

WINHALL GRIEVANCE HEARINGS

Monday, June 5, 2017

The Winhall Board of Listers opened grievance hearings on 6/5/17 at 10:00 AM at the Town Hall in Bondville. Members of the Board present included Lucia Wing, Ray Guttroff, and Doug Poulter

The following grievance requests were denied by the Board of Listers based on no supporting documentation and no representation at the Hearing.

Richard G. Jabara, MJ Hotels 7 Kenosia Ave., Danbury, CT 06810: Parcel ID #85142 consisting of one acre of land, High Meadow, Lot D10

Nalbantoglu Osman & Araz Baska, 118 East 60th St. Apt. 21-H, NY, NY 10022: Parcel ID # 87032: 14 Middle Ridge Road Unit 12 (Fox Chapel)

Steven & Joanne Lustgarten, 40 Parkway West, Mount Vernon, NY 10522: Parcel ID #90010: 73 Winhall Hollow Road

Herbert & Iliana Hirsch, 64 Hurdle Fence Dr., Avon, CT 06001: Parcel ID #84176: 2 Old Ridge Road, High Meadow

Nicholas Yee, 41 Briarwood Dr., Holyoke, MA 01040: Parcel ID # 85211 consisting of one acre of land, High Meadow Lot E10

The following grievance request was withdrawn:

Brett Sturm, 8 Westwood St., Dix Hills, NY 11746: Parcel ID #01601: Piper Ridge Unit A8, Ridge Court

The Listers heard presentations and reviewed the following; after deliberation, the Listers determined the following:

1. **Carol Sanderson**: 24 Bay Ridge Road, Greenland, NH 03840, Parcel ID #00541, 12 Bromley Forest Road came before the Listers and submitted an appraisal of the property for \$153,000; based on her testimony of poor condition and sales price of \$155,000, the Listers lowered the assessed value from \$220,400 to \$155,000.
2. **Dickinson Downey III**, 95 Whipstick Road, Wilton, CT 06897: Parcel ID #00576, 7 Deer Street submitted an appraisal of the property for \$295,000. After review of the report, the Listers lowered the assessed value from \$335,600 to \$295,000.

3. **Christopher Kolk- purchaser: Thomas & Marguerite Bausano-seller**, 20 West Drive, Larchmont, NY 10538: Parcel ID #00155, 26 Winhall Hollow Road. Matt Samuelson, representing the above, came before the Listers and explained that the above property was under contract but had not closed; the purchaser was waiting for financing. The current owners had named Samuelson to act as their agent (letter submitted) at the grievance hearing. Samuelson stated the contract price for the property was \$190,000; the current assessment for the property was \$345,000. Samuelson further stated the sale was an arm's length transaction; no documentation had been submitted; the purchaser was looking to reduce the current assessment to the contract price. After review of the information submitted, the Listers denied the grievance request based on no documentation and that the property in question was still under contract and to date had not closed.

4. **Raymond & Marilyn Starker**, Englishtown, NJ 07726: Parcel ID #85127: 1.10-acre parcel in High Meadow, Lot F17. Matt Samuelson, representing the above, submitted sales data relevant to the above one acre parcel. All three (3) comparable sales were in High Meadow and sold for the following prices: \$75,000, \$100,000, and \$80,000 respectively. After review of the sales data submitted, the Listers lowered the current assessment from \$164,000 to \$100,000.

5. **Branko & Sandra Vrcic**, 616 21st Street, Union City, NJ 07087: Parcel ID #84151, 33 Nearing Road, Forest Farms Lot C-2. Matt Samuelson, representing the above, came before the Listers and explained the new owners wished to lower the current assessment of \$445,700 to the sales price of \$437,000, an arm's length transaction with financing. An appraisal would be submitted to the Listers for verification. After review, the Listers agreed to lower the current assessment of \$445,700 to \$440,000.

6. **Christopher & Kacie Howe**, 18 Ferndale Ave. Morristown, NJ 07960: Parcel ID #00811, 13 Road to Millbrook. Matt Samuelson, representing the above with property tax grievance authorization from the prior owner Renate Krueger, explained the new owners wished to lower the current assessment of \$328,800 to the sales price of \$265,000, an arm's length transaction. He stated an appraisal would follow immediately. After review, the Listers agreed to wait until they received the appraisal for the above property to make a final determination.

7. **Gary Dattner**, c/o Eric Dattner, PO Box 630046, Little Neck, NY 11363: Parcel ID # 84177, 6 Old Ridge Road, High Meadow. Matt Samuelson, representing the above, explained that Dattner had recently acquired the above property for \$365,000 cash from Jeffrey Reid; the understanding was that Reid had gone thru a divorce and was divesting himself of the property; the current assessment was \$702,500. Dattner was requesting the Listers lower the assessment to the cash price of \$365,000. No documentation was provided. The Listers reviewed three other properties located at 14 Old Ridge Rd assessed for \$720,000; 12 Old Ridge Road assessed for \$673,000; and 2 Old Ridge Road assessed for \$929,000. After deliberation, the Listers denied the grievance request based on the equity of other properties in the immediate neighborhood and no documentation to support the request.

8. **Daniel & Claire O'Toole**, Parcel ID #85196, 13 Stonehouse Road, High Meadow. Matt Samuelson, representing the above, explained that O'Toole had recently acquired the property from Richard & Whitney Blond; the buyers were requesting the Listers lower the assessment to the sale price of \$1,330,000; the current assessment was \$1,606,500. No documentation was provided. The Listers reviewed three (3) properties located on the same road; \$752,000; \$1,300,000; and \$1,300,900 respectively. All three properties showed half the square footage of the subject property which was 7,687 above grade and 2,528 below grade. After deliberation, the Listers denied the grievance request based on square footage of the other properties in the immediate neighborhood and no documentation to support the request.

9. **Robert E. Crabtree Jr.**, PO Box 262, Bondville, VT 05340: Parcel ID #00482, 18 Rocky Dell Road: Currently the assessed value for this property is \$1,596,900 which includes main house, guest house, pond, and 15.90 acres. In 2010 the property was listed for sale for \$2,395,000 and the price lowered to \$1,995,000. The property was sold to the current owners for \$1,600,000 in 2010 and is currently listed for sale in the amount of \$1,498,000; the listing date is 3/24/16. The Green Mountain Appraisal report dated 5/26/17 and submitted to the Listers on 6/5/17 is for \$1,275,000. After review and deliberation of all the information submitted, the Listers unanimously agreed to deny the grievance request based on the following: the comparable sales data submitted included property in Manchester, VT for \$1,100,000; property in Stratton, VT for \$1,245,000; property in High Meadow, Winhall, VT for \$1,330,000; and property on Carol Circle, Winhall, VT for \$1,245,000. The Listers concluded these properties were not comparable for the following reasons: (2) were located in other townships; all had considerably less acreage than the subject property; none had a second residence (guest house), or a pond. The Listers determined the additional value of the land, guest house, and pond supported the current assessed value of the subject property- \$1,596,900.

Lucia Wing, Lister

Ray Guttroff, Lister

Doug Poulter, Lister