

**MINUTES OF THE HYDE PARK BOARD OF LISTERS
GRIEVANCE HEARINGS JUNE 17, 2020**

In Attendance: Gary Anderson, Lister
Matt Reed, Lister
Julie Rohleder, Office Assistant

Hearings convened at 1PM. Due to the COVID-19 Pandemic, in-person hearings were not held. All grievances were heard by letter and telephone.

Kostas Argy & Alice Smith, Parcel 21-069-009

Parcel was subject to a reversion clause and sold in 2019 for \$350,000. Owner provided information that the reversion clause was still in effect.

The recent sale price supports the assessment even with the reversion clause still in effect. No change in value.

Cinda Brown, Brent Cubit, Shauna, Diana, & Erin McSherry, Parcel 16-100-060.600

Owners requested reduction based on another property in town being marketed at much lower rate and wet areas of property. That property has no mechanized access, so use is extremely limited, and is not comparable.

Land grade adjusted to account for a portion of this parcel being poorer quality land.

Jennifer Burton, Parcel 21-004-104

Owner purchased property well below assessed value and provided information on condition. Telephone discussion of condition and usability of upper floor space.

Review of condition and usability of the property resulted in an increase in the functional depreciation due to the upper floor having limited uses as a meeting / event space.

George & Mary Ann Lewis, Parcel 05-026-095.506

Owners purchased land for \$77,000, requested assessment to match.

Adjusted grade to reduce assessment to purchase price, taking into account CLA, for this subdivided parcel.

Jeffrey & Brenda Miller, Parcel 19-001-027

Small lot (part of larger 4 lot parcel) has a right-of-way through it to access lots in the rear.

Adjusted grade of small lot to bring in line with comparable un-built lots.

Jeffrey & Brenda Miller, Parcel 22-001-055

Owner's house sits close to a busy road, resulting in high traffic noise.

Reviewed grade of lot with comparable properties for traffic location and found it to be comparable. Site has enhancements of value to the rear and diminutions of value at the front. No change in value.

Mink Properties LLC, Parcel 05-025-002.200

Owner requested reduction in value due to sales of lots elsewhere in town for lower prices.

Reviewed more recent sales, showing that value was close to comparable. Performed a site visit in the evening of June 17, 2020. Land grade reduced to comparable for an empty lot to take into account area that is right-of-way.

Randy Whittemore, Parcel 05-100-091

Owner submitted paperwork sent with Change of Appraisal Notice for removal of old MH. Telephone discussion resulted in no request for change.

No change in value.

Eric, Daniel, & Obert Williams, Melanie Harkcom, & Bethany Bourcier, Parcel 16-001-144

Property was owned by parents and is being marketed below assessment value.

Site visit was performed in the evening of June 17, 2020. Land grade of portion of lot reduced due to wet conditions that make it unusable except as buffer land.

Hearings closed at 4 PM for site visits. Results of visits communicated by email on June 18, 2020 and incorporated into above minutes.