

MEETING MINUTES FROM GRIEVANCE HEARINGS

Tuesday, MAY 13TH, 2025

Cole Hall 61 Buck Hill Rd, 2nd floor Assessors Office

Meeting was audio recorded using Zoom.

9:00 am: In attendance Nate Stoddard NEMRC Assessor, Gina Jenks Town of Shaftsbury Assessor's Clerk. Mr. & Mrs. Cornell parcel # 18-02-23

The Cornell came to the grievance hearing to grieve the value of their home because of the PFOA'S in their well water. They explained they feel that their land wouldn't be able to sell because of the PFOA's in their water. They said they wanted to subdivide their land but believe no one would buy it now because of the PFOA'S

Nate was asking Cornell's questions about their land and their water. Nate also explained how the valuation process works. Ended at 9:30

9:34 am: In attendance Nate Stoddard NEMRC Assessor, Gina Jenks Town of Shaftsbury Assessor's Clerk. Mr. Shawn Legacy parcel # 18-02-17.17 came to the grievance hearing to grieve the value of his home because of the PFOA's in his water. He explained that he has lived in his home for 25 years and how concerned he is for his family because of the water. He said the State did put in the POET water filter system because his water numbers were over the 20 marks.

Nate explained to Mr. Legacy how the property value works and what has sold in this area in the past few years. Nate also explained how functional deficiency value works for appraisal. Ended at 9:43am

12:23 pm: In attendance Nate Stoddard NEMRC Assessor, Gina Jenks Town of Shaftsbury Assessor's Clerk. Mr. & Mrs. Oriold parcel # 18-02-78

The Oriold's came in to grieve the square footage of their home and that their basement was no longer finished. They said their basement had been gutted.

Nate has explained how the process works and that he would remove the basement from basement finished too unfinished. The meeting was paused for a sight visit. Nate returned to finish the meeting explaining that he will remove the finished basement to unfinished

and while on the visit he discovered two decks that needed to be added to the file. Ended at 1:30pm.

2:04 pm: : In attendance Nate Stoddard NEMRC Assessor, Gina Jenks Town of Shaftsbury Assessor's Clerk. Mr. & Mrs. Shanny 12-01-23 are here grieving the acreage of their property. Shanny's said that they sold off two acres a while ago and that a deed was sent in explaining that. They explained that their records still say they have 62 acres when they have 60 acres.

Gina stated that the deed that was recorded was a corrected deed but did not have any acreage listed and that she cannot change the acreage unless there is something that has a new number like a deed or a survey map. Which the Town does not have anything on file for that.

Nate explained how the parcel maintenance program and the CAMA program work. He also discussed how while looking at their acreage the office discovered that they have two large buildings on that land that have not been valued, and one did not have a permit for. Ended at 2:32pm

2:41pm: The Hunters 18-02-17.6 were not able to attend. Nate did receive a phone call from Mrs. Hunter. Nate read the letter that the Hunters sent in with their grievance form. The believe that their Home should not have an increase in value because of the PFOA's.

Ended 2:43pm

3:01pm: The Slavin 15-21-20.1 are grieving the % done on the new house that they are living in. They explained that they are living downstairs because the upstairs is not complete. Nate explained that he had entered the house at 70% complete and explained how the valuation is done. They agreed that the % complete sounded correct. They also stated that the town doesn't take care of their road and that they live behind the town garage and transfer station and they believe that this should cause the value to be lowered. Nate listened to what they were saying and told them that. Ended 3:15pm

End of Grievance Hearing.

