



Town of Bolton
3045 Theodore Roosevelt Highway
Bolton VT 05676
June 17, 2015
Lister Grievance Hearing

In attendance: Kermit Blaisdell, Linde Emerson, Amy Grover (clerk)

Noted for each applicant: The grievance process, including notification and how to carry the grievance process forward, was fully outlined for each applicant.

1. Ralph Deslauriers
24 Wentworth Road

Mr. Deslauriers noted that:

- Assessed at 410,900K, house is 40 years old.
- Being trying to sell on and off since 2010 with three good realtors.
- Currently listed at 349K with Coldwell Banker. Told by Coldwell Banker he would be lucky to get 330K for it, added commission to that number. 300 hits on the website, shown one time. No calls, no offers.
- Did not get another appraisal, thought putting it on the market and legitimately trying to sell it would show value.
- Issues with house: wooden roof that needs to be replaced, siding is not painted, original kitchen, popcorn walls and ceiling.
- Structurally sound, well kept.
- Part of problem is Bolton Valley, lack of summer business and aging buildings.

Decision: Approved

2. Jeff & Mary Brown
West Bolton Golf Club, Inc. (Golf Course)
3324 Nashville Road

Mr. & Mrs. Brown noted that:

- Assessed at \$1,155,700.
- Probably should have come in 10 years ago. Adjusting business accordingly, but did not address assessed value, fair market value, and taxes. Family issues that had to be resolved, which necessitated an appraisal. Appraised at 750 – 800K range.
- When secured a loan to buy out other half – had to put house up for collateral, nearly impossible to find funding to purchase the golf course.
- Concern about tax burden in relation to the business. May need to close the course.

Kermit noted that:

- Golf course was already reduced from 1.3 million to 1.1 million. Noted other appraisal only included 122 acres, not 178 acres. Lots are surveyed. The Browns' appraisal have comparable sales from MA, RI, and CT. West Bolton Golf Club sold at 1.3 million, and

is being used to value other golf courses as a good fair market transaction, and a value that is being applied at other golf courses in New England.

The Browns stated that:

- It was a shareholders purchase not a fair market purchase, in a court situation which caused an overpayment for the shares for them to be able to keep the golf course.
- No sales of golf courses in VT since 2006.
- They feel their property is worth 800K.
- They are asking for that value plus the other acreage, but not more than 1K an acre for any of that land.
- Land is not the same use. Kermit noted that the state requires contiguous property be combined for tax purposes.
- They are not grieving the assessed value of the gravel pit.

The group discussed the number of acres, type and value of land. The Browns noted there was no or little value to other acreage: 4 acre well site, 23 acres of Wheeler Field mostly wetlands and small field, and 22 acres landlocked.

Decision: Approved

3. Ray Atwood 3582 Theodore Roosevelt Highway

Mr. Atwood noted that:

- Assessed at 390,800K.
- Value increased, value of neighboring properties have decreased.
- Restrictive zoning precluded purchase (contract was for 400K), and affects value of property.
- Flood insurance \$8,624 per year, which decreases the value of the property.
- Adjacent to town garage; noisy and dusty which should be taken into consideration and devalues the property.
- Everyone in the flood zone should have property values lowered, all other owns are doing that, and Bolton should do it too.
- Values of the property in the flood zone are too high, and that he has not been treated fairly and he is fighting for everyone that lives in the flood zone in the town.
- He will probably appeal the decision and continue with process up to the state level, because the state representatives are the ones that need to understand the issue and that taxpayers need some relief.

Kermit noted he tried to find sales of same type of properties, the only piece that has sold in the area was across from Atwoods in a cash transaction, and that he has downgraded the whole neighborhood and made substantial considerations.

The group noted it was a difficult situation for everyone involved, and that taxes in the state are terrible no matter where you live.

Decision: Approved

4. George Champney
3529 Theodore Roosevelt Highway

Mr. Champney noted that:

- Assessed at 170,600K.
- Appealing for reasons outlined by Mr. Atwood.

