

CITY OF RUTLAND, VERMONT
ASSESSOR MEETING MINUTES
GRIEVANCE HEARINGS
MAY 24, 2021
9:00 am-12:00pm & 1:00pm -4:00pm

MEETING OPENED AT 9:00 AM VIA ZOOM

9:00 AM -17 KENDALL AVE.- PARTH THAKKER

Mr. Thakker called in and presented evidence of why he feels his assessment is incorrect:

- 2 professional appraisals;
- Sale price after sitting for a year on the market was \$89,500;
- The lister's card was inaccurate in the square footage is wrong. The correct square footage should be about 1900 square feet. 29% off;
- Property needs paint and foundation work;
- Comparable properties for sale from online Zillow website.

9:15 AM -8 DEER ST- AMY MOTT

Ms. Mott called in and presented evidence of why her assessment is incorrect:

- Appraisal from refinancing from August 2020;
- Appraisal from financing February 2021;
- She states that multifamily houses are not selling;
- She states compared to others assessments hers is high;
- She states the lot is small;
- Only owned the home 3 years in August;
- Previous owner didn't live there;
- She discussed a few comparable properties from looking online of property that was for sale.

9:30 AM – 85 FOREST ST.- MICHELLE DAIGLE

Opened Ms. Daigle's grievance application previously submitted by email.

9:45 AM- 22 EAST WASHINGTON ST.- ZARA MECIER

Ms. Mecier called in and presented evidence of why her assessment should be lowered:

- Letter and listing sheet from when she closed on the property;
- Comparables that closed from MLS;
- She discussed the work that needed to be completed.

10:00 AM- 19 KENDALL AVE- DOUGLAS BEGLEY

Opened grievance application and appraisal evidence sent by email

10:15AM- 212-214 MUSSEY ST.- STEPHANIE BRUSH & JOSEPH DICTON, JR.

Ms. Brush called in and discussed plans for the 2 houses and discussed why she believed the assessment should be lowered:

- She states that she paid \$40,000 for both houses on 1 acre;

- She discussed that she would be renovating 212 Mussey as a rental;
- She discussed that 214 would need to come down;
- She discussed that both properties are uninsurable;
- She states that her goal is to leave it better than she found it;
- She is asking to be lowered to \$50,000 for both properties.

10:30 AM-71 ALLEN ST. UNTI 202- MACHUDSON INC. C/O: DEAN MOONEY

Mr. Mooney called in from Morgan Town PA off the highway to present his case.

- He submitted by email a summary of 3 comparable properties that have closed and listing sheet;
- He asked if the evidence was received.

10:45 AM-70 CLEVELAND AVE- CASEY RICHARDS

Mr. Richards called in and discussed evidence of why his assessment is incorrect:

- He presented his Purchase and Sale contract from 2018 when he bought the property for \$42,500;
- He submitted comparable properties from Zillow online of property for sale, (not closed);
- He discussed the work that needed to be done to the property;
- He discussed a few other houses on the street and their sale prices and condition.

11:00 AM- 26 LAVERNE DR. -ERICA BALESTRA

Ms. Balestra called in and discussed evidence of why her assessment is incorrect:

- She discussed how she felt that her house was overpriced for years
- She discussed how her husband built the house and that she was priced unfairly compared to others;
- She discussed how her house was built on swamp land, but that her basement was dry due to great site work;
- She discussed how Home Depot was built in her back yard;
- She discussed how the City of Rutland has a pump house located near her driveway;
- She gave several examples of other houses she feels are comparable and the amount of the taxes for each, stating that the taxes are lower than hers.

11:15AM- 62 WATER ST.- STEVE CUSHMAN

Opened Mr. Cushman's application for grievance previously submitted by email.

11:30 AM- 122 GIBSON AVE.- ERNEST GIBEAULT

Mr. Gibeault called into the meeting and discussed his application and why he feels his assessment is incorrect:

- He discussed how the house next door to him was in significant disrepair and that slate was falling to the ground as a hazard;
- Discussed how his house needs a new roof and the foundation was in need of significant repair;
- His discussed that a contractor told him it would take at least \$60,000 to get his house up to code;

11:45 AM- 117 PARK AVE -DANIEL SANTOPOLO

Opened Mr. Santopolo's application. Mr. Santopolo called later in the day as he missed his appointment and he called in at 3:55 PM to discuss his grievance.

