

Town of Middlebury - Board of Listers

Grievance Hearings

June 25th – June 28, 2019

9:00 a.m to noon and 1:00 p.m. to 4:30 p.m

Middlebury Town Office Building, 1st floor Conference Room

Meeting Minutes

The Middlebury Listers met from 9:00 a.m – noon and 1:00 p.m. – 4:30 p.m. June 25th, 26th, 27th and 28th to hear grievances of property owners who filed a written grievance by the end of business on June 24, 2019. The attached Result of Grievance Report is the record of their decisions.

Present

Beth Dow, Gary Baker, Hudson Tilford, Board of Listers

Alison Joseph, Acting Assessor

Lisa Truchon, Theresa Giles (absent Friday), Benton Mitchell, Ed Clodfeldter (Wednesday only),
NEMRC (New England Municipal Resource Center)

Appellants: For 15-minute appointments or by written appeal as shown on the Result of Grievance Report, plus Eben Punderson, Andrea Murray

Close of Hearings: Per statute the official close of hearing date for 2019 Grievances is July 7, 2019

Town of Middlebury Grand List
Result of Grievance Report
By Name For All Parcels In All Districts

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
028007.000		387-120-11446 94 COURT STREET LLC	Real	APPROVED	343,700	446,600	102,900
024235.000		387-120-10185 BATTELL BLOCK PARTNERS LLC	Real	DENIED	4,453,300	4,453,300	0
	Remarks:	06/20/19 INFORMATION ONLY 06/28/19 INSUFFICIENT INFO FOR CHANGE					
028008.000		387-120-10220 BELCHER C DAVID	Real	APPROVED	286,700	263,800	-22,900
	Remarks:	06/19/2019 NO CHANGE, INFO ONLY GRIEVANCE: REDUCED LAND GRADE					
006087.100		387-120-11236 BERTHIAUME SAMUEL J	Real	APPROVED	277,800	263,000	-14,800
	Remarks:	GRIEVANCE: DECREASED LAND GRADE					
023076.003		387-120-24188 BIRDSALL DALE	Real	DENIED	723,400	723,400	0
	Remarks:	FINISHED BASEMENT CONTRIBUTED TO VALUE COMPARED WITH OTHERS					
025161.000		387-120-10315 BROWN JOSEPH W	Real	APPROVED	734,100	698,300	-35,800
005057.000		387-120-10416 BUREY BERNARD P	Real	APPROVED	12,500	8,900	-3,600
	Remarks:	CHANGED LAND GRADE					
005215.000		387-120-10418 BURGESS R BRUCE	Real	APPROVED	213,100	235,900	22,800
	Remarks:	CORRECTED SKETCH DATA AND YEAR BUILT RESULTING IN INCREASE					
011001.010		387-120-10791 BUSHEY DAMON J	Real	APPROVED	197,300	183,400	-13,900
	Remarks:	06/20/2019 REDUCED VALUE CHANGED 2ND FLOOR SF AND LAND GRADE 06/28/19 NO FURTHER REDUCTION					
008192.000		387-120-10508 CHAMPLAIN CONSTRUCTION CO INC	Real	APPROVED	689,300	493,100	-196,200
	Remarks:	ADJUSTED DEPRECIATION ON BUILDINGS ADJUSTED LAND GRADE					
007009.003		387-120-11848 COLLINS BRIAN	Real	APPROVED	1,182,500	928,200	-254,300
	Remarks:	ADJUSTED BLDG RANK & LAND GRADE					
024120.000		387-120-10694 CURRAN THOMAS D	Real	APPROVED	149,500	137,300	-12,200
	Remarks:	CORRECTED DATA REDUCED LAND GRADE					

