

## NEWFANE – 2015 GRIEVANCE APPEALS TO THE LISTERS - MINUTES

**Tuesday, June 16, 2015**

**9:30 a.m. 00D122.31 — Cook, Anne K, 4 Grimes Hill Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski

**Also present:** A. Cook ( Mello)

**Grievance Assessment: \$180,600**, decrease from \$183,200 remove 8x10 shed, change flooring to 20% linoleum, decrease finished basement area from 90% to 50%

**Discussion:** Ms. Cook asked that the shed be removed and the basement sub-area be corrected. She questioned the change of a deck to open porch. Ms. Cook also questioned the zoning classification of her property and the land value calculation. As a result of the hearing changes were made to 00D122.31 as follows: removed 8x10 shed, changed flooring to 20% linoleum/vinyl, decreased finished basement from 90% to 50%

**Listers' Decision:** The correction to the assessment card resulted in a reduction in value from \$183,200 to \$180,600.

**Site Visit:** A site visit was held on Friday, June 19, 2015.

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**Tuesday, June 16, 2015**

**10:00 a.m. 00D089 / 00F084 — Williamsville Guest House, LLC. (Jonathan Julian), 31 Dover Rd and 32 Dover Rd, Williamsville, VT 05362**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski

**Also present:** J. Julian

**Grievance Assessment:** No change in assessed value.

**Discussion:** Mr. Julian reviewed the assessment card for 32 Dover Rd. and said that he agreed with the information on the property card. He stated that the valuation of \$492,900 does not reflect the “fair market value” of 32 Dover Rd. Mr. Julian plans to appeal to the Board of Civil Authority.

**Listers' Decision:** No change in assessed value.

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**Tuesday, June 16, 2015**

**10:30 a.m. 00D130 — Dimas Newfane, LLC (Dmitry Ulyanov)**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Also present:** D. Ulanov and appraiser Stan Noga

**Grievance Assessment: \$973,600**, decrease from \$1,318,000; change house grade from A+ (Excellent) to B (Good,) reduce grades for main house (card 1) bathrooms (4,) other fixtures, kitchen and fireplace from Very Good to Good, added 35% other depreciation.

**Discussion:** Dmitry Ulyanov presented a letter in which he described difference in the grade (quality of the construction) of the building and bathrooms, the physical deterioration of the property including windows, railing & deck, chimney flashing, lack of sealing of the exterior clapboard, rot in the pantry floor, water damage in the ceiling sheetrock and other items. The Listers had physically inspected the property on October 22, 2014 and were familiar with the issues stated in the letter. Mr. Ulanov also presented an appraisal by Stan Noga who spoke to his in the appraisal. As a result of the hearing changes were made to the main house (card 1) of 00D130 as follows: lowered the grade from A+ (Excellent) to B (Good,) lowered 4 baths and 2 other fixtures from Very Good to Good, lowered the kitchen from Very Good to Good and lowered the fireplace from Very Good to Good, recorded other depreciation of 35%.

**Listers' Decision:** The correction to the assessment card resulted in a reduction in value from \$1,318,000 to \$973,600

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**Tuesday, June 17, 2015**

**11:00 a.m. 00B182.1 — Charles Chandler, 1075 Vermont Route 30, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Also present:** C. Chandler

**Grievance Assessment: \$181,500**, decrease from \$184,700; reduce grade of upper warehouse (card 3) from C (Average) to C- (Average minus,) correct basement square footage from 720 sq ft to 360 sq ft.

**Discussion:** Mr. Chandler presented a letter in which he disagreed with the value of the property, focusing on the water damage to the land from Hurricane Irene and continuing thereafter. At the hearing Mr. Chandler spoke about the condition of the upper (smaller) warehouse. He stated that there was 6 inches of water in the basement. He also referred to parcel 00B182 owned by L. Gould as a comparable. The Listers visited the property on June 18, 2015, having previously inspected the property on December 8, 2014. As a result of the June 18<sup>th</sup> site visit changes were made to 00B182.1 as follows: reduction of the grade of upper warehouse from C (Average) to C- (Average minus,) correction of the square footage of basement of upper warehouse to 360 sq ft from 720 sq ft.

