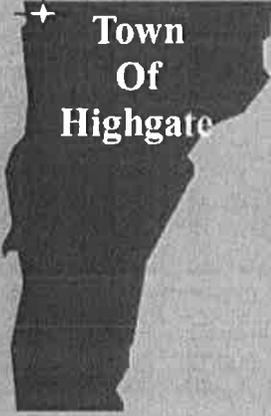


## NOTICE TO TAXPAYER



**Town  
Of  
Highgate**

PO Box 189  
2996 Vermont Route 78  
Highgate, VT 05459  
[www.highgatevt.org](http://www.highgatevt.org)  
Phone: 802-868-4697  
Fax: 802-868-3064

**Heidi Britch-Valenta**  
Town Administrator  
Planning & Zoning Administrator  
[hbvalenta@highgatevt.org](mailto:hbvalenta@highgatevt.org)  
Ext. 203

**Thomas Racine**  
Treasurer, Asst. Town Clerk  
Delinquent Tax Collector  
Ext. 204  
[tracine@highgatevt.org](mailto:tracine@highgatevt.org)

**Wendi Dusablon**  
Town Clerk  
Ext. 201  
[hgtownclerk@gmail.com](mailto:hgtownclerk@gmail.com)

**Shirley, Peter & Aimee**  
Listers Office  
& 911 Coordinators  
Ext. 208  
[sfecteau@highgatevt.org](mailto:sfecteau@highgatevt.org)  
[areynolds@highgatevt.org](mailto:areynolds@highgatevt.org)

**Steve, Mike & Philip "Butch"**  
Highway Department  
Ext. 207

**Vonnie Lamotte**  
Animal Control Officer

**Jeff Towle**  
Health Officer

**Jeff Towle**  
**Christopher Yates**  
**Diana O'Hara**  
**Paulette Tatro**  
**Randy Connelly**  
Highgate Selectboard

Notice is hereby given in accord with 32 V.S.A. §4111 that the undersigned Listers within and for the Town of Highgate have this day completed the abstract of individual lists (abstract) of property owners as of the 1<sup>st</sup> day of April, 2015.

The Listers have this same day lodged the abstract in the office to Wendy Dusablon, Town Clerk for the inspection of taxpayers.

On the 18<sup>th</sup> and 19<sup>th</sup> day of June, 2015 at 9:00.m. the undersigned Listers will meet at The Town of Highgate Municipal Building to hear appeals of taxpayers aggrieved by actions of the Listers from whom timely grievances have been received.

To be timely, such grievance must be in writing and received (postmarks not accepted) by the close of business on the 19<sup>th</sup> day of June, 2015 .

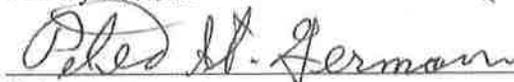
At the close of grievance hearings, the Listers shall make such corrections in the abstract as were determined upon hearing or otherwise.

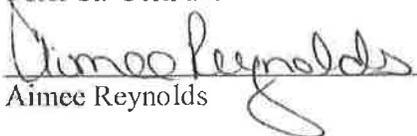
Unless cause to the contrary is shown, the contents of said abstract will, for the tax year 2015, become the grand list of The Town of Highgate of each taxpayer named therein.

Signed at The Town of Highgate in the County of Franklin this 29<sup>th</sup> day of May, 2015.

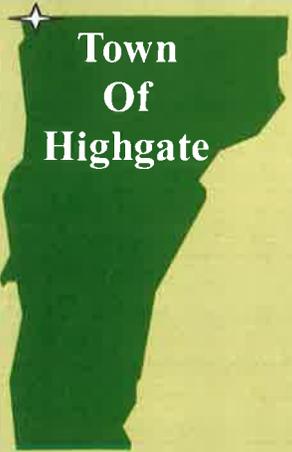
Lister of the Town of Highgate

  
Shirley Fecteau

  
Peter St. Germain

  
Aimee Reynolds

Lister shall post a copy of this notice in the town clerk's office and in at least 4 other public places in town.



