

BOARD OF LISTERS  
GRIEVANCE HEARINGS 2021  
MINUTES

Date: June 7, 2021

Time: 9:30 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Hope and Gerald Phelan

Purpose of this meeting is a grievance hearing for Gerald and Hope Phelan property address of 1547 Branch Road in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

The appellants questioned why the homestead value went down and the housesite value went up. It was also questioned as to if the value of the property could do down due to the PFOA water testing problems.

NEMRC explained how a dwelling is valued with replacement cost less depreciation. The Housesite was explained to include the house, 2 acres and site improvements along with any outbuildings. It was stated the value was decreased due to the water issues.

Listers stated the land value is lower than last year.

.....  
Date: June 7, 2021

Time: 11:30 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellantse: Steven Bagley for Melinda Williams

Purpose of this meeting is a grievance hearing for property address of 1437 Hatch School in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

The appellant questioned why there was not any change after the Informal Grievance hearing and the result did not provide any explanation as to why the information provided was not useful. The appellant also would like his property valued at his actual cost not including labor because he built it himself.

NEMRC explained after the informal grievance hearing no change means we didn't find anything that needed to change to reduce or increase the value. For the property for both houses had a value that was in line with what the market could bring for that property. The submitted appraisal combined the two houses as one square foot structure.

Listers stated the appraisal comparison houses are much older than the Appellants houses.

.....  
BOARD OF LISTERS  
GRIEVANCE HEARINGS 2021  
MINUTES

Date: June 7, 2021

Time: 1:00 pm

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: David and Sabina Harris

Purpose of mtg is a grievance hearing for property address of 6861 Vt Route 112 in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

The appellants asked for an explanation why the property went up in value compared to the average in the town.

Listers stated that the house value went up \$ 3,000. What changed is the outbuilding. Site improvements value went up. Land values went up according to the new land schedule.

BOARD OF LISTERS  
GRIEVANCE HEARINGS 2021  
MINUTES

Date: June 8, 2021

Time: 9:30 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Sean and Merritt Youmell

Purpose of mtg is a grievance hearing for property address of 3629 Vt Route 112 in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellants stated that in comparing my house to nearby houses and mine is priced the highest. Both have two car garages, I don't have a garage or a shed.

Listers went over what amounts changed from last year to this new year.

.....  
Date: June 8, 2021

Time: 10:00 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Thomas Gaffney

Purpose of mtg is a grievance hearing for property address of 880 Old County in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellant provided examples of comparable outbuildings. He believes the construction should be "fair" condition because he built it himself.

Listers stated that every parcel has a housesite. As far as building it yourself or not, the structure is built and we look at the quality of the building itself and not that you have built it yourself.

.....  
Date: June 8, 2021

Time : 1:30 am

Attendance: As Listers for the Town of Halifax are : Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants are: Kathleen McLean was not able to connect with a phone grievance

BOARD OF LISTERS  
GRIEVANCE HEARINGS 2021  
MINUTES

Date: June 8, 2021

Time: 10:30 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Anne Dewitt

Purpose of mtg is a grievance hearing for property address of 195 Stowe Mtn in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellants questioned what the increase was based on? And wanted a site visit.

Dawn: what is the increased on?

Listers explained the details in the valuation from the new Assessed Lister Card.

NEMRC and the Appellant discussed the various aspects of condition of the house including the bathrooms, heating system, interior condition, electrical, basement, wall coverings and flooring, Also discussed the other house on the property built around 1965.

.....  
Date: June 8, 2021

Time: 11:00 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Jordan Schultz proxy by Sara Ashcraft

Purpose of mtg is a grievance hearing for property address of 2136 Branch in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellants asked why did it go up so much with no changes. Asked a variety of questions.

Listers stated the last time this property was inspected was in 2009. The new values are based on sales in Halifax on a 3 year data. Replacement costs went up quite a bit in the last 11-12 years. The condition is changed to average good not fair average. Land values went down. Site improvements went up 1k the outbuildings went up 4k based on old databases.

NEMRC stated values will change only if you change or add to the outbuildings. If you change the footprint that might change the value

BOARD OF LISTERS  
GRIEVANCE HEARINGS 2021  
MINUTES

Date: June 9, 2021

Time: 10:00 am

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Randy and Stephanie Pike

Purpose of mtg is a grievance hearing for property address of 161 Sprague Road in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellants stated they received the pre-grievance hearing notice back with only a little change. Stated the discrepancies in the measurements on the dormers and the width of the house and the square footage. Stated the camp is overvalued based on a Realtors appraisal.

NEMRC updated the measured square footage and explained about the 2 acre housesits with the multiple parcels with site improvements and structures.

Listers stated the quality is now changed to average. Also explained the value of the land and replacement cost less depreciation of the house, camp and trailer for the three parcels with site improvements creating multiple housesits.

.....  
Date: June 9, 2021

Time : 2:30 pm

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants: Steven Brown

Purpose of mtg is a grievance hearing for property address of 1077 and 1119 Collins in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellant wants to review the value. Stated he used an independent appraiser who came up with a much lower value of the house.

Listers explained the values assigned to the house and the specifics about the house and property. Explained that the land schedule per acre went up and site improvements went up. Explained the reason for increase because the cost tables have changed over the last several years. We make the assessment fair with fair market value.

NEMRC and the Appellant discussed the various features of the dwelling including condition, heating and overall appearance.

BOARD OF LISTERS  
GRIEVANCE HEARINGS 2021  
MINUTES

Date: June 9, 2021

Time: 4:00 pm

Attendance: As

Listers for the Town of Halifax:

Mary, Brewster, Patricia Dow, Tina Blais

Nemrc: Nate, Al and Joe

Attendance as appellants are: Kathy McLean as proxy for William dame

Purpose of mtg is a grievance hearing for property address of 299 Stowe Mountain in the Town of Halifax.

Introductory statement was read by Patty Dow regarding the grievance process

Appellant spoke about a couple of comparisons

Listers stated that the comparable is a mobile home and the other is a camp. Mobile Home has a whole different cost schedule. They are not exactly comps. Spoke about the quality and condition of the house. .

NEMRC defined the type of a building as a camp or a residence the contributing factors is the foundation if there is a foundation opposed to set up on piers or posts. The other has to do with the design. Camps are usually 1 or 2 bedrooms no real defined as kitchens not really defined individual living spaces. Camps usually don't have wells or septic sometimes have springs or outhouses. NEMRC and Appellant discussed the various aspects of the house including the floors, basement and overall condition.