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024300.304	387-120-23932	DORSEY JAMES W	Real	DENIED	481,500	481,500	0
007021.002	387-120-24087	EASTVIEW AT MIDDLEBURY	Real	APPROVED	17,120,000	14,552,000	-2,568,000
	Remarks:	GRIEVANCE: ADJUSTED 15%					
030087.000	387-120-11649	EMILO JAMES JR	Real	APPROVED	123,500	114,400	-9,100
006001.000	387-120-10831	FOSTER ERIC A	Real	APPROVED	238,900	203,000	-35,900
	Remarks:	REMOVED FINISH AREA IN BASEMENT, CORRECTED BATH/REMOVED KITCHEN N/V					
006053.002	387-120-21935	FREIDIN JOHN S LIFE ESTATE	Real	APPROVED	502,700	448,500	-54,200
	Remarks:	CHANGED LAND VALUE					
006085.000	387-120-12566	GAGNON LISA E	Real	APPROVED	166,700	119,900	-46,800
	Remarks:	INCREASED DEPRECIATION TO 90%					
025072.000	387-120-12783	GEORGE ALICE M	Real	APPROVED	239,900	234,500	-5,400
	Remarks:	CONDITION CHANGED TO AVERAGE					
025076.000	387-120-11141	GEORGE DEAN C	Real	APPROVED	381,800	368,000	-13,800
	Remarks:	CHANGED QUALITY					
022023.000	387-120-11147	GILL PAUL G JR	Real	DENIED	571,200	569,300	-1,900
	Remarks:	INCREASED LIVING SPACE, REMOVED PORCH NO FURTHER CHANGE AT FORMAL GRIEVANCE					
025038.000	387-120-11154	GIPSON TTEE	Real	DENIED	303,800	294,100	-9,700
	Remarks:	CHANGED EFFECTIVE AGE NO FURTHER CHANGE AT FORMAL GRIEVANCE					
025199.000	387-120-11198	GREENAMYRE JAMES H	Real	APPROVED	360,200	332,100	-28,100
	Remarks:	5% ECONOMIC DEP FOR EXTERNAL INFLUENCES ADJUSTED LAND GRADE					
028112.000	387-120-11075	GRIDLEY & GRIDLEY LLC	Real	APPROVED	317,100	280,600	-36,500
005017.200	387-120-24258	HIGHTER ERIC	Real	APPROVED	85,800	68,800	-17,000
	Remarks:	REDUCED LAND VALUE					
005017.000	387-120-11304	HIGHTER RAYMOND	Real	APPROVED	166,400	125,900	-40,500
	Remarks:	CHANGED ACREAGE/OTHER REDUCED LAND VALUE					

PARCEL #	SPAN	NAME	Value	Result	PREVIOUS	CURRENT	DIFFERENCE
005017.100	387-120-11307	HIGHTER RAYMOND A	Real	APPROVED	358,900	318,900	-40,000
Remarks:	REDUCED QUALITY ADJUSTED LAND GRADE						
008081.000	387-120-13222	HOLMES RONALD M	Real	APPROVED	264,700	259,600	-5,100
Remarks:	CHANGED QUALITY GRADE CHANGED OUTBUILDING DEPRECIATION NO FURTHER CHANGE AT FORMAL GRIEVANCE						
			Homestead	CHANGED	264,700	259,600	-5,100
			Housesite	CHANGED	264,700	259,600	-5,100
025013.000	387-120-11337	HOLMES RONALD M	Real	APPROVED	333,000	316,900	-16,100
Remarks:	CHANGED DESIGN AND ROOFING NO FURTHER CHANGE AT FORMAL GRIEVANCE						
005093.000	387-120-12791	HUMISTON JODY	Real	APPROVED	300,900	284,500	-16,400
Remarks:	REDUCED LAND VALUE						
023048.000	387-120-11386	JACK RICHARD M TTEE	Real	APPROVED	325,100	322,700	-2,400
Remarks:	06/21/2019 CORRECTED DATA NO FURTHER CHANGE AT FORMAL GRIEVANCE						
			Homestead	CHANGED	0	322,700	322,700
			Housesite	CHANGED	0	322,700	322,700
025045.000	387-120-11387	JACKSON ANDREW M	Real	DENIED	324,900	324,900	0
027119.000	387-120-11388	JACKSON ANDREW M	Real	DENIED	348,600	348,600	0
021049.000	387-120-10015	JUNIPER HOLDINGS NORTH LLC	Real	DENIED	296,200	296,200	0
Remarks:	DOCUMENTATION CONFIRMED VALUE						
024117.000	387-120-10925	JUNIPER HOLDINGS NORTH LLC	Real	DENIED	248,900	248,900	0
Remarks:	DOCUMENTATION CONFIRMED VALUE						
021010.520	387-120-11152	KELLOGG GRETCHEN A	Real	APPROVED	173,000	164,400	-8,600
Remarks:	CHANGED CONDITION TO FAIR/AVG						
024174.001	387-120-24237	LAFARGE PIER	Real	DENIED	235,300	235,300	0
Remarks:	DOCUMENTATION CONFIRMED VALUE						
028052.000	387-120-11455	LAFARGE PIER	Real	DENIED	198,200	198,200	0
Remarks:	DOCUMENTATION CONFIRMED VALUE						