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**Listers' Decision:** The correction to the assessment card resulted in a reduction in value from \$184,700 to \$181,500.

**Site Visit:** The Listers conducted a site visit on Thursday, June 18, 2015.

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**Tuesday, June 17, 2015**

**1:30 p.m. 00E069 - Jane Douglas, 595 Dover Rd, South Newfane, VT 05351**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
Also present: J. Douglas

**Grievance Assessment:** \$146,000, decrease from \$146,100; remove 5x 6 shed

**Discussion:** Ms. Douglas questioned the “Change in Appraisal” notice that said “added standing seam roof,” as the roof was not new. She stated that there are two sheds on her property, not three. The Listers visited the property on June 18, 2015. As a result of the site visit changes were made to 00E069 as follows: removed the 5 x 6 shed.

**Listers' Decision:** The correction to the assessment card resulted in a reduction in value from \$146,100 to \$146,000.

**Site Visit:** The Listers conducted a site visit on Thursday, June 18, 2015.

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**Tuesday, June 16, 2015**

**1:45 p.m. 00B147.KM – John and Marie Roberts, Site M Kenolie Campground, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
Also present: J. Roberts, M. Roberts

**Grievance Assessment:** No Change in Assessed Value.

**Discussion:** John and Marie questioned their assessed value because they stated that they paid \$15.30 in 2012 for the same trailer on site A2. The 2012 card for B147.KA2 was referred to and showed no trailer, only a deck and shed with a value \$900.

**Listers' Decision:** No Change in Assessed Value.

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**Tuesday, June 16, 2015**

**2:15 p.m. 00C102 - Charles A. and Linda A. Dorman, 404 Baker Brook Rd, Newfane, VT 05345**

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**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
Also present: C. Dorman and L. Dorman

**Grievance Assessment:** \$241,000, increase from \$227,500; increase non-complete percentage from 2% to 3%, change effective date built to 1977 based on 1994 addition, add second wood flue, change 160 sq ft OSP (open screen porch) to FFL (first floor.)

**Discussion:** Charles and Linda Dorman questioned their assessed value because they have not been able to sell their property. Listers visited the property on 6/19/2015. As a result of the site visit changes were made to 00C102 as follows: increased amount of not-complete to 3% from 2%, recorded a second wood flue, changed the screen porch to first floor, changed effective date build to 1977.

**Listers' Decision:** The correction to the assessment card resulted in an increase in value from \$227,500 to \$241,000.

**Site Visit:** A site visit was held on Friday, June 19, 2015.

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**Tuesday, June 16, 2015**

**3:00 p.m. 00D038.2 - William and Florence Nestor, 365 Timson Hill Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
Also present: W. Nestor, R. K. Bowen, esq

**Grievance Assessment:** No Change in Assessed Value.

**Discussion:** Richard Bowen stated that the assessment in 2008 was higher than the amount the Nestors paid for the property. Mr. Bowen suggested an estimated the value of the property based on the price Mr. Nestor paid in 2008 plus the value of the standing seam roof which had not been added to the card. There was no site visit.

**Listers' Decision:** No Change in Assessed Value.

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**Tuesday, June 16, 2015**

**3:30 p.m. 00D222.3 - Christopher Wilkinson, 143 Vermont Route 30, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
Also present: C. Wilkinson, J. Clark

**Grievance Assessment: \$201,500**, decrease from \$291,700; lower grade from C+ (Average plus) to C- (Average minus), remove basement area under retail space, add small bay, decrease usable sub-area to 50% from 80%, add ½ bath (Poor), reduce grade of full bath to Fair from Average, reduce grade of other fixtures to Fair from Average, reduce grade of kitchen to Fair from Average, decrease physical condition to 21% (Fair) from 15% (Average,) record observed depreciation of 20%.

Discussion: Christopher questioned the assessed value based on the price he paid on March 31, 2015, comparable properties, the multiple decreases in asking price and the amount of deterioration to the property when they purchased it stating that all pipes in the home had burst, there was rot on the siding and mold in the garage among other issues. He submitted the appraisal of \$138,000 by W. Todd Brown. The Listers visited the property on June 19, 2015. As a result of the site visit changes were made to 00D222.3 as follows: lowered grade from C+ (Average plus) to C- (Average minus), removed basement area under retail space, added small bay, decreased usable sub-area to 50% from 80%, added ½ bath (Poor), reduced grade of full bath to Fair from Average, reduced grade of other fixtures to Fair from Average, reduced grade of kitchen to Fair from Average, decreased physical condition to 21% (Fair) from 15% (Average,) recorded observed depreciation of 20%.

