

2021 GRIEVANCE HEARING

1. The 2021 Grievance Hearings opened on June 10, 2021 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. Richard Dennis Jr. nominated Dennis Johnson for Chairman. This was seconded by Diana Rancourt. No other nominations were offered. Nomination was accepted by Dennis Johnson.

Before each grievance Richard Dennis Jr. 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 he turned it over to Chairman Dennis Johnson and he asked to state their name and parcel id #.

R20005E

The first grievance addressed was on property owner Nailen Matschke property location is 160 All American Highway.

Mr. Johnson explained that the value on the house after depreciation is \$63,700, the land that is 12.10 acres is valued at \$36,100. “You have water source, sewer and landscape, and that value is \$8,000 and you have equipment shed which has a value of \$2,500 and that is how we come up with a value of your property”.

Mr. Matschke read through the application. “I am Brett Matschke, father of Nailen Matschke, who purchased the property with a foundation on it at 160 All American Highway in November 2020, after Brooks hired real estate agent Odette Crawford of Thibeault Real Estate to sell the property. Odette emailed me, and a property transfer was soon made. Brooks’ selling offer must have come from an original purchase price, but the property had been sorely abused over ten-years, and initial selling price did not accurately reflect a fair purchase price in 2020.”

They arranged to have two different Vermont Architects view the property (when Covid-19 prevented us from traveling there from CT), and both architects independently said there were major problems with the property and paying asking price of \$110,000 would NOT be advisable. Nate started his bid was \$30,000 and settled with the Brooks at \$42,000, through real estate agents Jennifer Rancourt (Colebrook) and Odette Crawford. Copies of Architectural Audit on file.

The problem included these points: There was only one bedroom with a proper window exit (not three), the building was full of trash (including dog and cat feces and urine, requiring days of scrubbing and many trips to dump), part of the foundation outside is exposed to weather and requires repair with earth-moving equipment, and insulation on all walls was NOT laid over a vapor-barrier to prevent water absorption and mold (which it now has throughout, requiring professional abatement and new insulation before occupancy). There were other problems, such as a well that allows water to flow down into the foundation all year, even after well is turned-off, and leaking plumbing, broken toilet, and septic planning errors, all needing professional repair before occupancy.

They requested that the Town of Canaan revise the property-tax value to more accurately reflect the foundation's condition and compare with other property values abutting on all sides. A value at \$42,000 would be a reasonable starting point at this time.

Nate lives in Hong Kong and cannot easily communicate directly. The POA for purchase was Sara Nailen Matschke (spouse, Nate's Mom) at 203-209-4508c.

Mr. Johnson informed the applicant that we the listers did visit the property in 2017 with the previous owner. Mr. Johnson asked if he made any improvements and he replied no and what his intentions are for the property and he replied the long term goal is to have a seasonal home. Mr. Dennis asked how long the property was on the market and Mr. Matschke replied he doesn't have that information.

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

The listers met on June 27, 2021 at 1:00 pm to review subject property and concluded that we revalued through inspection.

The total value of this property was reduced from \$110,300 to \$81,600.

R05006

The next grievance addressed was on property owner Justin & Jennifer Frizzell property location is lot off Judd Road. The application read see attached. The other thing we received was a copy of the property transfer.

Mr. Johnson stated that we (the listers) did not receive very much information and will let you (the property owner) explain his grievance. Mr. Frizzell stated that he paid \$53,120 for the property. Mr. Johnson asked if he has any intentions with his land and he replied no. Mr. Johnson explained that the 2-acre lot has a value of \$17,400. Mr. Frizzell stated that there is no power to the property and it has an old gravel road to it. Mr. Dennis asked how long the property was on the market for and he replied it was listed for nine months. The broker had it listed for \$80,000 with no offers.

No comparable were presented. No changes were made.

R17010B

The next grievance addressed was on property owner Adrien Inkel location is 81 Judd Road. Diana Rancourt explained too Mr. Pouliot that the owner as of April 1st was Adrien Inkel and that we can hear the grievance, but it is required that the POA for Mr. Inkel needs to stop in and sign the application so the listers can move forward. Stephane Inkel POA stopped in and signed the application the next day. The application read:

1. Property was recently appraised at \$200,000 by an appraisal firm, paid \$650.00 for the appraisal.
2. Property has numerous issues/leaks/cracked cement/no updates.
3. Property was showing taxes for 10 acres with home but was subdivided in 2014 to 2.58 acres.

Listers reviewed the Appraisal of Real Property.

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 16, 2021 at 4:30 pm to review this grievance with Bruno Pouliot and concluded that the land grade was changed from 1.82 to 1.08 and porch was removed from the value.

The total value of this property was reduced from \$227,800 to \$215,700.

R22011.B

The next grievance addressed was on the property owned Douglas Larson location is 5877 VT Route 114. The application read:

- (1) land prices ac other 36.11 and ac other 49.60 and s1 building lot 2. It should be ac other 47.6 as the 2 acres are not for the lot.
- (2) we sold the other house that was part of our taxes previously and based on the information I have for the cards and the value of the home we sold with 50 acres, our difference from last year's taxes to this year's should be greater. Homestead value = \$148,000 and no land in current use.
- (3) There is one floor covering listed for our home, but 3 actual floor coverings have always been present. The home we sold has a more accurate floor covering listing on the card, we are being overcharged.
- (4) There is no unit cost listed for the roof "comp shg" (It is standard cost)
- (5) Please clarify what an "roughin" is. (washer hook-up)
- (6) Please clarify what a "fixture" is. (attached to water source)
- (7) Why are the 2 acres out for s1 bldg lot priced so differently from my current house @\$27,000 vs the house I just sold @\$24,400. (land grade difference)
- (8) Under fireplace it says 1.5 fin/ single what does that mean? (Chimney extends 11/2 floors)
- (9) What is a "foundation adjustment" sf mod hil"? (House extends into a slope)
- (10) Please send the new property appraisal card for 5877 VT RTE 114. So I may make sure all items for the sold property have been appropriately removed. Emailed the card.

The listers discussed this grievance after the phone grievance hearings and concluded that the outbuildings were not removed from their property and will be adjusted, and a result of grievance will be mailed to them.

The total value of this property was changed from \$346,000 to \$198,000.

R04002

The next grievance addressed was on the property owned by Marc Marchesseault at 1455 VT Route 102. The application read acreage needs to be adjusted due to a surveyed map Slot #10 Page 13 should be only 20.63 acres.

The listers discussed this grievance after the phone grievance hearings and concluded that the acreage will be adjusted.

The total value of this property was changed from \$79,800 to \$65,400.

R22011

The next grievance addressed was on property owner Robert & Jennifer Fulton property location south side of route 114. They just had questions about the change in appraisal notice and wanted to know how much the taxes will be. We explained the notices and let them know approximately what the taxes would be based on last year's tax rate.

No change in value.

The June 10, 2021 Grievance Meeting was recessed at 7:30 pm and to reconvene after inspections have been completed.

No other business took place.

This concluded the 2021 Grievance hearings.

The 2021 Grievance Hearings adjourned on June 27, 2021 at 2:25 pm