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028200.000	387-120-12599	LAMBERT KEITH E	Real	APPROVED	299,500	288,100	-11,400
	Remarks:	UPDATED FIXTURE COUNT, CHANGE QUALITY, CONDITION, REMOVED MIN BASEMENT FNA NO FURTHER REDUCTION AT FORMAL GRIEVANCE					
012060.000	387-120-11224	LAROCQUE TIMOTHY M	Real	DENIED	226,900	226,900	0
	Remarks:	APPRAISAL REPORT UNDERVALUED LAND					
007003.007	387-120-24243	LCB MIDDLEBURY PARCELS LLC	Real	DENIED	180,000	180,000	0
007003.202	387-120-24157	LCB MIDDLEBURY PARCELS LLC	Real	DENIED	260,400	260,400	0
007003.210	387-120-24165	LCB MIDDLEBURY PARCELS LLC	Real	DENIED	260,400	260,400	0
005020.000	387-120-11657	LUSSIER FREDERICK G	Real	APPROVED	226,800	198,500	-28,300
	Remarks:	UPDATED INFORMATION					
024122.000	387-120-11719	MARBLEWORKS PARTNERSHIP	Real	DENIED	3,010,300	3,010,300	0
025015.000	387-120-12927	MCDONOUGH-SIEBEN YUKIO	Real	APPROVED	345,200	280,300	-64,900
	Remarks:	UPDATED INFO, REVIEWED INCOME/EXPENSE, CHANGE FOUNDATION TO CRAWL SPACE, REMOVED BASEMENT SF, STONE					
031042.000	387-120-11776	MCINTOSH DANIEL J	Real	APPROVED	296,300	243,700	-52,600
	Remarks:	ADJUSTED AT GRIEVANCE CHANGED SF BASED ON INSPECTION CHANGED BARN AND BASEMENT SF					
007003.200	387-120-12937	MIDDLEBURY OPCO LLC	Real	DENIED	20,534,400	20,534,400	0
022037.000	387-120-11391	MILLER MICHAEL	Real	DENIED	291,700	264,900	-26,800
	Remarks:	06/21/2019 CHANGED VALUE BASED ON SALES REVIEW, CONDITION AND SF ADJUST NO FURTHER CHANGE AT FORMAL GRIEVANCE					
030075.000	387-120-10181	MURRAY JENNIFER L	Real	APPROVED	216,200	206,500	-9,700
	Remarks:	UPDATED & ADJUSTED					
031054.000	387-120-13116	NEWTON DENNIS	Real	APPROVED	294,000	275,600	-18,400
	Remarks:	CHANGED CONDITION TO AVERAGE					
009028.010	387-120-12180	NEWTON INVESTMENT PROPERTIES L	Real	APPROVED	280,800	263,500	-17,300
	Remarks:	REMOVED 1 ADDL KITCHEN DEPRECIATED BLDGS					

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028142.000	387-120-12208	NORTON ROBERT A	Real	APPROVED	241,400	231,500	-9,900
	Remarks:	DEPRECIATED BLDG					
021047.000	387-120-10552	PRIME GROUP ACQUISITIONS LLC	Real	DENIED	2,052,900	2,052,900	0
008107.110	387-120-12150	REES JOHN P	Real	DENIED	207,100	207,100	0
	Remarks:	FINISHED BASMENT AREA CONTRIBUTED TO VALUE					
024300.403	387-120-23937	RICE RACHEL K	Real	DENIED	572,900	523,100	-49,800
	Remarks:	06/20/2019 CHANGED CONDITION NO FURTHER CHANGE AT FORMAL GRIEVANCE					
009020.001	387-120-21857	SIMMONS JOHN F	Real	APPROVED	435,600	393,200	-42,400
	Remarks:	REDUCED VALUE					
031036.000	387-120-12732	SKLAR ANIE	Real	APPROVED	147,400	126,700	-20,700
	Remarks:	ADJUSTED LAND VALUE & BLDG QUALITY					
024261.000	387-120-12742	SMITH C KIMBERLY	Real	APPROVED	541,800	401,900	-139,900
	Remarks:	DEPRECIATED BLDG & LAND VALUES					
025065.000	387-120-12460	SMITH JOSEPH R	Real	DENIED	307,500	307,500	0
	Remarks:	NO CHANGE DUE TO NEIGHBORHOOD LOCATION					
031016.000	387-120-12868	STARK HENRY A	Real	APPROVED	267,300	258,500	-8,800
	Remarks:	CORRECTED DATA					
009058.001	387-120-23816	TUCKER GEORGE A	Real	APPROVED	429,400	381,800	-47,600
	Remarks:	ADJUSTED LAND VALUE CORRECTED BATHS AND PORCHES					
024122.301	387-120-23830	WATTS JOHN M JR	Real	DENIED	418,300	418,300	0
005178.010	387-120-13121	WERNER DAVID F	Real	APPROVED	398,900	307,500	-91,400
	Remarks:	UPDATED SF, OUTBLDG & SITE/LAND GRADE					
Total Records:		64					