

**Town of Stratton**  
**Board of Listers**  
**June 20, 2019**

The Board of Listers met as warned at 10:00 a.m. on Thursday, June 20, 2019 at the Stratton Town Office to hear Grievances of Assessments for the 2019 Grand List.

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 20, 2019 and, therefore, legally eligible to be considered:

- 1) At 10:15am, Elizabeth MacGillivray was present to grieve the assessment of her property at Treetop 11C Woodfern Run (0800043.2WD11C) assessed at \$741,700.00. Ms. MacGillivray presented a packet of sales data of similar Treetop units as part of her grievance presentation. She left the meeting at 10:25am.
- 2) At 10:30am, John Grush was present to grieve the assessment of his property at 60 Forest Heights Rd. (1800008.05), which is assessed at \$605,100.00. He purchased the property as a bank sale for \$267,500.00 and performed about \$14,000.00 in repairs to make it livable. He noted that a large part of the lot is virtually undevelopable because it is over 2500' in elevation. He will be adding a garage in the coming year. Mr. Grush left the meeting at 10:45am.

With no appointments until the afternoon, the Listers and Assessor reviewed written grievances for the following parcels:

- 3) Attorney Hans Huessy, representing individual owners, grieved the following Treetop units:
  - A) Kallmann (0800043.4L03A) assessed at \$738,300.00
  - B) Smith Family Trust (0800043.4BL03C) assessed at \$810,100.00
  - C) Scott (0800043.4BL07A) assessed at \$738,300.00
  - D) Daya Group, LLC (0800043.4BL07C) assessed at \$810,100.00
  - E) IDS Home LLC (0800043.4BL11A) assessed at \$810,100.00
  - F) Grandpre (0800043.4BL11C) assessed at \$738,300.00
  - G) Leopold Trust (0800043.1BS04A) assessed at \$810,100.00
  - H) SKIFAST, LLC (0800043.1BS08A) assessed at \$810,100.00
  - I) Wymbs (0800043.1BS08C) assessed at \$810,100.00
  - J) Conner (0800043.1BC06A) assessed at \$741,700.00
  - K) Erbeck (0800043.1BC06) assessed at \$810,100.00
  - L) Popescu (0800043.1CR05C) assessed at \$741,700.00
  - M) Serdarevic (0800043.1CR06A) assessed at \$741,700.00
  - N) Abadan (0800043.1CR06C) assessed at \$810,100.00
  - O) Buturovic (0800043.1CR10A) assessed at \$741,700.00
  - P) White Investment LLC (0800043.1CR10C) assessed at \$810,100.00
  - Q) Davies / Haller (0800043.2DG04A) assessed at \$741,700.00
  - R) Cook (0800043.2DG04C) assessed at \$810,100.00
  - S) Cohen (0800043.4HR04A) assessed at \$810,100.00
  - T) Garthwait (0800043.4HR04C) assessed at \$810,100.00
  - U) Cheong (0800043.4HR08C) assessed at \$810,100.00
  - V) Weinreich (0800043.3JN12A) assessed at \$700,100.00
  - W) Carrabba (0800043.2VB04A) assessed at \$741,700.00
  - X) Kilbourne / Westergaard (0800043.2VB04C) assessed at \$810,100.00
  - Y) Katz 2015 Trust (0800043.5WH16C) assessed at \$810,100.00
  - Z) Daya Group LLC (0800043.5WH20A) assessed at \$738,300.00
  - AA) Sammons Trust (0800043.5WH28A) assessed at \$810,100.00
  - BB) Sim / Galan (0800043.2WD03A) assessed at \$741,700.00

- CC) 7A Woodfern Run LLC (0800043.2WD07A) assessed at \$810,100.00
- DD) Stoltz (0800043.2WD07C) assessed at \$741,700.00
- EE) Rittinger / Shapiro (0800043.2WD11A) assessed at \$810,100.00

Attorney Huessy's letter addressed that sales of A and C units seemed to be consistently over-assessed in regard to recent sales of Treetop Units.

