

Draft

2023 Minutes/Notes Grievances

Assessor Mary Jo Teetor

Monday June, 19, 2023

10:00am

Parcel# 040244

Rommy Young

3870 Lewis Road

2 Dwl, Blds, 30ac

Previous Value 2022: \$169,300

Preliminary Assessed Value: \$309,800

John Young spouse of Rommy Young (listed as property owner) came to represent Rommy at this meeting. Ms Young submitted a letter via e-mail which was received just before meeting time. Mr. Young stated that the square footage of the main house might be incorrect and that parts of the dwl are unheated. They do not use this space in winter.

There are space heaters in basement. Assessor does not have a basement (10x50).

There were questions about the outbuildings being movable. Assessor stated they are taxable over 100 square feet and permit needed over 120 square feet.

The second "dwelling" on property is used as an office not a home. Previously used as summer kitchen.

Assessor suggested that they visit the property together and measure the perimeter and look at the components for accuracy. Previous calls and letters for appointment to review and visit the property were left unanswered. Measurements were done via tools from Google earth to get a best guess.

Parties agreed to visit the property on Wednesday afternoon, time to be determined once property owner schedules time.

Notes from Site Visit:

Mr. Young did not call for appointment so the Assessor called and Ms Young said it was fine to come out and do perimeter measurements although she might be in and out.

The Assessor did go out to the property and preceded to measure although someone was home they did not come out at all. The Assessor measured the dwls and horse runs, left a door tag and left the property without any conversation with the homeowners.

Grievance Result: - resketched, adjustments made for area not heated/space heater (+5% fun.), removed feature added fireplace, sec 2 1stry consideration for use, removed rough in (+!5% fun.)

Post Grievance Value = \$274,600

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2023 Minutes/Notes Grievances

Assessor Mary Jo Teetor

Monday June 19, 2023

10:15am

Parcel #150243

Maria Paz Estes

403 Cones Point Road

Dwl, Blds,.24ac

Previous Value 2022: \$203,900

Preliminary Assessed Value: \$220,900

Mr. Paz Estes spouse of Maria Paz Estes (listed as property owner) came to represent Ms Paz Estes at this meeting. Mr. Paz Estes stated the RV leaves in August it is connected to an external tank. Assessor noted that this is not allowed on lake properties and any RV that is visiting cannot be hooked up to an external system, must be self-contained.

Mr. Paz Estes stated the he had never received anything about a zoning violation from the previous zoning administrator. (There has been an RV for years on the property this new one has been picked up and does not comply with zoning).

Mr. Paz Estes said he will remove external holding tank and RV will leave in August. The deck was previously part of dock (not assessed).

Result of Grievance: No Change

Wright

2023 Minutes/ Notes Grievances

Assessor Mary Jo Teetor

Monday June 19, 2023

11:00am

Parcel # 040247

Justin A & Katelyn E Parker

1274 Lewis Road

Dwl, Blds 10.16ac

Previous Value 2022: \$349,00

Preliminary Assessed Value: \$349,000

Ms. Parker filled out a form stating the tax appraisal is way too high compare with homes nearby.

Ms. Parker did not attend meeting scheduled.

Assessor called at 11:20 and asked for call back to schedule a site visit for Wednesday.

Result of Grievance: No Change

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2023 Minutes/ Notes Grievances

Assessor Mary Jo Teetor

Monday June 19, 2023

12:00pm

Parcel #225006.100

Poultney Properties LLC

55,57,61 Beaman Street

3 Commercial/Industrial Buildings, 1.76ac

Previous Value 2022: \$509,200

Preliminary Assessed Value: \$1,169,400

Mr. Knappmiller & spouse (?) attended the meeting and handed the Assessor a letter with his interpretation of the property record cards previously shared with Mr. Knappmiller. He stated that there was nothing done to the buildings. Also, the buildings are leased and that the leasehold improvements are not the owner's responsibility they are not part of real property value the land lord does not own the improvements. He did note that there was as delivery ramp, sidewalk, façade improvements, lighting that was done under his direction.

Mr. Knappmiller asked questions about a previous lease (Rabbit Baits). The assessor explained that personal property is not assessed in Poultney anymore; Real property would be a landlord's responsibility. The assessor did not have a copy of any permit Rabbit Baits had received from the town. They are no longer leasing from Poultney Properties.

The Assessor pointed out the second business in the same building as the Dollar General Store and that there was no permit on that business Mr. Knappmiller stated he did not need a permit because it was the same use a retail space (although the door to the space is key coded and not open for public to enter freely as was the case when the Assessor previously went to the property).

Assessor explained that with a commercial property like this, income approach should also be used but not having income /expense data it could not be done. Mr. Knappmiller stated he would not share that information. He stated it is privileged and the assessor had no right to it. Assessor referred him to the tax department for clarification if he wished.

Mr Knappmiller asked for the abstract information when he arrived for the meeting, which he was told was in the clerks vault and they could look at it when she was here in the office. The assessor shared the change of appraisal report with them to look over. Mr Knappmiller's partner photographed which when she was told that we don't allow photographs it was argued it was public information so they had the right, the Assessor said they could request a copy or ask.

