

## 2020 GRIEVANCE HEARING

1. The 2020 Grievance Hearings opened on June 11, 2020 at 6:00 PM at the Canaan Municipal Office Building. Dennis Johnson, Diana Rancourt and Richard Dennis, Jr. Listers for the Town of Canaan were present. Face-to-face grievance hearings were not held this year. A time frame for calls was scheduled by the Listers and involved parties were contacted at the times scheduled.
2. Two votes were cast for Dennis Johnson for chairman and he accepted.

Before each grievance Chairman, Dennis Johnson welcomed everyone to the phone grievance hearings. He stated that this meeting is being recorded and you will be allowed up to 15 minutes for discussion. Your initial application and meeting notes will be used for determination by the Lister's in the days following tonight's sessions. You as the taxpayer will now have a chance to voice your grievance pertinent to the buildings or parcels. If you are representing another, please state so. We, the Listers may ask specific questions or request additional information but, NO decision will be made at this phone hearing. A reply will be mailed within two weeks and if not satisfied you may then further grieve through the BCA and so on. We do hope a compromise or understanding can be accomplished without ongoing actions. Then asked to state their name and parcel id #

### **U04044**

The first grievance addressed was on property owner James Davis Jr., property location is 124 Kingsley Road. The application read that the property was auctioned three times for a top bid of \$20,000. I will be demolishing the house, not livable, mold, asbestos, lead paint, flooded cellar. The board needs to show me where uninhibited apartment buildings in town are worth \$96,500.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 17, 2020 at 4:15 pm to review subject property and concluded that the quality would be changed to salvage value as the building will be torn down.

The total value of this property was reduced from \$96,500 to \$43,200.

### **R07003A**

The next grievance addressed was on property owner Suzanne Marquis property location is 54 Reservoir Road. David Gales was representing owner as of April 1<sup>st</sup> Suzanne Marquis. The application read my wife and I purchased and closed on this property on May 18, 2020. We purchased this property for sum of \$220,000. The attached "fee" appraisal dated April 6, 2020 listed the value in relation to current sale trends and comparable properties at \$240,000. Currently, this property is valued by the Town of Canaan at \$328,200, I fully understand that the current purchase price of a property and the associated "fee" appraisal is not the sole determining factor upon which a town assesses the value of a property. However, the purchase price and the appraisal should be evaluated as to their validity. I further use the following statistical data taken from the

2019 Grand List to show that the value of the property is not similar with other property values in the Canaan area. There are 18 properties on the Canaan, VT Grand List which have values greater than \$300,000 and less than \$400,000 (highlighted on grand list), 9 of the 18 properties or 50% have excess of 60 acres of land (highlighted in yellow). Out of the remaining 9 properties 6 or 66% of these properties are waterfront (highlighted in blue). That leaves 3 homes in Canaan, Vermont with a valuation higher than \$300,000 which do not have more than 60 acres or are considered waterfront properties (highlighted in green). Taking into consideration the "Cost Approach to Value" the condition of my property located at 54 Reservoir Road must also be taken into consideration. The building was constructed in 1986 and is 34 years old. There have been limited improvements to the interior and exterior since construction. These improvements consist of new flooring and countertops in the kitchen. All the bathrooms and other interior rooms have not been updated since construction. Every exterior window also requires replacement and cannot open in their current condition. There is no landscaping or other exterior property qualities that add to the value of the home. Utilizing only this approach the depreciation of a 34-year-old home would certainly make the home less valuable than what the Town assesses it at. I believe that taking into consideration the purchase price, appraisal and comps, the comparable valuations highlighted on the Grand List and the current condition of the property that a valuation closer to \$240,000 is more appropriate. I believe that an assessment of over \$100,000 beyond the current market value of the home places an unfair tax burden on me.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 21, 2020 at 1:30 pm to review this grievance with new property owners and concluded that the quality and depreciation of the house was already changed last year, the total value of this property was reduced from \$367,000 to \$328,000. The listers reviewed the land grades with new property owners and changes were made. The land grade on the housesite changed from 1.42 to 1.16 and on the acreage from depth rate of 1193.55 to grade of .79. Removed additional building lot. We were not able to do an interior inspection due to COVID-19.