- 4) Attorney Hans Huessy had made recommendations to Landmark unit owners that their assessments do not reflect the additional costs of the recent repairs to the structure, which the Homeowners' Association is responsible for, and will bill them accordingly. These additional charges will likely reflect in the sale value of each unit, and, therefore, the assessments should take this into consideration. The following Landmark owners grieved their assessments:
  - A) Bendheim / Lyon (0302003.00315L) assessed at \$502,000.00
  - B) Browse (0302003.00206L) assessed at \$425,900.00
  - C) Capruso (0302003.00305L) assessed at \$295,500.00
  - D) Christy (0302003.00203L) assessed at \$315,600.00
  - E) Chun / Jung (0302003.00303L) assessed at \$538,800.00
  - F) Cimador (0302003.00208L) assessed at \$538,000.00
  - G) Delucia (0302003.00307L) assessed at \$502,000.00
  - H) Felton (0302003.00403L) assessed at \$690,500.00
  - I) Fiore (0302003.00401L) assessed at \$286,000.00
  - J) Fitzgerald (0302003.00406L) assessed at \$503,600.00
  - K) Guthrie (0302003.00404L) assessed at \$306,500.00
  - L) Haffner (0302003.00410L) assessed at \$502,300.00
  - M) Juster (0302003.00205L) assessed at \$538,000.00
  - N) Kim (0302003.00308L) assessed at \$502,000.00
  - O) Maguire (0302003.00311L) assessed at \$540,300.00
  - P) Matero (0302003.00301L) assessed at \$424,500.00
  - Q) Mayberry (0302003.00306L) assessed at \$537,200.00
  - R) Newman (0302003.00407L) assessed at \$502,300.00
  - S) Pamet River Partners, LLC (0302003.00202L) assessed at \$536,100.00
  - T) Rose (0302003.00304L) assessed at \$315,600.00
  - U) Serels (0302003.00309L) assessed at \$439,600.00
  - V) Shih (0302003.00302L) assessed at \$430,600.00
  - W) Smith (0302003.00209L) assessed at \$559,100.00
  - X) TME LLC (0302003.000C01) assessed at \$772,300.00
  - Y) Village Lodge Condo LLC (0302003.00310L) assessed at \$538,000.00
  - Z) Village Lodge Condo LLC (0302003.00405L) assessed at \$274,700.00
  - AA) Wells Defined Benefit Pension (0302003.00314L) assessed at \$502,000.00
  - BB) Wells (0302003.00408L) assessed at \$413,200.00
- 5) Carl Anderson, owner of 24 Sawmill Rd.(0301050) currently assessed at \$1,347,900.00. He requested a reduction due to various factors and neighboring assessments. He presented an appraisal of his property by Brian DeCesare of Green Mountain Appraisals of \$1,200,000.00.
- 6) Karen Bloom, owner of Styles Brook 512D (0401061.0000512D) assessed at \$285,400.00. She believes she is over-assessed.
- 7) Bertski, LLC owner of Solstice 122A, (0800045.14122A) assessed at \$1,020,200.00. The property was recently purchased in February, 2019 for \$877,000.00. They request a reduction to a value closer to the sale price.
- 8) David Flagg and Jennifer Mebes, owners of Solstice 52B (0800045.12052B) assessed at \$1,124,300.00. They believe their property should be reduced to \$900,000.00, based on sales of similar units.
- 9) Carole Brown, owner of Treetop Unit 5A Cranberry Court (08000043.1CR05A), assessed at \$810,100.00. Her analysis of sales of similar units concluded in a request for a reduction to \$695,066.00.