It was explained to Mr. Knappmiller that building improvement's and occupancy was considered and depreciation was adjusted accordingly. There was a barn on the property that was removed.

Mr. Knappmiller's letter states they fell the FMV is \$600,000.

We concluded the meeting and met over at the property for a site visit.

Continued-

Notes from site visit:

Mr. Knappmiller escorted the Assessor around the property, 55 Beaman Street which Hubbardton Forge occupies as a small photo studio at one end and the rest of the first floor appears to be stock warehouse storage. 61 Beaman Street has a Dollar General Store in the front section occupying approximately 45% of the space and Damascus World Wide in the back 44% of the building. Dollar General is a walk-in retail store, Damascus WorldWide Inc. appears to be a distribution warehouse. This location is not listed as a dealer or retail location and there are no permits on file.

Approximately 11% of the building at 61 Beaman Street is office space, Assessor was not shown space. It does not appear to be occupied at this time.

57 Beaman Street is a building previously used as a woodshop. According to Mr. Knappmiller is his own personal storage. Assessor did not enter this building.

Result of Grievance: Section 1 adjusted dep, Section 2 adjusted occupancy and adjusted fun. for loft area currently not being use. Section 3 n/c, adj land scape for some improvements (ramp, sidewalk,scape).
Post Grievance Value = \$982,800

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2023 Minutes / Notes Grievances

Assessor Mary Jo Teetor

Monday June 19, 2023

1:30pm

Parcel #232061

Stephan & Carrie Junghans

209 Hillside Road

Dwl, Bld, & 1.1ac

Previous Value 2022: \$ 131,200

Preliminary Assessed Value: \$ 239,200

Ms. Junghans attended the meeting. She has previously submitted a letter explaining her concerns. We reviewed the PRC, fireplace is not in working condition, windows were replaced 20 years ago and they leak as does the old house, flooring can't be refinished (too thin), electric needs upgrading (not grounded), bank gave a 15-20 life expectancy.

Property was advertised as a rehab. Some remodeling done not a rehab....

The garage is new was replaced after purchase but, included in sale price.

Site visit will be Wednesday at 10:00am

Notes from site visit:

Ms Junghans was home and escorted the Assessor around the dwl explaining her concerns on age, improvements, and deficiencies of the home.

The dwl has 4 bedrooms, 1.5 bathrooms the main bath is upstairs and appears to be fairly new. Main floor has 4 main rooms with the kitchen having some improvements to counters and cabinets. Most of the house is fairly original colonial, hardwood floors, partial cc/stone basement, ½ bath-laundry. Windows, which was a big concern, had a lot of moisture even on a dry day (replacement vinyl), fireplace does not function, lathe and plaster walls throughout.

Result of Grievance: Adjustments- energy ave., condition, phys & fun depreciation (windows, fireplace, electric

Post Grievance Value: \$185,100

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2023 Minutes/ Notes Grievances

Assessor Mary Jo Teetor

Thursday June 22, 2023

Letter

Parcel #262072

Matthew & Elsa-Lopez Toglea

309 Stonehenge Lane

Dwl, Bld & .41ac

Previous Value 2022: \$327,400

Preliminary Assessed Value: \$ 362,900

Mr. Toglea could not make a meeting and submitted a letter with his supporting information.

The assessor had not changed any features of the house other than correcting that it was no longer considered a camp but rather a year around dwelling. This did increase the value.

Mr Toglea upon receipt of the letter noting the increased responded with some inaccuracies he felt had been following the property for some time since renovations had occurred. Specifically he noted that the porch was listed as part of the overall square foot age of the dwelling and again as an addition porch square footage (being considered twice). There is not a toolshed on the property. There is a question about the fw basement TBD (assessor needs to go out to property)

Result of Grievance: corrected sketch

Post Grievance Value: \$343,400

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2023 Minutes/ Notes Grievances

Mary Jo Teetor, Assessor

Thursday June 22, 2023

Letter

Parcel #100112

Richard Laird

1953 Morse Hollow Road

Dwl, Bld, 5.15ac

Previous Value 2022: \$111,600

Preliminary Assessed Value: \$111,600

Mr Laird could not make a grievance meeting within the time line and submitted his grievance and supporting documentation in writing. Mr. Laird's letter stated that he feels the property has significant deficiencies that require considerable financial and time obligations. Improvements have not been met and he had an offer of \$70,000 without concessions from the inspection.

Mr. Laird purchased property at a foreclosure sale in 2020 for 44,800. At the time the property was not occupied and was in disrepair. Since the property has had some cosmetic improvements to the interior as noted by advertisement for sale for which it was listed in May of 2022 for \$179,000.

There has been no interior inspection of this property since before Mr. Laird purchased although the photos in the advertisement showed upgrades to kitchen, bathrooms, flooring purchased but, not installed as of last year (engineered bamboo good qual). Photos Mr. Laird shared with me at grievance time I am not sure are updated photos.

Mr. Laird shared the code to his dwl but, as I explained to him I do not enter property or look in windows without the owner or representative present.

Result: No Change in Value.