**Listers' Decision:** The correction to the assessment card resulted in a reduction in value from \$291,700 to \$201,500.

**Site Visit:** The Listers conducted a site visit on Friday, June 19, 2015 at 5:00 p.m.

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### Wednesday, June 17, 2015

**9:30 a.m. 00B191 — Crispe, Miram (Lawrin Crispe), 32 South Wardsboro Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
**Also present:** L. Crispe, Esq.

**Grievance Assessment:** No Change in Assessed Value.

**Discussion:** Mr. Crispe submitted documents allowing him to represent the property. He presented a letter saying that the assessed value was not fair market value based on an appraisal by Stanley Noga, Jr. The Listers reviewed the appraisal and determined that it did not include a site acre as compared to the town assessment.

**Listers' Decision:** No Change in Assessed Value.

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### Wednesday, June 17, 2015

**10:00 a.m. 00B147.K17 — Michael and Sharlene O'Donnell, Site 17, Kenolie Campground, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
**Also present:** M. O'Donnell, S. O'Donnell

**Grievance Assessment:** No Change in Assessed Value.

**Discussion:** The O'Donnells stated that they have an open porch, not a screened porch and that they have had the 3x4 shed for years. The Change of Assessment Notice incorrectly stated screened-in porch; the property card correctly stated open porch. It was noted that the 4/1/2015 increase in value was due to changing the 8x27 wood deck to a an 8x38 open porch, adding a 12x12 deck, plus adding a 3x4 shed to the card that had not been recorded previously.

**Listers' Decision:** No Change in Assessed Value.

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**Wednesday, June 17, 2015**

**11:45 a.m. 00A030 — Erik and Elizabeth Johnson, 24 Cushing Flats Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Also present:** E. Johnson, E. Johnson

**Grievance Assessment:** **\$299,700**, decreased from \$302,900; remove wooden deck, reduce quality of 10x12 shed to D (Fair) from C (Average), reduce the quality of the lean-to to E (Poor) from C (Average.)

**Discussion:** The Johnsons questioned the appraisal value of their property stating that the assessed value was higher than the price they paid. They also stated that the property had been on the market since 2013 and the sellers took the first offer they received. The Johnsons also submitted an appraisal completed by Green Mountain Appraisals. The Listers visited the site on June 18, 2015. As a result of the site visit changes were made to 00A030 as follows: removed the wooden deck, reduced quality of 10x12 shed to D (Fair) from C (Average), reduced the quality of the lean-to to E (Poor) from C (Average.)

**Listers' Decision:** The correction to the assessment card resulted in a reduction in value from \$302,900 to \$299,700.

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**Wednesday, June 17, 2015**

**1:30 p.m. 00B181.3 — Gary M. and Carolyn R. Katz, 81 Bensch Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Also present:** G. Katz

**Grievance Assessment:** **\$476,100**, decrease from \$482,400; change OSP (open screen porch) to WDK (wood deck,) decrease grade of shop and lean to from B (Good) to C (Average,) adjust value of 8x10 shed to \$0.

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**Discussion:** Mr. Katz stated that his deck was listed as an open screen porch and that his 8x10 shed was specifically built on skidders so that it could be moved. He provided photographs as documentation. He questioned the increase in value of the shop and lean-to yard items. As a result of the hearing changes were made to 00B181.3 as follows: changed OSP (open screen porch) to WDK (wood deck,) decreased grade of shop and lean to from B (Good) to C (Average,) adjusted the value of 8x10 shed to \$0.

**Listers' Decision:** The correction to the assessment card for 00B181.3 resulted in a decrease in value from \$482,400 to \$476,100.