- 10) Mary Ann Degala-Paraiso, owner of LTH 324 (0301080.1000324) assessed at \$205,500.00. She purchased at a bank sale for \$124,550 and the bank had it assessed at \$165,000.00. She requests a reduction of the assessment accordingly.
- 11) Mountain Ridge COA, (0302033[.00006 and .00007], 0302034[.00003, .00004 and .00005] and 0302035[.00001 and .00002]) was grieved by a letter from the Assoc.'s representative, Neil Flanagan. Currently each unit [four quarter-shares] is assessed at \$316,400.00. The letter references recent sales of quarter share sales, which reflect a market value of \$179,600.00 per unit.
- 12) Ross and Marisa Powers, owners of 82 North Rd. (0401005.01) of 2.96 acres assessed at \$432,200.00. A letter was submitted with recommendations of comparable properties in the area all assessed at lower values, requesting a reduction accordingly.
- 13) Red Hawk Rise, LLC owner of 58 Red Hawk Rise (11000060.500) of 5.12 acres, assessed at \$1,346,300.00. The grievance letter stated that personal property was included in the sale of this property at \$1,600,000.00.
- 14) To The Trees, LLC (1100058) 28 acres of land currently assessed at \$100,800.00. This lot was purchased on 2/28/2019 for \$78,000.00. The owner requests a reduction to the purchase price.
- 15) Margaret Telscher and Thomas Snopek, owners of 20 West Ridge Rd. (0301021) of 0.81 acres within Stratton – additional land with part of the house is in Winhall. It is assessed at \$1,525,400.00. It was purchased in August 2017 for \$1,100,000.00. They request the appropriate reduction to also account for part of the property being in Winhall.
- 16) Nazim and Gabrielle Zilkha owners of 91 West Ridge Rd. (0301007) of 1.09 acres, assessed at \$995,700.00. Grievance by their agent, Betsy Wadsworth, states that the Zikhas paid only \$846,000.00 in September 2018 and that the building is currently undergoing an interior renovation and a septic replacement.
- 17) On Assignment, LLC, owners of Treetop 6B Cranberry Court (0800043.1CR06B), assessed at \$647,100.00. Mary Ann and Thomas Marbury, owners of the LLC and property requested that the assessment be lowered to match recent sales.
- 18) George S. Perry, owner of Treetop 3C Woodfern Run (0800043.2WD03C, assessed at \$810,100.00. His grievance states that he believes his assessment should be at \$525,000.00.
- 19) Kim Wohler arrived at 2:05pm to grieve the assessment of Scott L. Dematties's property at 44 Tamarack Rd. (PID 0700015) of 0.88 acres assessed at \$4,838,500.00. 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 values of the adjacent lots and requested a reduction of \$120,000.00 for the property. Following her presentation, Kim Wohler left the meeting.
- 20) Attorney Matthew Samuelson, as agent, had presented a Letter of Grievance for the Guerin Revoc. Trust, owner of Solstice Unit 52A (0800045.120052A) assessed at \$1,138,700.00. He also called in to present his case by phone. The property was recently purchased for \$980,000.00 – an arm's length sale - and therefore, he requests that the assessment be reduced to the sale value.
- 21) Attorney Matthew Samuelson, as agent, had presented a Letter of Grievance for RJJ Group LLC owner of Village Watch 3631 (0302006.183631) assessed at \$567,200.00. He had remained on the phone from the previous grievance to present this case. The property was recently purchased for \$485,000.00 – an arm's length sale - and therefore, he requests that the assessment be reduced to the sale value.

Gary Fournier requested time to review the grievances. Candie Bernard moved to adjourn to the date / time/ place specific of Wednesday, July 3, 2019 at 10:00AM at the Stratton Town Office to continue review of Grievances. Kent Young seconded – both concurred and the meeting adjourned as noted until that time.

