot before he makes a recommendation to the Listers. Upon conclusion, Kent Young stated that once the Listers get and consider Mr. Fournier's recommendation, the Listers will inform Mr. Lerner of the decision. At this time Larry Lerner and Kim Wohler left the meeting.
- 2) Michael Falcone was present to grieve the assessment of Noreen Falcone, 192 North Brookwood Rd. (0301026). He stated that the Falcons had decided to grieve based on receipt of a bank appraisal. The Town's assessment is \$2,153,700.00, but the bank assessment came in at \$1,450,000.00. He presented the appraisal to the Listers. He did note that the bank's appraiser used Okemo sales as comparables. Gary Fournier said that the Town relies on local sales, but he will review the appraisal and the property itself and make a recommendation to the Listers. In conclusion, Mr. Young stated that the Listers should be able to consider the recommendations soon and may have a determination sometime next week. At this time, Mr. Falcone left the meeting.
- 3) Erlin Holdings LTD (0301080.2000353): The Listers and Mr. Fournier reviewed a letter of grievance submitted by Erlin Holdings, LTD, owner of Long Trail House (LTH) #353. The Town's assessment is \$192,200.00 – an assessment based on average sales of similar units within LTH. The letter requests a reduction to \$178,000.00, which was the sale price on Sept. 19, 2016. Gary Fournier will review the property.
- 4) Dennis and Loretta Clark: The Clarks grieved by email the assessment of their property at 227 West Jamaica Rd. (PID 1100014) assessed at \$179,400.00. This property was reassessed to include a loft in the garage, which previously had not been included in the assessment. Mr. Clark

stated that the loft is unheated. Mr. Fournier will visit the property and make a recommendation to the Listers.

- 5) Dimitri Kessarlis: Attorney Matthew Samuelson presented a grievance for property owned by Dimitri Kessarlis and Lisa Liberatore – 130 North Brookwood (0301036) a 2.59-acre vacant lot, assessed at \$956,700.00. Attorney Samuelson argued that this lot should be reduced to approx.. \$700,000.00. Gary Fournier agreed to review the lot and comparable parcels within that neighborhood before making his recommendation to the Listers.
- 6) Dimitri Kessarlis: Attorney Matthew Samuelson presented a grievance for property owned by Dimitri Kessarlis and Lisa Liberatore – Rising Bear Unit 409 (0301080.300409) assessed at \$690,900.00. Attorney Samuelson argued that the assessment for this unit should be \$475,000.00, as this was the purchase price in 2013. Gary Fournier will review the property and any recent sales of similar units before making a recommendation to the Listers.
- 7) Linda Marino: Attorney Matthew Samuelson presented a grievance, along with a letter from Linda Marino, the owner of record on Apr 1, 2017, of 182 North Brookwood (0301031), who authorized the current owner, Jason Corsello, to represent her to grieve the assessment of this property. Attorney Samuelson stated that the property, which the Town has assessed at \$1,576,700.00, sold in May 2017 for \$750,000.00. He said that the sale was arms-length and legitimate and, therefore, he believes that this should be the assessed value of the property. Gary Fournier agreed to review the property before making a recommendation to the Listers. At this time, Matthew Samuelson left the meeting.

Gary Fournier requested time to review the grievances and recommended that the Listers should return at 3:00pm to continue the meeting. With no further discussion, Kent Young moved to recess the meeting to 3:00pm today at this place. Candie Bernard seconded and the meeting recessed.

### **3:00p.m. June 6, 2017**

The meeting reconvened as previously determined, with Listers – Kent Young and Candie Bernard, as well as Assessor Gary Fournier.

Gary Fournier recommended the following actions concerning grievances.

- 1) Erlin Holdings, LTD: Mr. Fournier had reviewed all sales of the similar properties in Long Trail House and the assessed value of LTH 353 falls in line with these averages. He recommended that the Listers deny the grievance. The Listers concurred.
- 2) Dennis and Loretta Clark, 227 West Jamaica Rd. – Mr. Fournier viewed the property and agreed to make an adjustment for the lack of heat; however, the loft exists, so that change remains. He recommended a new assessment of \$177,400.00. The Listers concurred.
- 3) Dimitri Kessarlis and Lisa Liberatore – 130 North Brookwood (0301036) a 2.59-acre vacant lot: Mr. Fournier visited the lot and reconsidered its value. He recommended changing the assessment to \$768,500.00. The Listers concurred.

Mr. Fournier said he will need more time to continue his review of the remaining properties. He asked the Listers to recess the meeting to next Tuesday. Kent Young moved to recess the meeting to 2:00pm on June 13, 2017 at the Stratton Town Office. Candie Bernard seconded and the meeting went into recess.

**2:00pm, June 13, 2017:** Kent Young called the meeting to order. Kent Young and Candie Bernard were present. Assessor Gary Fournier was unable to return to Stratton and had asked that the meeting be recessed to Wednesday. Candie Bernard moved to recess the meeting to 2:00pm on Wednesday, June 14, 2017 at the Stratton Town Office. Kent Young seconded – all concurred and the meeting recessed.

**2:00pm, June 14, 2017:** Kent Young called the meeting to order. Kent Young, Candie Bernard and Gary Fournier were present. Assessor Gary Fournier made his recommendations as follows:

- 1) Kessariss and Liberator – Rising Bear Unit 409 (0301080.300409): Mr. Fournier visited the building and reviewed recent sales. He said that he believes it is correctly assessed and, therefore, recommended that the Listers deny the grievance. The Listers concurred.
- 2) Marino – 182 North Brookwood (0301031): Gary Fournier reviewed the house and the site and recommended the assessment lowered to \$766,500.00. The Listers concurred.
- 3) Lerner – 64 Tamarack Rd. (PID 0700018): Gary Fournier reviewed the site and house and recommended adjustments to the land value, which reduces the total assessment to \$3,861,400.00. The Listers concurred.
- 4) Falcone – 192 North Brookwood Rd. (0301026): Gary Fournier visited the property and reviewed the house and site. He recommended lowering the assessment to \$1,703,700.00. The Listers concurred.

The Chair noted that a correction had to be made to the assessment of Key Bank NA (previously Conners') (1602075), which had been listed to include lot 1602057. This lot remained property of the Conners. Gary Fournier set the assessment of the house and land owned by Key Bank to \$1,610,100.00. Lot 1602057, owned by David and Kathy Conners is listed at \$39,000.00. Candie Bernard will send change notices to the owners, who will be able to grieve the change at 10:00am on June 29, 2017. Kent Young agreed to warn a Grievance Hearing specifically for these properties at that time.

Candie Bernard moved to formally accept all the recommendations provided by Mr. Fournier, as established above. Kent Young seconded. All concurred.

Candie Bernard moved to adjourn the meeting at 2:35pm. Kent Young seconded and the meeting adjourned.

Minutes by:

*David Kent Young*

Kent Young  
Chairman, Board of Listers