ADJORNED FROM 12:00 PM – 1:00PM

1:00 PM- 27 WALES ST.- CENTER & WALES, LLC

Mr. Rodney McPhee, Esq. and Justin Belden called in to discuss the application and previously submitted evidence as to why they think the assessment is too high. Discussion followed:

- Mr. McPhee asked to confirm that there are 4 Parcels on the lister's card; 27 Wales St, 33 Wales St., 92 Willow St. (should be 3 properties)
- Mr. McPhee discussed the environmental contamination on several parcels and the cost for cleanup would be around \$500,000;
- Mr. McPhee discussed the property went up for auction twice with no sale resulting;
- Mr. McPhee discussed how the sale price is the indication of fair market value;
- He discussed how the Bankruptcy Court approved the sale;
- The property was really damaged in 2018 when pipes froze and the water damage was significant;
- He talked about the asbestos and that the removal will be extensive and about \$20,000;
- He discussed there is one tenant,
- He says out of the \$200,000 that was paid for the property it included 7 acres in Clarendon, he thinks that the assessment should be \$180,000
- Once it is fixed up and rented then it would be worth more and while renovations are happening, they would like it to be \$180,000.

1:15PM-322 WEST ST.- 322 WEST LLC

Mr. Rodney McPhee Esq. and Justin Belden both attended to discuss the application previously submitted and why they think the assessment should be lowered.

- Mr. McPhee said that 322 West LLC purchased the house and lot for \$80,000 and they feel that is the fair market value.
- It was listed on the open market;
- They discussed that it was an old building and needs a lot of work.

1:30 PM- 44 JEFFERSON ST. JOSEPH AND SHARON TORRES

Mr. and Mrs. Torres called in to discuss the assessment of a deck and new rooms added and why they object to the assessment going up.

- They discussed what was done and how they closed in portions of a 3 season florida room, and added some to a bedroom and took some away from a bathroom. And they added a small deck;
- They discussed how they feel if the square footage didn't go up and the same number of bathrooms and bedrooms that the assessment should not go up.

2:00- 50 PINE ST., 58 PINE ST., 60 PINE ST, 94 LIBRARY AND 103 MAPLE ST.
MARJORIE JOHNSTON BY KAMBERLIEGH JOHNSTON

Mr. Johnston called in to present evidence on behalf of his mother Marjorie Johnston. Marjorie Johnston signed an authorization allowing him to represent her in this grievance.

- Mr. Johnston discussed how his main objective is to preserve his standing and future hearing opportunities;
- Mr. Johnston asked whether the handout was received and whether the agent authorizations were accepted. It was noted that authorization to represent Marjorie Johnston was accepted but authorization was not accepted for Raymond Jette who is the owner of 49 Pine St. and 52 Pine St. Mr. Jette is now deceased and no authorization was received from Mr. Jette's heirs or his estate.
- There was discussion that the hearings would be limited to the properties owned by Marjorie Johnston only;
- Mr. Johnston argued that the authorization was built into the perpetual lease given to his mother Marjorie and she was assigning it to Mr. Johnston; it was noted that Raymond Jette (deceased) had an active probate estate with representatives and they did not give authorization;
- Mr. Johnston wanted to discuss perpetual lease agreements and not assessed value;
- Mr. Johnston stated his only objective is to get to the next step.
- Mr. Johnston wanted to rely on the document submitted for 14255, he believes it should include span 540-170-12801 (50 Pine St.) and 49 Pine and 52 Pine. He states that the perpetual lease agreement would make his mom the titled owner and therefore make them contiguous to the other property and should be listed under the one span number 540-170-14255.
- It was noted that perpetual leases don't give title to the property;
- Mr. Johnston stated that he would like to appeal on a personal capacity the assessments for the portions of the houses that he has rented.
- Mr. Johnston states that the property is overvalued simply to preserve future appeals and evidence would be submitted in future hearings.

2:45 PM -112 NORTH MAIN ST- MOREY CLARK

Mr. Clark called in to discuss the grievance he dropped off to the Assessor's office on May 24, 2021.

- Mr. Clark stated that lowering his assessment only \$3,900 from the conveyance of a lot is too low;
- Mr. Clark stated that he wanted \$12,000 taken off from his assessment for the sale of the lot, because it is half of what he paid;
- It was discussed that he has 2 apartment buildings remaining on the lot.
- Mr. Clark stated that the houses share utilities and he feels that they shouldn't be considered 2 separate buildings.

3:00 PM – 4:00 PM

Opened 39 Baxter St. Application for grievance received by email;
 Opened email regarding 7 Charter Hill Dr.;
 Opened email regarding 44 Woodstock Ave.;
 Opened letter regarding 120 Crescent St.

4:00 PM GRIEVANCE HEARINGS CLOSED

Respectfully submitted,
 Kathleen Langlois, Assessor