**July 3, 2019:** The Listers reconvened the meeting, as determined above, at the Stratton Town Office at 10:00am on July 3, 2019. Present: Kent Young and Candie Bernard. Gary Fournier had completed his reconsideration of the above assessments and left his recommendations at the office as follows:

- 1) **Elizabeth MacGillivray**, Treetop 11C Woodfern Run (0800043.2WD11C) previously assessed at \$741,700.00 – reduce to **\$682,000.00** in accordance with recent sales.
- 2) **John Grush**, 60 Forest Heights Rd. (1800008.05), previously assessed at \$605,100.00 – reduce to **\$391,000.00** due to corrected sketch, adjustment to quality grade and depreciation.
- 3) The following Treetop units, represented by Attorney Huessy, were recommended to be reduced due to recent sales of similar units, as follows:
  - A) **Kallmann** (0800043.4L03A) assessed at \$738,300.00 reduce to **\$682,000.00**.
  - B) **Smith Family Trust** (0800043.4BL03C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - C) **Scott** (0800043.4BL07A) assessed at \$738,300.00 reduce to **\$682,000.00**.
  - D) **Daya Group, LLC** (0800043.4BL07C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - E) **IDS Home LLC** (0800043.4BL11A) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - F) **Grandpre** (0800043.4BL11C) assessed at \$738,300.00 reduce to **\$682,000.00**.
  - G) **Leopold Trust** (0800043.1BS04A) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - H) **SKIFAST, LLC** (0800043.1BS08A) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - I) **Wymbbs** (0800043.1BS08C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - J) **Conner** (0800043.1BC06A) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - K) **Erbeck** (0800043.1BC06) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - L) **Popescu** (0800043.1CR05C) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - M) **Serdarevic** (0800043.1CR06A) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - N) **Abadan** (0800043.1CR06C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - O) **Buturovic** (0800043.1CR10A) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - P) **White Investment LLC** (0800043.1CR10C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - Q) **Davies / Haller** (0800043.2DG04A) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - R) **Cook** (0800043.2DG04C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - S) **Cohen** (0800043.4HR04A) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - T) **Garthwait** (0800043.4HR04C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - U) **Cheong** (0800043.4HR08C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - V) **Weinreich** (0800043.3JN12A) assessed at \$700,100.00 reduce to **\$630,000.00**.
  - W) **Carrabba** (0800043.2VB04A) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - X) **Kilbourne / Westergaard** (0800043.2VB04C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - Y) **Katz 2015 Trust** (0800043.5WH16C) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - Z) **Daya Group LLC** (0800043.5WH20A) assessed at \$738,300.00 reduce to **\$682,000.00**.
  - AA) **Sammons Trust** (0800043.5WH28A) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - BB) **Sim / Galan** (0800043.2WD03A) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - CC) **7A Woodfern Run LLC** (0800043.2WD07A) assessed at \$810,100.00 reduce to **\$725,000.00**.
  - DD) **Stoltz** (0800043.2WD07C) assessed at \$741,700.00 reduce to **\$682,000.00**.
  - EE) **Rittinger / Shapiro** (0800043.2WD11A) assessed at \$810,100.00 reduced to **\$725,000.00**.
- 4) The following Landmark units, as recommended by Attorney Huessy, but grieved by individual owners, were recommended to be reduced to reflect the liability costs associated with the remediation. This expense is attached to each unit through the homeowners' association fees similar to other association fees and, therefore, will likely affect the sale value differently than a standard mortgage debt. The Assessor recommended the following adjustments:
  - A) **Bendheim / Lyon** (0302003.00315L) assessed at \$502,000.00 – reduce to **\$362,200.00**.
  - B) **Browse** (0302003.00206L) assessed at \$425,900.00 – reduce to **\$316,300.00**.
  - C) **Capruso** (0302003.00305L) assessed at \$295,500.00 – reduce to **\$225,200.00**.
  - D) **Christy** (0302003.00203L) assessed at \$315,600.00 – reduce to **\$235,600.00**.
  - E) **Chun / Jung** (0302003.00303L) assessed at \$538,800.00 – reduce to **\$392,000.00**.
  - F) **Cimador** (0302003.00208L) assessed at \$538,000.00 – reduce to **\$391,200.00**.

