

June 21, 2019

Bridgewater Board of Listers Grievances Minutes

Victoria Young opened the meeting 7:45 a.m.

Present: William Young, Melissa Walker and Victoria Young

**1. Christopher Stevens – Parcel # 02.015.001**

Mr. Stevens questioning why his property is assessed higher than a similar property in Bridgewater Center

**2. Earle Simpson – Parcel# 02-005**

Mr. Simpson believes that the Vermont State guidelines for subsidized housing and Vision did not use the same form for reporting income-based assessment, discussed expenses – internal and external – listers asked for a breakdown and the last 2 or 3 years of audits for comparison to get and average on expenses

**3. Sondra Stevens Parcel # 04.073**

Ms. Stevens questioned why her assessment went up with the reappraisal when no new improvements were made to her property

**4. James Bulmer, Phyllis Bulmer Parcel # 01.068**

Mr. Bulmer questioned why his land per acre value was higher than his neighbors

He provided spreadsheets to include neighboring property and 6 photographs of property views

**5. Mark Bowers Parcel # 05-064**

Mr. Bowers believes that his living area is over assessed

**6. Joseph Brodeur Parcel # 04.039**

Owner had property appraised and reported that the property is not worth building on because the water table is too high

Being no further grievances the listers went into deliberation session to make decisions at 11:00 a.m.

Out of deliberation session at 11:46 a.m. with the following decisions:

**Christopher Stevens:** added 10% condition factor to land for wet/drainage

**Earle Simpson:** waiting for more information – tabled decision making

**Sondra Stevens:** Removed shed, changed code on bath and kitchen- Not renovated – general maintenance – paint floor repair and tub replacement

**James Bulmer:** After review changed view code from 7 – Excellent to 6 – Very Good to be alignment with neighboring properties

**Mark Bowers:** After reviewing site pictures from last week's visit – changed external obsolescence – No driveway – No Water – construction below 40% - changed grade to 1 – minimum

**Joseph Brodeur:** No change – already at 50% depreciation- No Market exposure – Not landlocked – No proof from engineer that property will or will not perk

Being no further business – the Grievance meeting for June 21, 2019 Chair, Victoria Young recessed the meeting at 12:24 p.m. to continue Grievances on Saturday the 22<sup>nd</sup> at 8:00 a.m. – No scheduled Grievances.

Saturday June 22<sup>nd</sup> - Reconvened at 8:00 a.m. – Reviewed five Grievance Decisions from Friday and prepared Result of Grievances to be mailed to Taxpayers. Waiting for information from remaining Grievance of Simpson-will reconvene on Wednesday June 26<sup>th</sup> at 5:30 - p.m.

No new Grievances.

Meeting recessed until June 26, 2019

June 26, 2019

Victoria Young opened the meeting 5:35 p.m.

Present: Victoria Young, William Young, Melissa Walker & Earle Simpson for Simpson Development

**1. Earle Simpson – Parcel # 02-005 -Simpson Development Corp.**

The Board and Mr. Simpson entered into a CLOSED session because of confidential discussion of financial matters.

Out of Closed Session at 5:50 p.m.

Being no further grievances the listers went into deliberation session to make decisions at 5:55 p.m.

Out of deliberation session at 6:05 p.m. with the following decisions:

**Simpson Development Corp.:** Used State form and Averaged Expenses as reported.

Being no further business – the Grievance meeting for June 26, 2019- And no other Grievances have come forward, Chair, Victoria Young closed Grievances and adjourned the meeting at 6:15 p.m.

Respectfully submitted,

Melissa Walker

Board of Listers Clerk