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**Thursday, June 18, 2015**

**9:30 a.m.      00B008 — Gundela Weindl, 4 Court St, Newfane, VT 05345,  
Previously The Old Newfane Inn**

**Present: Listers:**      D. Knechtel, L. Forrest, F. Suponski.  
**Also present:**          George W. Norstrand, esq.

**Grievance Assessment:** **\$991,300**, decrease from \$1,082,500; change building type to Old Style from Inn, change the use code to RESD 1 (Residential) from COMM (Commercial,) remove land use +50% influence for Inn; remove land use -10% influence for parking; add 3% observed depreciation.

**Discussion:** Mr. Norstrand acted as the attorney for Mrs. Weindl. He asked the Listers to reduce the assessed value based on the fact that the property is no longer an active Inn. Based on his familiarity with the property, especially the interior, he asked for a decrease due to the property's deteriorating condition. The Listers were not given permission to inspect the property's interior. The Listers walked the exterior of the property and noted deterioration. As a result of the hearing and visual inspection of the exterior, changes were made to 00B008 as follows: changed the building type to Old Style from Inn, changed the use code to RESD 1 (Residential) from COMM (Commercial,) removed land use +50% influence for Inn; removed land use -10% influence for parking; added 3% observed depreciation.

**Listers' Decision:** correction to the assessment card for 00B008 resulted in a decrease in value from \$1,082,500 to \$991,300.

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**Thursday, June 18, 2015**

**10:00 a.m.      00D185.3 — Rebecca Jarvis, 12 River Rd, Newfane, VT 05345**

**Present: Listers:**      D. Knechtel, L. Forrest, F. Suponski.

**Grievance Assessment:** **\$359,400**, decrease from \$363,400; change portion of foyer to cathedral ceiling.

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**Discussion:** Ms. Jarvis was not able to attend the hearing. She sent a copy of a June 9, 2014 appraisal by Stan Noga. The Listers reviewed the information presented and went on a site visit later that afternoon. As a result of the site visit changes were made to 00D185.3 as follows: changed 120 sq ft of foyer to cathedral ceiling.

**Listers' Decision:** correction to the assessment card for 00D185.3 resulted in a decrease in value from \$363,400 to \$359,400.

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**Thursday, June 18, 2015**

**10:15 a.m** 00A102 — Arne Albero, Eddy Rd, Newfane, VT 05345 (land)

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Grievance Assessment:** No Change in Assessed Value

**Discussion:** Mr. Albero was not able to attend the hearing. He sent an email from Realtor Phil Atwood with comparables and Mr. Atwood's calculation as to the value of the property. The Listers reviewed the presented materials and analyzed other similar parcels in the Town of Newfane.

**Listers' Decision:** No Change in Assessed Value.

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**Thursday, June 18, 2015**

**10:30 a.m.** 00C024.1 — Nancy Shaw, 127 Adams Hill Rd, South Newfane, VT 05351

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Grievance Assessment:** \$990,300, decrease from \$1,050,000; apply a structural deficiency adjustment based on the proportion of the square footage of the deficient lower level to the entire house.

**Discussion:** Ms. Shaw was not able to attend the hearing; she sent a letter in which she discussed water and structural issues of the house. The Listers reviewed the information provided including a discussion regarding the site visit of May 20, 2015. As a result of the hearing changes to 00C024.1 were as follows: applied a structural deficiency override based on the proportion of the square footage of the deficient lower level to the entire house: Lump Sum Adjustment of \$59,696

**Listers' Decision:** correction to the assessment card for 00C024.1 resulted in a decrease in value from \$1,050,000 to \$990,300.

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**Thursday, June 18, 2015**

**10:45 a.m. 00F121.1 — Russell & Sheila Bartel, 128 Duke Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Grievance Assessment:** \$285,600, decrease from \$287,500; change roof to metal roof not standing seam.

**Discussion:** Russell and Sheila were not able to attend the hearing; they sent a letter with a photograph showing that their roof was traditional metal not standing seam. As a result of the hearing changes to 00F121.1 were made as follows: changed roof to metal roof.

**Listers' Decision:** correction to assessment card for 00F121.1 resulted in a decrease in value from \$287,500 to \$285,600.