- G) **Delucia** (0302003.00307L) assessed at \$502,000.00 – reduce to **\$355,300.00**.
- H) **Felton** (0302003.00403L) assessed at \$690,500.00 – reduce to **\$503,000.00**.
- I) **Fiore** (0302003.00401L) assessed at \$286,000.00 – reduce to **\$222,600.00**.
- J) **Fitzgerald** (0302003.00406L) assessed at \$503,600.00 – reduce to **\$383,100.00**.
- K) **Guthrie** (0302003.00404L) assessed at \$306,500.00 – reduce to **\$211,400.00**.
- L) **Haffner** (0302003.00410L) assessed at \$502,300.00 – reduce to **\$382,200.00**.
- M) **Juster** (0302003.00205L) assessed at \$538,000.00 – reduce to **\$391,600.00**.
- N) **Kim** (0302003.00308L) assessed at \$502,000.00 – reduce to **\$360,200.00**.
- O) **Maguire** (0302003.00311L) assessed at \$540,300.00 – reduce to **\$392,000.00**.
- P) **Matero** (0302003.00301L) assessed at \$424,500.00 – reduce to **\$318,800.00**.
- Q) **Mayberry** (0302003.00306L) assessed at \$537,200.00 – reduce to **\$390,400.00**.
- R) **Newman** (0302003.00407L) assessed at \$502,300.00 – reduce to **\$381,500.00**.
- S) **Pamet River Partners, LLC** (0302003.00202L) assessed at \$536,100.00 – reduce to **\$388,800.00**.
- T) **Rose** (0302003.00304L) assessed at \$315,600.00 – reduce to **\$235,700.00**.
- U) **Serels** (0302003.00309L) assessed at \$439,600.00 – reduce to **\$323,600.00**.
- V) **Shih** (0302003.00302L) assessed at \$430,600.00 – reduce to **\$320,100.00**.
- W) **Smith** (0302003.00209L) assessed at \$559,100.00 – reduce to **\$406,100.00**.
- X) **TME LLC** (0302003.000C01) assessed at \$772,300.00 – reduce to **\$460,900.00**.
- Y) **Village Lodge Condo LLC** (0302003.00310L) assessed at \$538,000.00 – reduce to **\$393,000.00**.
- Z) **Village Lodge Condo LLC** (0302003.00405L) assessed at \$274,700.00 – reduce to **\$215,100.00**.
- AA) **Wells Defined Benefit Pension** (0302003.00314L) assessed at \$502,000.00 – reduce to **\$361,600.00**.
- BB) **Wells** (0302003.00408L) assessed at \$413,200.00 – reduce to **\$313,400.00**.
- 5) **Carl Anderson**, owner of 24 Sawmill Rd. (0301050) currently assessed at \$1,347,900.00. The Assessor recommended a reduction to **\$1,252,700.00**.
- 6) **Karen Bloom**, owner of Styles Brook 512D (0401061.0000512D) assessed at \$285,400.00. The Assessor recommended a reduction to **\$266,700.00**.
- 7) **Bertski, LLC**, owner of Solstice 122A, (0800045.14122A) assessed at \$1,020,200.00. The Assessor recommended a reduction to **\$962,000.00**.
- 8) **David Flagg and Jennifer Mebes**, owners of Solstice 52B (0800045.12052B) assessed at \$1,124,300.00. The Assessor recommended a reduction to **\$960,000.00**.
- 9) **Carole Brown**, owner of Treetop Unit 5A Cranberry Court (08000043.1CR05A), assessed at \$810,100.00. The Assessor recommended a reduction to **\$725,000.00**.
- 10) **Mary Ann Degala-Paraiso**, owner of LTH 324 (0301080.1000324) assessed at \$205,500.00. The Assessor recommended no change, as this was a bank sale and similar units are selling for higher than assessed value; therefore, the assessment should remain at **\$205,500.00**.
- 11) **Mountain Ridge COA**, (0302033[.00006 and .00007], 0302034[.00003, .00004 and .00005] and 0302035[.00001 and .00002]), grieved by the Assoc.'s representative, Neil Flanagan. Each unit [four quarter-shares] is assessed at \$316,400.00. The Assessor recommended a reduction to **\$200,800.00** for each of the seven units [each with four quarter-shares].
- 12) **Ross and Marisa Powers**, owners of 82 North Rd. (0401005.01) of 2.96 acres assessed at \$432,200.00. The Assessor recommended a reduction to **\$399,700.00**, due to a reduction of the quality grade and a correction for an unfinished basement.
- 13) **Red Hawk Rise, LLC**, owner of 58 Red Hawk Rise (11000060.500) of 5.12 acres, assessed at \$1,346,300.00. The Assessor recommended no change, as the property was assessed below the sale price, even after removing the estimated person property value from that figure; therefore the assessed value should remain at **\$1,346,300.00**.
- 14) **To The Trees, LLC** (1100058) 28 acres of land currently assessed at \$100,800.00. The Assessor recommended a reduction to **\$78,100.00**.

