

**MINUTES OF THE HYDE PARK BOARD OF LISTERS
GRIEVANCE HEARINGS JUNE 11, 2014**

In Attendance: Gary Anderson, Lister
Deanna Judkins, Lister
Julie Rohleder, Lister
James DeShone, NEMRC

Hearings convened at 1PM

1PM: Christina Draper Callahan, Parcel 17-044-044.001

Has a Value Report for her mobile home from Ken Harvey's Mfgd Housing.

House is 2004, not 2005 construction.

Evaluated other MHUs for comparables. Values are consistent across town.

1:05PM: Thomas Martin, Parcel 21-005-020

Bank appraisal from May 2013 of \$152,000. Says he has closer to 1 acre of land, not the .25 acres listed.

Appraisal is within 4% of assessment. Will investigate acreage question for next year's grand list.

1:15PM: Lauren Traister, Parcel 17-001-272

Bought for \$245,500, appraised at \$245,000. 3 bedrooms. Extra land is swampy.

Changed Energy Adjustment to Average and reduced Other Acreage grade from 0.70 to 0.60

1:25PM: Jeff Manosh, Parcel 02-075-067

Barn/garage added to the assessment. This year's permit for pole barn was missed.

Barn %Good adjusted to 75% to get value at about \$20/sqft. Add pole barn through Errors & Omissions process.

1:30PM: Larry & Virginia Tallman, Parcel 01-003-292

New slab added to assessment.

Removed slab value from assessment, not included on other properties when no MH is present.

1:40PM: Arthur Gardiner, Parcel 04-037-010, Current Use Allocation

Written grievance (not present)

Allocations were recalculated per instructions from the District Advisor, resulting in reduced exemption.

Listers will change all CU exemptions back to the previous method, which we feel is more fair.

1:45PM: Todd Wright, Parcel 05-013-130.400

Written grievance (not present)

Purchased lot for \$40,000.

Value consistent with neighborhood. Lot next door, in same subdivision, was sold in 2005 for \$95,000

1:48PM: Thomas Reen, Parcel 17-044-054

Land value not reflecting current market

Value and grade are consistent with neighborhood.

1:50PM: Mallard Wing Inc, Parcel 20-004-130

- Written grievance (not present)
Bought out of foreclosure for \$132,501
Changed effective age from 50 to 70 years, condition from Avg/Good to Average, depreciation went from 19% to 30%
- 1:52PM: Lisa Sylvester, Parcel 21-002-030.001
MH was appraised at \$80,000
Assessment at \$78,200 is within 3% of appraisal.
- 1:57PM: Janet & Bob Mazzola, Parcel 23-044-027.100
Written grievance (not present)
Supplied comparables for neighboring parcel along with letter.
Land grade of other acreage reduced from 0.8 to 0.7 to be consistent with neighbors. Quality for house reduced to 3.75
- 2PM: Dave Lachtrupp for Lachtrupp Construction, Parcels 04-006-156 & 004-006-156.003
Sold similar lot for \$19,000. Land grade was reduced to 0.8 due to ROW taking up space. 04-006-156 has ledge.
Compared grade to others in area. Reduced grade of 04-006-156 from 0.8 to 0.7 due to ledge. No change on 04-006-156.003
- 2:30PM: Blake & Rebecca Blundell, Parcel 17-001-200.050
Bank appraisal came in at \$350,000. Local comps show \$85 - \$95/ square foot. This property is at \$104/ square foot. House also still unfinished.
Reduced completion to 90% and quality to 3.0
- 2:45PM: Jane Draper, Parcel 17-044-044
Questions on changes made this year. Section 3 MH is same model as 17-044-044-001.
Evaluated other MHUs for comparables. Values are consistent across town.
- 3 PM: Roger Audet for Hyde Park Fire District #1, Parcel 01-100-372
Old state garage does not have water or sewer. State applied restrictions to sale.
Removed sewer and water site improvements.
- 3:15PM: Carolyn Jones, Parcels 05-026-095.500, 05-026-095.501, 05-026-095.503,
Current Use Allocation
Allocations were recalculated per instructions from the District Advisor, resulting in reduced exemption.
Listers will change all CU exemptions back to the previous method, which we feel is more fair.
- 3:30PM: Brian Jones, Parcels 05-026-095 and 04-006-249.100, Current Use Allocation
Allocations were recalculated per instructions from the District Advisor, resulting in reduced exemption.
Listers will change all CU exemptions back to the previous method, which we feel is more fair.
- 4PM: Donna Berry, Parcel 16-001-145
Condition of house deteriorating, not upgraded since construction in 1973
Site Visit scheduled for June 13th at 1 PM
- 4:20PM: Tammy Carter, Parcel 04-006-156.002
Ledge on lot, having to build without a basement, mound system for septic
Land grade adjusted from 0.8 to 0.7 to be consistent with neighboring lots.

