

Town of Westfield

Board of Listers

22 June 2019

Minutes from Grievance Hearing

Attendants:

Listers - Scott Dunn, Danny Young and Sue Scott.

There were no grievers scheduled for the Grievance Hearing. There was one walk-in.

Grievers – Ben Andrews (Parcel 09-100-11)

Grievance Hearing called to order at 9:01 am.

#1. Ben Andrews:

Ben Andrews was grieving the total assessed value of his single family dwelling located at 187 Peaceful Ridge Drive, Westfield, Vermont.

Ben Andrews feels the fair market value for this property should be \$310,000; the value from the Appraisal of Real Property (exhibit A) provided by Annie Guyer, Certified Residential Appraiser. Four potentially comparable properties were considered; one in Westfield, two in Irasburg and one in Derby. The current listed value for the Andrews' property is \$407,600.

Arrangements were made to talk with Annie Guyer on Monday, the 24th of June to learn the methodology she used to adjust for differences between the Andrews' property and the comparable properties and how she arrived at the value of the Andrews' property. Square foot costs, basements, garages, porches, land values, etc. to be reviewed and discussed.

Grievance Hearing recessed at: 12:00 pm on 22 June 2019.

Grievance will reconvene in deliberative session on 24 June 2019 at 5:00 pm.

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24 June 2019

Grievance Hearing Reconvened

Attendants:

Listers - Scott Dunn, Danny Young and Sue Scott.

Grievance Hearing called to order at 5:03 pm.

Summary of deliberation:

Lister Danny Young talk with Annie Guyer earlier in the day and related the conversation to the other two Listers. The assessed values provided for the comparable properties were scrutinized and compared to the property being grieved. There was much discussion over how the values of the comparable properties were derived and whether they were a true comparison to the Andrews' property. No decision was made.

Grievance Hearing recessed at: 6:42 pm on 24 June 2019.

Grievance will reconvene in deliberative session on 25 June 2019 at 5:00 pm.

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25 June 2019

Grievance Hearing Reconvened

Attendants:

Listers - Scott Dunn and Danny Young.

Grievance Hearing called to order at 5:33 pm.

Summary of deliberation:

The Listers reviewed the assessed values of the comparable properties compared to the property being grieved. Numbers were run using a similar methodology as the appraiser, but with different scaling factors. No decision was made.

Grievance Hearing recessed at: 6:42 pm on 25 June 2019.

Grievance will reconvene in deliberative session on 28 June 2019 at 5:00 pm.

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28 June 2019

Grievance Hearing Reconvened

Attendants:

Listers - Scott Dunn and Danny Young.

Grievance Hearing called to order at 5:15 pm.

Summary of deliberation:

A spreadsheet was created to compute the adjusted sale price of the comparable properties using more realistic land and building values. Each comparable land value was adjusted by the actual per acre value of that land as quoted by the appraiser. Each comparable building value was adjusted by the actual per square foot value of that building as quoted by the appraiser. With these more realistic numbers being used, the Listers' adjusted value of the Andrews' property is \$392,743.

Grievance Hearing recessed at: 6:57 pm on 28 June 2019.

Grievance will reconvene on 29 June 2019 at 9:00 am.

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29 June 2019

Grievance Hearing Reconvened

Attendants:

Listers - Scott Dunn, Danny Young and Sue Scott.

Grievance Hearing called to order at 9:05 am.

Result of grievance:

#1. Ben Andrews:

The comparable properties, Exhibit A, submitted at Grievance Hearing were reviewed, discussed and scrutinized. The Certified Residential Appraiser, Annie Guyer, was contacted to determine the criteria and methodology used in valuing the comparable properties, as well as the Andrews' property.

Three points of clarification resulted from the conversation with Annie:

1. She adjusted for differences in gross living area of the comparable properties at \$15/sq ft. The Listers feel this is unrealistic.
2. She adjusted for differences in total acreage between the properties by adding approximately \$662/A for smaller acreage comparables and subtracting approximately \$1219/A for the larger acreage comparable. The Listers feel this is also unrealistic.
3. The \$310,000 value she placed on your property was derived by averaging the adjusted sales price of the comparable properties.

The Listers used the same methodology as Annie, but with different scaling factors. A spreadsheet was created to compute the adjusted sale price of the comparable properties using more realistic land and building values. Each comparable land value was adjusted by the actual per acre value of that land as quoted by the appraiser. The actual per acre land values used ranged between \$1184 and \$3000. Each comparable building value was adjusted by the actual per square foot value of that building as quoted by the appraiser. The actual square foot values used ranged between \$62 and \$109. With these more realistic numbers being used, the Listers' adjusted appraised value of the Andrews' property is \$392,743 versus the appraiser's quoted value of \$310,000.

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The current assessment on the Andrews' property is approximately 4% above the adjusted appraised value of \$392,743. With the comparable properties submitted, the Listers feel the evidence essentially supports the Town's assessment of the Andrews' property.

Old value: \$407,600

New value: \$407,600

Grievance Hearing adjourned at: 11:00 am on 29 June 2019.

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Scott Dunn

Danny Young

Sue Scott