- 15) **Margaret Telscher and Thomas Snopek**, owners of 20 West Ridge Rd. (0301021) of 0.81 acres within Stratton – additional land with part of the house is in Winhall. The Stratton portion is assessed at \$1,525,400.00. The Assessor recommended a reduction to the Stratton portion of the property **\$1,147,600.00**.
- 16) **Nazim and Gabrielle Zilkha** owners of 91 West Ridge Rd. (0301007) of 1.09 acres, assessed at \$995,700.00. The Assessor recommended a reduction to **\$846,500.00**.
- 17) **On Assignment, LLC**, owners of Treetop 6B Cranberry Court (0800043.1CR06B), assessed at \$647,100.00. The Assessor recommended a reduction to **\$620,000.00**.
- 18) **George S. Perry**, owner of Treetop 3C Woodfern Run (0800043.2WD03C, assessed at \$810,100.00. The Assessor recommended a reduction to **\$725,000.00**.
- 19) **Scott L. Dematties**, owner of 44 Tamarack Rd. (PID 0700015) of 0.88 acres assessed at \$4,838,500.00. The Assessor recommended a reduction to **\$4,501,100.00**.
- 20) **Guerin Revoc. Trust**, owner of Solstice Unit 52A (0800045.120052A) assessed at \$1,138,700.00. The Assessor recommended a reduction to **\$980,000.00**.
- 21) **RJJ Group LLC** owner of Village Watch 3631 (0302006.183631) assessed at \$567,200.00. The Assessor recommended a reduction to **\$485,000.00**.

At 3:00pm, Candie Bernard moved to recess the meeting to 10:00AM, Monday, July 8, 2019 at the Stratton Town Office to continue consideration of the above recommendations. Kent Young seconded – all concurred.

**July 8, 2019:** The meeting reconvened as stated at 10:00AM at the Stratton Town Office. Present: Candie Bernard and Kent Young.

The Listers reviewed the Assessor's recommendations as given above. The only question was one in regard to the change made to the Zilkha property. The Listers contacted Mr. Fournier by phone to ensure he had fully considered the issues the owner of said property had addressed. During the phone conversation, the Assessor did say that he had taken all concerns into consideration. With no further questions, the phone conversation ended.

Candie Bernard moved to accept all the changes recommended by the Assessor as given above. Kent Young seconded – both concurred and the above assessments were changed as given.

Kent Young moved to adjourn the meeting. Candie Bernard seconded – both concurred and the meeting adjourned at 11:20am.

Minutes by:

*David Kent Young*

Kent Young, Chairman, Board of Listers