- 4:25PM: Brad McKnight & Deanna Sylvester, Parcel 10-040-150.200
Private road, mound system for septic
Land grade consistent with neighboring lots.
Site Visit on June 13th
- 4:25PM: Matthew Morin, Parcel 10-040-150.300
Private Road, long distance to power, mound system for septic
Land grade consistent with neighboring lots
Site Visit on June 13th
- 4:30 PM: Eric Williams, Parcel 16-001-136
Landslide in 2006 came very close to the edge of the house. Repairs were made to protect the house.
Site Visit scheduled for June 13th
- 5 PM: James Wood, Parcel 05-100-132
MH moved from Johnson. Assessment of \$7400 in Johnson. Travel trailer.
Increased physical depreciation from 18% to 70%. Added 10% economic depreciation. Reduced quality to 2.0 and condition to Fair.
- 5:15PM: Debbie & William Burritt, Parcel 21-004-069
Foundation still not fully repaired. Issues with building shifting and windows cracking.
Evaluated income approach, but that came in higher. Increased depreciation from 37% to 45%.
- 5:30PM: Sandra Reen, Parcel 22-050-030
Bank appraisal at \$275,000. Condition an issue.
Appraisal is 4% below assessment. No change.
- 5:40PM: James Medow, Parcel 08-015-220
House is not finished
Set completion at 90%, same as was in 2013.
- 5:45PM: Kali Emerson for Theresa Newell, Parcel 13-050-159
Bank appraisal came in at \$170,000
Increased functional depreciation to 10% due to layout of house.
- Meeting Adjourned at 6PM.

**SITE VISITS BY THE HYDE PARK BOARD OF LISTERS
JUNE 13, 2014**

Parcels 10-040-150.200 & 10-040-150.300

Parcel 10-040-150.200 is located a short distance in from McKinstry Hill Road
No change to land grade or value

Parcel 10-040-150.300 is 0.7 miles from McKinstry Hill Road, access is at the
very end of the improved portion of Levesque Drive and the power lines end
before the reaching the property.

Lower land grade from 0.8 to 0.7, matching Day parcel also at the end of the road

Parcel 16-001-145

Toured house (admitted by daughter). Cosmetic wear and tear in evidence, but
structure appears sound.

Increased physical depreciation from 20% to 25%

Parcel 16-001-136

Toured property with homeowner. Landslide created a very steep bank. Rest of
residual acreage is very steep.

Reduces land grade for Other from 0.80 to 0.50

**MINUTES OF THE HYDE PARK BOARD OF LISTERS
GRIEVANCE HEARINGS JULY 29, 2014**

In Attendance: Gary Anderson, Lister
Deanna Judkins, Lister
Julie Rohleder, Lister

Hearings convened at 7:30PM

7:30PM: Susan Gleiner, Parcel 06-1115-029.300, Current Use Allocation

Excluded .32 acre parcel is gravesite, not part of a housesite.

Recalculated allocation for property. Value of excluded portion reduced from
\$13,200 to \$1,900.

Meeting Adjourned at 7:40PM