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Highgate Selectboard

# Minutes of Grievance Hearings 2015

**April 24, 2015  
No Time Scheduled  
Dawn Densmore**

Present: Choose not to schedule an appointment due to not having any available time to meet.

Dawn Densmore owns two homes and 3.11 acres of land at 219 Mill Hill Road under Parcel # 0020064055.

Appellant questioned town property value based on bank appraisal.

## **Deliberative Session:**

No change to assessment due to appellant withdrawing letter.  
Motion by Aimee Reynolds, seconded by Shirley Fecteau to accept this decision.  
Approved.

**June 18, 2015  
Public Hearing Opened @ 9:00 AM  
Donna Desrosiers-Zagurak**

Present: Donna Desrosiers-Zagurak – Property Owner  
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Donna Desrosiers-Zagurak owns a camp on 0.46 acre of land at 580 Shipyard Bay Road under Parcel #0005017145.

Appellant felt that the assessed property value was too high based on appraisal obtained through Union Bank. The listers broke down the Property Cost sheet line by line in comparison to the appraisal. The huge differences involved the land and site improvement values. The appraisal valued the land at a general rate of \$50,000.00, not taking in consideration the there is a considerable amount of lake frontage. The site improvements on the appraisal were valued at \$15,000.00, with no breakdown of how this was determined, where the town has a value of \$21,000.00. Appellant questioned the law and how the property is assessed. Listers explained that there is a \$133,600.00 difference in land values due to the lake frontage that is determined by linear feet. Public hearing closed @ 9:30 am on June 18, 2015.

## **Deliberative Session:**

*Result of Hearing.* Listers reviewed the appraisal again and felt that the appraisal doesn't take into account the value of the lake frontage. All property owners on the lake are assessed with the same values of \$1500 a linear ft. with 0.9 as depreciation for the water quality. The property in question has a lower depreciation of 0.85 due to ledge and water access. The listers feel the most value of the property is in the land. The house has not had any changes since the last town appraisal in 2008 and is at fair market value. No change was done to the assessed value. Motion to accept decision by Shirley Fecteau, seconded by Peter St. Germain. Approved.

**June 18, 2015**

**Public Hearing Opened @ 9:32 AM**

**Mary Beyor Life Estate, Gordon Beyor Jr., Avery Beyor, Sandra Daniel, & Arvis Beyor**

Present: Arvis Beyor -Partial Owner, & Isaac Beyor - Son of owner  
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds—Board of Listers  
(Aimee Reynolds recused herself due to being a relative.)

Mary Beyor Life Estate owns a home and 1.50 acres of land at 844 Highgate Road under Parcel #0020207069.

Appellant questioned the difference between the appraisal obtained by the Estate of Mary Beyor to the assessed property value of the town. Appellant claims that the home is in major need of repair. The windows need replacing, roof leaks, kitchen floor needs replacing, chimney is falling apart, ceiling in rooms needs replacement due to leaking roof, etc. Outbuildings are also in poor condition and may be removed. Listers explained how they obtained the values listed on the property card. A site visit was recommended and scheduled for Thursday, June 25th @ 8:45 AM. Hearing remains open until after site visit. Site visit was completed and hearing closed @ 9:20 AM on June 25, 2015.

**Deliberative Session:**

*Results of Hearing.* After a site visit it was determined that the home was in very poor condition. The roof leaks and sags creating ceilings to have water stains. Kitchen floor bows and sags. Windows need replacing. 1/4 of basement is a crawl space, very low. Upstairs are two rooms not bedrooms due to not having any closets. Upstairs has 4 ft. knee walls on each side. Listers reduced the quality of the home from 2.25 to 2.00. Increased the Physical Depreciation from 25% to 35% and the Functional Depreciation from 5% to 10%. Removed one shed. Removed landscape from MH site. Reduced size of home from 1376' to 1328'. Motion to accept decision by Shirley Fecteau, seconded by Peter St. Germain. Approved.

**June 18, 2015**

**Public Hearing Opened @ 10:00**

**Bonnie Cheney**

Present: Bonnie Cheney –Property Owner  
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Bonnie Cheney owns a home and 2.60 acres of land at 495 Carter Hill Road under Parcel # 0012001025.

