

**Town
Of
Highgate**

NOTICE TO TAXPAYER

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 1st day of April, 2014.

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

On the 12th day of June, 2014 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.

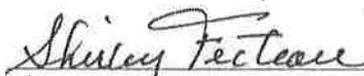
To be timely, such grievance must be in writing and received (postmarks not accepted) by the close of business on the 13th day of June, 2014.

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

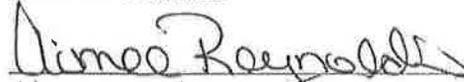
Unless cause to the contrary is shown, the contents of said abstract will, for the tax year 2014, become the grand list of The Town of Highgate of each taxpayer named therein.

Signed at The Town of Highgate in the County of Franklin this 29th day of May, 2014.

Listers of the Town of Highgate


Shirley Fecteau


Peter St. Germain


Aimee Reynolds

**PO Box 189
2996 Vermont Route 78
Highgate, VT 05459**

**Phone: 802-868-4697
Fax: 802-868-3064**

www.highgatevt.org

Heidi Britch-Valenta
Town Administrator
Planning & Zoning Admin.
Ext. 203
hbvalenta@highgatevt.org

Thomas Racine
Town Treasurer &
Delinquent Tax Collector
Ext. 204
tracine@highgatevt.org

Wendi Dusablon
Town Clerk
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wdusablon@highgatevt.org

Shirley, Peter & Aimee
Listers Office & 911 Coord.
Ext. 208
sfecteau@highgatevt.org
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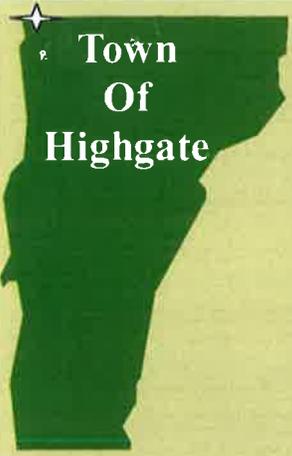
Steve, Mike & Philip "Butch"
Highway Department
Ext. 207

Luke Choiniere
Health Officer

Raymond Dixon
Animal Control Officer

Jeff Towle
Luke Choiniere
Andy King
Diana O'Hara
Christopher Yates

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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Diana O'Hara
Highgate Selectboard**

Minutes of Grievance Hearings 2014

May 22, 2014

1:00 PM

Michael , David, Jane, John Vanslette, Patricia Johnson, & Christine Ash

Present: Michael Vanslette (Jane Vanslette on phone) – Property Owner
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Michael , David, Jane, John Vanslette, Patricia Johnson, & Christine Ash own a travel trailer and .10 acres of land.

A site visit was done after reviewing letter. Appellant felt that the property value was too high. Stated that there is no water to travel trailer. Appellant stated that the toolshed is no longer on property and will be taking off deck. Stated that the land is 42 x 70 ft. and is being charged for more acreage than they have. Hearing closed at 1:15.

Deliberative Session:

Result of Hearing: Removed toolshed. Removed water. After reviewing the deed the land size is actually 42 x 70 ft. Acreage was corrected from .10 to .07 acres. Motion by Aimee Reynolds, seconded by Peter St. Germain to accept this decision. Approved.

June 12, 2014

9:00 AM (Scheduled Time)

Jeffrey A & Meagan Gilmore

Present: Could not attend scheduled meeting due to father passing away. Asked that we act on letter.

Appellant questioned town property value based on bank appraisals.

Deliberative Session:

Results from Reviewing Letter: No change due to property owner already being given a 13% Physical Depreciation and the home still being listed at 98% complete. When figuring the CLA at 12% the property values are very close to the appraisals given. Motion by Peter St. Germain, seconded by Shirley Fecteau to accept this decision. Approved.

June 12, 2014
9:30 AM
Thomas Conger

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

Mr. Conger owns a home and .88 acres of land.

Appellant stated that he had an appraisal and it was \$14,300 under the property value the town has him assessed at and claims this caused the bank to refuse him for a lower interest rate on a loan. States that the deck noted for his property is less than 80 ft. Vinyl and house are in rough shape. A site visit was scheduled for June 19, 2014 at 4:00. Hearing was closed at 9:45.

Deliberative Session:

Results of Hearing: Mr. Conger canceled the site visit and withdrew his grievance by phone on June 19, 2014. Motion by Peter St. Germain, seconded by Shirley Fecteau to accept this decision. Approved.

June 12, 2014
10:00 AM
Jorie Spears

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

Miss Spears owns a mobile home and 1.00 acres of land.

