

Town of Westfield

Board of Listers

17 June 2017

Minutes from Grievance Hearing

Attendants:

Listers - Scott Dunn, Danny Young and Steve Dykeman.

Grievers – Peter Fina representing Alpine Haven Holdings, Inc.

Initially 1 hearing was scheduled beginning at 09:00 am.

Meeting called to order at 9:03 am.

**#1. Peter Fina:**

Mr. Fina was grieving the total assessed value of the 13 condos held by Alpine Haven Holdings, Inc. located at 298 Waldhof Drive, Westfield, Vermont.

Mr. Fina verified with the Listers that they are 16 condos total, only 13 of which belong to Alpine Haven Holdings, Inc. Mr. Fina feels the quality of the condos is below average and provided exhibits and comparables to support his opinion that the total value of the condos should be somewhere between \$867,860 and \$950,000. They are currently listed at \$1,036,600.

The Listers explained condo values have been reassessed this year with help from the district advisor from PVR, Doug Lay. The value of the bathrooms and bedrooms were removed and the values calculated strictly by square footage. \$90/ft<sup>2</sup> for first floor, \$100/ft<sup>2</sup> for second floor and \$95/ft<sup>2</sup> for third floor. There was no value placed on the storage area and great common room.

Previously, the total assessed value for the condos was reduced by 30% to reflect the percent complete at the time of the last reappraisal. Mr. Fina stated the condos currently have a low rate of occupancy and the rentals are seasonal.

Grievance Hearing recessed at: 1:00 pm on 17 June 2017.

Grievance will reconvene on 28 June 2017 at 9:00 am.