Appellant initially was disputing the increase of her property taxes. Listers explained that they do not have anything to do with the tax rate, they are only responsible for the assessed value of properties. Appellant agreed that she would like to question the assessed value of her property. Listers reviewed the property card line by line with the appellant and found that the hot tub has been removed from the property. Listers explained that the property is being taxed at a non-residential rate due to the owner not living at the property six or more months out of the year. Appellant stated that she does claim residence in Florida, where she lives in the winter. She also stated that she lives at Lone Pine Campground when here in Vermont. There are 3 apartments at this dwelling and currently her son and his girlfriend live in one of the apartments in question. Renters have destroyed the home. A site visit was requested by the appellant and scheduled for Thursday, June 25th @ 10:00 am. Hearing remains open until after site visit. Site visit was completed and hearing closed @ 10:45 AM on June 25, 2015.

## **Deliberative Session:**

*Results of Hearing.* A site visit was done to the 3 apartment dwelling. It was confirmed that there is no longer a hot tub and it was removed. Fixtures were counted and it was noticed that there were only 12 not 15 along with the total room count which needed to be changed from 8 to 11. Due to leaking ceilings, damaged exterior doors, concrete to front porch being broken up and floor tiles being split the condition was changed from Good to Fair/Average and the Physical Depreciation was also changed from 17% to 25%. Functional Depreciation was given at 5% due to the basement apartment being narrow and steep. Motion to accept decision by Aimee Reynolds, seconded by Shirley Fecteau. Approved.

**June 18, 2015**

**Public Hearing Opened @ 11:00 AM**

**Theresa L. Cadieux**

Present: Theresa L. Cadieux - Owner, Richard Hebert & Hunter Hebert - Their Son  
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Theresa L. Cadieux owns a home, mobile home rental property, and 5.00 acres of land at 242 Campagna Road under Parcel # 0007029014.

Appellant questioned the assessed value of her property due to her escrow amount increasing. Listers explained that the property is being taxed at a non-residential rate due to the owner not living at the property six or more months out of the year. Appellant claims that she does live at the property and will be in contact with her accountant to file the HS-122. After reviewing the property card the appellant claims that the water line to the mobile home has been disconnected and removed, the mobile home has been destroyed by the previous renter, the home has only 1 bathroom not 2 as listed on the property card, and the home is also in very poor condition. A site visit was recommended by the listers and scheduled for Thursday, June 25th @ 11:00 am. Site visit was completed and hearing closed @ 11:35 AM on June 25, 2015.

## **Deliberative Session:**

*Results of Hearing.* During the site visit it was determined that there was only 1 full bathroom instead of 2, the total room count needed to be corrected from 9 down to 7, and the fixtures changed from 10 to 5 due to getting rid of one bathroom. The condition was lowered from Good to Fair/Average with a Physical Depreciation from 15% to 20% and Functional Depreciation was given 5% due to the basement flooding & very wet, rotting windows & doors, and the roof being patched in many places. 1259 sq. ft. of the home is not complete (inside or out) and still a work in progress, due to this the home has been listed at 80% complete. The land grade was lowered from 1.00 to 0.90 due to being wet and poor drainage. The stable was changed to a shed with an average quality of 80% good. The MH on the property, that has been used for rental, is completely destroyed. This has been reduced from good condition to salvage with a Physical Depreciation from 55% to 90%. Skirting was lowered from average to low cost due to being rotting plywood. Removed porch. Energy & heat were listed to none and water line was taken off property card due to no longer being connected to any utilities. Motion to accept decision by Peter St. Germain, seconded by Aimee Reynolds. Approved.

**June 18, 2015**

**Public Hearing Opened @ 2:00 PM**

**Helga Marcus**

Present: Helga Marcus - Property Owner

Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Helga Marcus owns a camp and 0.17 acres at 18 Old Camp Road under Parcel # 0005054021.