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**Thursday, June 18, 2015**

**11:00 a.m. 00D065 — Stephen & Donna Applebaum 134 Baker Brook Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Grievance Assessment:** No Change in Assessed Value

**Discussion:** Stephen and Donna Applebaum were not able to attend the hearing; they sent a letter and an undated listing showing their property for sale for \$215,000 by Granger Real Estate which included the standing seam roof. The materials were discussed. The standing seam roof should have been added to the assessment card previously.

**Listers' Decision:** No Change in Assessed Value.

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**Thursday, June 18, 2015**

**1:30 p.m. 00D122.3 — Merle & Marilyn Tessier, 2 Grimes Hill Rd, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Also present:** M. Tessier, M. Tessier

**Grievance Assessment:** No Change in Assessed Value

**Discussion:** Merle and Marilyn Tessier said that the value placed on their land higher than what they could sell it for because it is one-half ownership with a shared septic and well. They also questioned why the porches were not added in 2001. The Listers reviewed the deed to confirm cooperative ownership as opposed to duplex.

**Listers' Decision:** No Change in Assessed Value.

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**Friday, June 19, 2015**

**10:00 a.m. 00B178 — David Lohse, 204 Wiswall Hill Rd, Newfane VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
**Also present:** J. D. Lohse

**Grievance Assessment:** \$310,500 decreased from \$311,100; remove the 139 sq ft portion of the wooden deck.

**Discussion:** Mr. Lohse questioned the addition of his standing seem roof. He also stated that he had removed part of his wood deck. Mr. Lohse did not want the Listers to visit his property. As a result of the hearing changes to 00B178 were made as follows: removed the 139 sq ft portion of the wooden deck.

**Listers' Decision:** The correction to the assessment card for 00B178 resulted in a decrease in value from \$311,100 to \$310,500.

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**Friday, June 19, 2015**

**11:30 a.m. 00E076 — Peter F. Lilienthal II and Tana Lilienthal, 172 Auger Hole Rd, South Newfane VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.  
**Also present:** P. Lilienthal II, T Lilienthal

**Grievance Assessment:** \$926,500 decrease from \$927,300; remove bulkhead.

**Discussion:** The Lilienthals questioned a number of items on their assessment card including the unfinished area above the garage and the bulkhead listed as basement. The Listers provided information regarding the Use values established by Vermont's Current Use program. As a result of the hearing changes were made to 00E076 as follows: the 6x6 bulkhead was removed from the card.

**Listers' Decision:** The correction to the assessment card for 00E076 resulted in a decrease in value from \$927,300 to \$926,500.

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**Friday, June 19, 2015**

**00F189 — Ronald R. and Ann Mercy, 51 Williams Rd, Newfane VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Also present:** R. Mercy, A. Mercy

**Grievance Assessment:** \$132,700 decrease from \$139,800; change LLF (lower level) to BMT (basement,) lower house grade to C- (average minus) from C (Average.)

**Discussion:** Ronald and Ann Mercy questioned why the house was changed from Camp Style to Conventional, why the basement was changed to lower level. They stated that the lower level was not living space, only a basement. There ensued a discussion regarding private roads versus town roads and the seasonal use of their property. As a result of the hearing changes were made to 00F189 as follows: changed LLF (lower level) to BMT (basement,) lowered house grade to C- (average minus) from C (Average.)

**Listers' Decision:** The correction to the assessment card for 00F189 resulted in a decrease in value from \$139,800 to \$132,700.

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**Friday, June 19, 2015**

**1:30 p.m. 00B183.3 — Valerie Trudeau and Vickie Cromwell, owners / Jeffery Holmes, potential buyer, 4.98 acres on Vermont Route 30, Newfane, VT 05345**

**Present: Listers:** D. Knechtel, L. Forrest, F. Suponski.

**Grievance Assessment:** No Change in Assessed Value

**Discussion:** The Listers received a letter from Valerie Trudeau and Vickie Cromwell, giving Jeffrey Holmes permission to grieve the property assessment. Mses. Trudeau and Cromwell also submitted a letter stating that “just about all” of the property is in a flood zone. Mr. Holmes was not able to attend the hearing. No other information was provided. The Listers visited the property site on June 18, 2015.

**Listers' Decision:** No Change in Assessed Value.

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Respectfully Submitted,  
Lynn Forrest Secretary  
Newfane VT Board of Listers