Appellant stated that she had a bank appraisal that came in at \$63,000.00 (land at \$45,000 & home at \$18,000). Questioning metal shed and mobile home values. Stated that the shed only has a tarp for a roof and trailer value should be lower due to the age and quality. A site visit was scheduled for June 20, 2014 at 10:00. Hearing was closed at 10:15.

Deliberative Session:

Results of Hearing: Peter St. Germain and Aimee Reynolds were the listers present at the site visit and deliberation. Changed Roughins from 2 to 1, Physical Depreciation from 50% to 70% due to stapled ceiling, some original windows, and spongy floors, and lowered landscape value from \$3,000 to \$2000. Motion by Peter St. Germain, seconded by Aimee Reynolds to accept this decision. Approved.

June 12, 2014

10:30 AM

Randolph Company Inc.

Present: Arthur Bliss & Linda Eldridge - Representatives
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Randolph Company Inc. owns a camp with 600 ft. of lake frontage and 6.10 acres of land.

Appellant had a survey of their property and the survey showed that there was only 386 ft. of lake frontage and 5.75 acres of land compared to 600 ft. and 6.10 acres that the town had listed. Hearing was closed at 10:45.

Deliberative Session:

Results of Hearing: After reviewing the survey the lake frontage was corrected to 386 ft. and acreage was corrected to 5.75 acres. Motion by Shirley Fecteau, seconded by Peter St. Germain to accept this decision. Approved.

June 12, 2014

11:00 AM

Anthony & Kim Nichols

Present: Kim Nichols (Tony Nichols on speaker phone) – Property Owners
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Mr. & Mrs. Nichols own an apartment house with 1.30 acres.

Appellant questioned increase in value from 2012 to 2013 after listers inspection of the downstairs apartment. Feels that the increase was too high. Listers explained that the values went up because, after inspecting the downstairs apartment, all the work was completed except for heating, which was just being put in. Also explained that once the second apartment is finished the dwelling will be changed from Single Family to a Duplex. Hearing was closed at 11:15.

Deliberative Session:

Results of Hearing: HW baseboard heat was added for 1st floor apartment (65% of home). Motion by Aimee Reynolds, seconded by Peter St. Germain to accept this decision. Approved.

June 12, 2014
11:30 AM
RGR Real Estate LLC

Present: Terry Doe - Representative
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

RGR Real Estate LLC owns 2.34 acres of land.

Appellant questioned the value of land listed by the town. Claimed that the property is hard to sell due to easements and septic for other lots on this property. An offer of only \$34,000.00 was made within the last few months. Hearing closed at 11:45.

Deliberative Session:

Results of Hearing: An adjustment of the land grade was given from 1.00 to 8.5 which lowered the value of the land from \$66,500 to \$56,600. Motion by Shirley Fecteau, seconded by Peter St. Germain to accept this decision. Approved.

June 12, 2014
1:00 PM
Michael E. Quilliam

Present: Michael Quilliam & Rollande Larrow – Property Owners
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Mr. Quilliam owns a home and 1.08 acres of land.

Appellant stated he had a bank appraisal that valued the home at \$180,000.00. It was noticed that a porch of 48 ft. needed to be removed. Appellant stated that 8 windows in the home were stationary and could not be opened, stairway was very narrow, not many outlets or closets, and brick is 1 ft. wide onto foundation and limits putting outside receptacle etc. onto home. Hearing closed at 1:15.

Deliberative Session:

Results of Hearing: Quality of home changed from 3.40 (average/good) to 3.00 (average) due to appearance of home. Removed 48 sq. ft. porch (Porch #1) due to being under 50 sq. ft. Removed 96 ft. from the 668 ft. on Porch #3 due to already being charged in Porch #2. Gave a Functional Depreciation of 10% due to stationary windows, narrow stairway, lack of closets, and limitations due to brick on foundation. Motion by Peter St. Germain, seconded by Aimee Reynolds to accept this decision. Approved.

June 12, 2014

1:30 PM

Joseph & Christine Depatie

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

Mr. & Mrs. Depatie own a home and 10.10 acres of land.

Appellant questioned an increase in homestead value from notice received. Listers explained that the previous year 33% Business Use was declared but removed this year due to not declaring any use. All values are now residential. Mr. Depatie was happy with the explanation. Hearing closed at 1:45.

Deliberative Session:

Results of Hearing: No changes. Motion by Shirley Fecteau, seconded by Peter St. Germain to accept this decision. Approved.

June 12, 2014

2:00 PM

David Quilliam Estate

Present: Edward Quilliam – Executor of Estate
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

David Quilliam Estate owns a home, farm, and 284.42 acres.