Decision: Approved

5. Larry Stevens
Mill Brook Road

Mr. Stevens noted that:

- He has two parcels.
- Parcel 1 - Assessed value 91,500 for 30.21 acres. Off the grid, do have access. Will never see that value in a sale.
- Parcel 2 - 78,800K, 27 acres with camp, no power, log road access is at issue, and currently in litigation. Value is not 3K per acre
- 57 acres of adjacent land was purchased for 100K.
- Compared to adjacent property value/taxes are much higher.
- Properties are valued too high, and he cannot afford it.

Kermit noted that off the grid no longer precludes sales, is not as detrimental to the property as it used to be. Understand that access is not an issue for the 30 acre parcel, and is for the other parcel with the camp.

Decision: Parcel 1 Denied, Parcel 2 Approved

6. Pete Siegel
300 Beaver Brook Farm Road

Mr. Siegel noted that:

- Assessed at 299,500K.
- Grieving because taxes too high, on a fixed income, and needs tax relief.
- Tried to sell property; only one offer for 250K. No other offers.
- Issues: noise from I89 affects value, and flood insurance 8 – 10K per year; brook on property that backs up from the Winooski River.
- Town has put constraints with zoning; steep slopes which is most of the property, the property is either steep slopes or in the flood zone.
- Other towns have reduced values due to federal flood insurance mandate and wants that to be considered.
- The barn is in bad shape, may fall down with a wet snow this winter.

Decision: Approved

7. Chuck and Kim Schmitt
3970 Bolton Valley Access Road and
Gardiner Lane

Did not show up for appointment. Did not submit grievance in writing.

- Assessed value of 3970 Bolton Valley access Road 367,400K. Two lots on Gardiner Lane .7 acres, each at 89,500K.

8. Doug Nedde
4010 Bolton Valley Access Road
Black Bear Inn

On behalf of Mr. Nedde – Christine Golden

Ms. Golden stated that:

- Assessed value of 841,400K.
- Purchased at auction along with multi family home adjacent, purchase price of inn was 50K.
- Well publicized auction, credible auction company.
- Unsure if bedroom count is correct – currently 21.
- Sprinkler incident with a lot of water damage; sheetrock, carpet, paint, renovation to top floor and animal damage.
- Currently working on replacing the balconies.
- 150K to date on repairs and renovations.
- Pool is not usable, needs replacement.
- Roof is rotting by pool and rotting railings.
- Photos provided.
- Property being listed for 400K, difficult to get any comparables for a similar inn.
- Not planning to run the inn, therefore it is for sale.

Decision: Approved

9. Robert, Joan and Robin Pecor-Brunell
1954 Duxbury Road

Robin Pecor–Brunnell stated that:

- Assessed value of 167,500K.
- No improvements made to property since last appraisal and it is need of more repairs: electrical system, door frames, windows, basement wall.
- Do not understand how assessed value increased.
- Repairs were made to chimney.
- House size is 20' x 40'.
- Should have grieved the last assessment; there was new vinyl siding but not sufficient for the increase that occurred.
- Comparables listed at 59,900K, 142,900K, other land in the area appraised at lesser value, Badgy, Smith, May.

Kermit noted that 2 homes on same lot impact the value; water and sewer impacts the value (2nd home on property) - adds an additional 12K in value.

Decision: Denied

10. Michael and Rachel Bratt
250 Thatcher Road – 2 lots

Grievance in writing:

- Assessed at 32,600 – already a reduction.
- Purchased for 5K.
- Adjacent parcel was for sale at 65LK they purchased it for 5K.
- French Realty unable to sell the lots over 3 years; at 109,900K, reduced three times to 49K. Only offer was for 28K.
- Lots are unbuildable unless a large amount of money is spent to deal with drainage and steep slopes.
- Appraisal is 6 times the purchase price.

Decision: Denied

Attest: Amy Grover, Clerk