

Town of Westfield

Board of Listers

12 June 2021

Minutes from Grievance Hearing

Attendants:

Listers - Danny Young, Scott Dunn and Shelley Martin.

There were two grievors scheduled for the Grievance Hearing. There was walk-in grievor – Scott Dunn

Grievors – Richard Allard (Parcel: 05-000-09), Gary & Lauren Gillespie (Parcel: 12-026-08) and Scott Dunn (Parcel: 09-019-24).

Grievance Hearing called to order at 9:00 am.

#1. Richard Allard:

Richard Allard was grieving the assessed value of his single-family dwelling located at 989 Ballground Road, Westfield, Vermont. He was concerned about his land value, Current Use discount and assessed value of his dwelling.

Richard Allard feels the fair market value for this property should be closer to \$100,000, given the fact he has no electricity, is on a class 4 road and with no plowing or road maintenance. The current listed value for the Allard property is \$214,600.

Questions arose as to the accuracy of the listing in regards to square footage, fixture count and porch specifics. Richard Allard will call back with confirmation of outside dimensions of the dwelling. He was able to verify there are currently five fixtures and a roof covering the porch.

The Listers also took the time to explain to Richard Allard how the Land Grading of 0.4 took into account his concerns of the lay of his land and its remoteness. There is also a Functional Depreciation of 20% being applied to the Replacement Cost of the dwelling reflecting the fact it is off grid and far from power. The Current Use reduction and how it works was also explained to Richard Allard.

#2. Gary & Lauren Gillespie:

Gary & Lauren Gillespie were scheduled for grievance by telephone. A call was placed at 10:45 am. A message was left to return the call before 2:00 pm. The current listed value for the Gillespie property is \$84,200.

#3. Scott Dunn

Scott Dunn expressed concern over not having a Functional Depreciation for being off-grid on a private road and the distance to power. The current listed value for the Dunn property is \$257,100.

Summary of Deliberation:

#1. Richard Allard:

Richard Allard did not call back confirming outside dimensions of his dwelling. The square footage of the dwelling was not adjusted. Fixture count was changed to five. Total Property Value changed from: \$214,600 to \$212,200.

#2. Gary & Lauren Gillespie

There was no reply from Gary or Lauren Gillespie. Land grade for Housesite was changed to 0.8. Current Use Excluded acreage changed to 3A for Westfield per Current Use Map. Total Property Value changed from: \$84,200 to \$78,200.

#3. Scott Dunn

A 20% Functional Depreciation was applied for being off grid and the distance to power. Also, the Heat was changed from Forced Air to Space Heater. Total Property Value changed from: \$257,100 to \$227,100.

Grievance Hearing adjourned at: 2:00 pm on 12 June 2021.

Board of Listers

Town of Westfield

Danny Young

Scott Dunn

Shelley Martin