Appellant had the land surveyed showing that the acreage is actually 205.29 acres instead of 284.42 acres. Copper was stolen from the home but no damage was done. A repayment was questioned due to the incorrect amount of acres the estate has been paying for years. Listers explained that a refund is not usually given. Hearing closed at 2:15.

Deliberative Session:

Results of Hearing: Corrected acreage to 205.30 acres from survey map given. The survey map showed that the 80.62 acres was owned by the Edward Tyler III & Pixley Hill property (Parcel # 0003012079) and was added to the acreage for this property. Motion by Aimee Reynolds, seconded by Shirley Fecteau to accept this decision. Approved.

June 12, 2014

3:30 PM

Tiffanie Dukeshire

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

Mrs. Dukeshire owns a home and 10.10 acres of land.

Appellant questioned the property value of her home based on 3 appraisals that she had received. The 3 appraisals were very similar in values to each other. Listers explained the CLA and how if you factor in the 12% the property value from the town is very close to the appraised values. The home has 3 bedrooms. Hearing closed at 3:45.

Deliberative Session:

Results of Hearing: A decision to have a site visit was decided on in deliberation and an appointment was scheduled for June 19, 2014 at 10:00. After viewing the property the land grade for 8.10 acres was reduced from .9 to .85 due to being wet. Included finished area from the basement to the homes finished area, adjusted area for the vaulted ceiling, and changed the bedroom count from 2 to 3. Property value increased from \$313,600 to \$316,800 after the adjustments were made. Motion by Peter St. Germain, seconded by Shirley Fecteau to accept this decision. Approved.

June 12, 2014

5:00 PM

Phyllis Cassidy Family Trust

Present: Tammy Cassidy Ruhl – Representative
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Phyllis Cassidy Family Trust owns a home, farm, and 130.94 acres.

Appellant questioned why the values from last year increased \$12,100. Listers explained that the real values had not changed but were just allocated to different locations. Mrs. Ruhl was happy with the explanation and decided to withdraw the grievance. Hearing closed at 5:15.

Deliberative Session:

Results of Hearing: Grievance was withdrawn during hearing. Motion by Aimee Reynolds, seconded by Peter St. Germain to accept this decision. Approved.

June 12, 2014

5:30 PM

John & Jennie McDonald

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

Mrs. McDonald owns a home and .88 acres.

Appellant questioned the notice that was received. Listers explained that the Business Use that was declared in previous years was removed due to not being declared for 2013. All values are now residential. Appellant also had questions in regards to property card, such as notation of “Lifts and Heating Units” which was explained that the notes were for previous home owners and did not affect the values. Questions on bedroom count, room count, and verification of the Span # were also answered. Hearing closed at 5:45.

Deliberative Session:

Results of Hearing: No changes. Motion by Shirley Fecteau, seconded by Peter St. Germain to accept this decision. Approved.

June 13, 2014

2:00 PM

Victor P Gaudette

Present: Victor P. Gaudette – Property Owner
Shirley Fecteau, Peter St. Germain, & Aimee Reynolds – Board of Listers

Mr. Gaudette owns 4.22 acres.

Appellant felt that land values were too high due to Lot #4 being wetlands and having a 50 ft. buffer. Appellant states that he can only build on a small portion of the lot. Development on Lot #7 had to be stopped due to a Deferral of Permit letter from the state waiving development rights because there is not enough footage to place a septic system 300 ft. from neighboring land owners. Hearing closed at 2:15.

Deliberative Session:

Results of Hearing: The land grade for Lot #4 was reduced from 1.00 to .90. The land grade for Lot #7 was reduced from 1.00 to .70. Motion by Aimee Reynolds, seconded by Peter St. Germain to accept this decision. Approved.

**No Meeting Scheduled.
Charles & Susan Thompson**

Appellant sent a letter to schedule a grievance but when notified to schedule a time the grievance was withdrawn. Withdrew on June 13, 2014 by phone.

Deliberative Session:

Results of Hearing: Grievance was withdrawn. Motion by Peter St. Germain, seconded by Aimee Reynolds to accept this decision.. Approved.

**No Meeting Scheduled.
Louis & Brenda Young**

Reviewed grievance from letter sent. Property owners could not make appointment due to Mr. Young being sick.

Appellant felt that land value was too high. Their lawyer suggested that a grievance take place to look over values.

Deliberative Session:

Results of Hearing: Reduced land grade from .90 to .65 due to being wet. Motion by Shirley Fecteau, seconded by Peter St. Germain to accept this decision. Approved.