The total value of this property was reduced from \$328,000 to 304,000.

### **R22008**

The next grievance addressed was on property owners Kevin and Cara Theriault location is 5314 VT Route 114. The application read that Odette Crawford stated to him that the town is taxing your land value higher because of the "lake view". I am looking to lower the taxes on the property due to not being able to see the lake from there.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 21, 2020 at 1:00 pm to review this grievance with property owner Kevin Theriault and concluded that the land grade would be changed to 1.13 from a 1.54 originally.

The total value of this property was reduced from \$89,400 to \$81,200.

#### **U02029**

The next grievance addressed was on the property owned Fauteux Family Trust, addressing the appeal is Power of Attorney and daughter, Susan Verchot. The application read our property, 128 Gale Street, is over assessed for FMV based on the comparable homes listed on the back of this page. In addition, we marketed the home for sale with Thibeault Realty for 2 plus years and were not able to sell the house. Our offers all of which were unable to get financing were from \$145,000 down to \$100,000.

The comps that seem most similar to our property. We are hopeful that we will sell this property this summer. We expect the sale to come through at \$135,000 that would seem to be the high market value at this time.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 24, 2020 at 4:30 pm to review this grievance along with phone call with Susan and concluded that the house quality would be changed to 3.50 from a 4.00 originally. Also made changes to floor coverings and heating. We were not able to do an interior inspection due to COVID-19.

The total value of this property was reduced from \$214,800 to 193,600.

#### **R02041**

The next grievance addressed was on the property owned Fauteux Family Trust, addressing the appeal is Power of Attorney and daughter, Susan Verchot located at Lot at Averill Town Line. The application read a certified appraisal was done by a Vermont Certified Appraiser in 2018, Nick Guyer and Robert Gray from Yankee Farm Credit. Their findings were for this property and the adjoining property in Averill, VT. The properties together make up 99.8 acres which were valued at \$661 per acre. The 9.8 acres in Canaan, VT in their expert opinion is \$6478.

Chairman Johnson stated that assessment from the appraisers Vermont Certified did not include the 2-acre building lot.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 24, 2020 at 4:30 pm to review this grievance along with phone call with Susan. The listers concluded that the appraisal did not include the 2-acre building lot and their acres in Canaan is \$300 an acre.

No value changed on this property.

**R01003**

The next grievance addressed was on property owners Edward and Mary Leah Cunningham property location 6026 VT Route 114. The application read for our purchase/financing by our bank, they did multiple comparisons. This revealed that our assessment by the Town of Canaan is much higher than those comps. Therefore, we would appreciate it if our property at 6026 Route 114 be reassessed.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 18, 2020 at 5:00 pm to review subject property with property owner Edward Cunningham. Changed roof to metal, removed outbuildings and physical depreciation from 25 to 35%. We were not able to do an interior inspection due to COVID-19.

The total value of this property was reduced from \$113,400 to \$100,400.

**R05008K**

The next grievance addressed was on property owner David L'Heureux property location is 67 Jacob Chopping Drive. The application stated no power, no sewer or septic (port-a-potty) no water in building, inside needs a lot of work.

The listers discussed this grievance after the phone grievance hearings and concluded that a visit is needed, and contact would be made.

The listers met on June 18, 2020 at 4:30 pm to review subject property. The listers concluded that the quality would be changed from 2.50 to 2:00 originally and changed the physical depreciation from 40% to 50% originally. Also added on carport. We were not able to do an interior inspection due to COVID-19.

The total value of this property was reduced from \$38,000 to \$35,900.

The June 11, 2020 Grievance Meeting was recessed at 8:00 pm and to reconvene after inspections have been completed.

No other business took place.

This concluded the 2020 Grievance hearings.

The 2020 Grievance Hearings adjourned on June 24, 2020 at 6:40 pm