Appellant is grieving the assessed value of her property. The septic has been failing and after discussion with Drummac Septic Service she would have to install a mound system with 2 pumps. This would cost more than the camp is worth. Currently the septic system is a wood container with a metal top. Appellant also states that the camp is of inferior design and has many flaws that should lower the value. A site visit was recommended by the listers and scheduled for Thursday, June 25th @ 1:30 PM. Hearing remains open until after site visit. A site visit was completed and the hearing closed at 2:30 PM on June 25, 2015.

**Deliberative Session:**

*Results of Hearing.* At the site visit it was determined that the land was ledge throughout and the land grade was lowered from 1.00 to 0.50. Roughens were adjusted from 1 to none. The bedroom count was lowered from 3 to 2 due to one of the rooms not having a closet and the total room count from 7 to 6. The camp's age, a rippling ceiling, and increased traffic from The Tyler Place helped in the decision to adjust the Physical Depreciation from 15% to 25%. The camp has been experiencing problems with the septic and the sewer was lowered due to the problems. The shed was changed to a Matl. Shed at average quality which lowered the cost due to the condition. It was also determined that her physical address should be 92 Randolph Road. This was changed and corrected with 911. Motion to accept the decision by Aimee Reynolds, seconded by Peter St. Germain. Approved.

**June 18, 2015**

**Public Hearing Opened @ 4:00**

**Kenneth S. & Melanie R. Thompson**

Present: Kenneth & Melanie Thompson – Property Owners

Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Kenneth S. & Melanie R. Thompson own a camp and 1.90 acres of land at 62 Brown's Court under Parcel # 0002039100.

Appellant questioned the assessed value compared to the value of the appraisal obtained through New England Federal Credit Union. Listers explained how the assessments are generated and how the CLA is currently at 112.20%. The appellant understood the process and was very thankful to have the listers take the time to explain everything to them. Public hearing closed @ 4:10 pm.

**Deliberative Session:**

*Results of Hearing.* No change to the assessment. At the time of the hearing it was explained how the listers assess properties, how the CLA is established, and some of the state laws. Property owners understand the process after it was explained to them and were happy with the explanation. Motion to accept the decision by Shirley Fecteau, seconded by Peter St. Germain. Approved.

June 19, 2015

Public Hearing Opened @ 11:30 AM

David & Kimberly Brickner

Present: David Brickner - Property Owner

Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

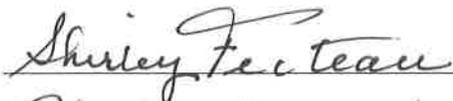
David Brickner owns a home and 3.27 acres of land at 1279 Hanna Road under Parcel # 0014062105.

Appellant questioned his tax bills. Needed explanation of the Interim, Revised, and Supplemental tax bills. Listers explained that the interim bill needed to be disregarded because the revised bill takes its place. The revised bill was due to a late homestead filing. To derive at the total taxes owed the revised bill and the supplemental bill needed to be added together. Appellant also stated concerns that the assessed value was more than the appraisal obtained by AMC Mortgage Research Center LLC / VA. Listers explained how the assessments are generated. Also concerns were voiced as to how the town notifies the public in regards to open meetings. A site visit was recommended and a time will be set up through email once the appellant checks his schedule. No site visit was every schedule by appellant. An email was sent to him asking if he was still interested in having a site visit to evaluate his property and by law we only had until July 1, 2015 before the hearing had to be closed. No response was ever received and the hearing was closed on July 1, 2015.

**Deliberative Session:**

*Results of Hearing.* No change to the assessment. Due to no site visit being performed and the need to evaluate the property for any changes and the inability to verify the information on the property card the listers were unable to make any adjustments to the assessment. Motion to accept decision by Shirley Fecteau, seconded by Peter St. Germain. Approved.

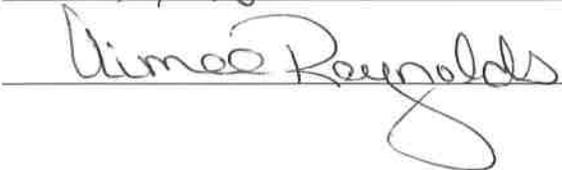
Minutes submitted and approved by,



Shirley Fecteau, Lister



Peter St. Germain, Lister



Aimee Reynolds, Lister