

Town of Poultney
Draft Assessor Grievance Minutes
June 18, 2025

Meeting Opened at 8:55 am

9:00 am

Property Owner: Malcolm McIntyre

PID: 120140.010

Location: 229 Ruby Road

Previous Value: \$94,300

Preliminary Value: \$105,500

Result of Grievance: \$95,300

Mr. McIntyre discussed the land constraints with consisting of transmission lines that go through the middle of property, limited any potential use for permanent structures. Most of the land is wetland and limited use.

The dwelling has an office addition on the back, a recent build.

There is an old MH that is on card and needs to be removed. It is basically a salvage structure.

Result: Adjustment to land grade to accommodate limits of useful contribution.
Adjusted value of salvage structure to be removed.

10:00am

Property Owner: William Osborne

PID: 160101.200

Location: Endless Brook Road

Previous Value: \$72,000

Current Value: \$72,000

Result of Grievance: \$38,100

Mr. Osborne discussed the restrictive covenants on the land which includes all development rights which were sold to conserve the property in perpetuity by the previous owner. The property is open to the public for hiking and enjoying it in its

natural state. Mr. Osborne maintains per a contract and has installed a substantial new bridge, trails and maintaining the open areas below the mountainside.

Result of Grievance:

After reviewing the conservation easements and deeds it is reasonable to value the property with this in mind. No development can happen, and Mr. Osborne is committed as well as obligated to maintain elements of the land. Adjustments were made to the grade of the land as consideration of the conservation in perpetuity.

10:30 am

Property Owner: Lewis & Bonnie Ennis

PID: 0505127

Location: 2825 Highland Gray Road

Previous Value: \$384,600

Preliminary Value: \$369,400

Result of Grievance: \$330,700

Mr. & Mrs. Ennis came in to discuss why the valuation changed. After explaining that it appeared to the assessor the old dwelling was removed but the building was redrawn to match the original plan. They contested that anything had been done. We agreed to visit the property so that an accurate sketch and value could be better determined

Result of Grievance:

After site visit the assessor sketched and determined the old house was mostly gone. They are going to try to salvage the area where the kitchen was although it is in salvage condition currently (not valued).

11:00am

Property Owner: Rooster Real Estate LLC

Representative: Nicole Bower

PID: 272176

Location: 3816 VT Route 30 South

Previous Value: \$512,500

Current Value: \$512,500

Result of Grievance: \$500,000

Nicole Bower offered a bank appraisal which was done in 2023 which valued the property then at \$490,000. She noted that the property was assessed higher than the value paid in 2023. The property was purchased with all the personal property, particularly the kitchen equipment. It was noted that the square footage is different in the appraisal and the assessor asked to go and do measurements to compare with the town records. The assessor also asked for a copy of the appraisal to review.

Result of Grievance: Measurements were confirmed by the assessor having gone down to measure. They are the same as the town records. Measurements are consistent with exterior perimeter. Consideration given for water filtration system permitted not yet completed. Funding was held in escrow at the time of sale.

11:15am

Property Owner: Tasteful Station

Representative: Nicole Bower

PID: 215258

Location: 28 Depot Street

Previous Value: \$203,400

Preliminary Value: \$255,400

Result of Grievance: \$255,400

Nicole Bower wanted to know what had changed. She explained the renovations they did to create the restaurant space. There was a commercial kitchen there and the students at LiHigh had a restaurant. The assessor explained that the change of use from 100% school to 100% restaurant is where the value increased. The town never had it categorized as a restaurant as long as it was a school. Nicole noted properties she felt were comparable including: The Pub, Toads, Perry's and Rail Trail Eatery.

Result of Grievance:

The assessor reviewed the property records and determined that the value was in line with the property. The Tasteful Station LLC purchased the property for \$277,000 in September of 2024. The change from a school to a restaurant is a programming change that affects cost. The property lines extend into the street which provides parking for the business exclusively. No change in value

11:45am

Property Owner: Jacob Carter

PID: 090171

Location: 25 Morse Hollow Road

Previous Value: \$72,800

Preliminary Value: \$ 118,700

Result of Grievance: \$101,600

Jacob attended by phone and his mother Sarah represented him in person. Jacob did not understand why the value went up so much. The assessor explained that there was not a dwelling on the property previously and that since he essentially built a new home, (a mobile home frame and built a wooden structure with the same dimensions on the frame) it would indeed increase the value of the property. He thinks it is too high. The value of the dwl/mh is \$29,000. Sarah noted that insurance would only value at \$18,000. Also, because the property was a commercial garage (for logging) previously so he could not claim homestead this year.

Result of Grievance: The assessor adjusted depreciation for "homemade" mh and the garage ob's.

Letters:

12:00pm

Property Owner: Akiko & Brian Ainsworth

PID: 100110.300

Location: 2451 Morse Hollow Road

Previous Value: \$382,500

Preliminary Value: \$389,600

Result of Grievance: \$389,600

A letter of grievance was received stating the value of the new outbuilding was unfair. The assessor called on the property owners to schedule an appointment to come in but they did not return the calls so that we could connect and make arrangements. Therefore, the assessor determined the result based on the letter.

Result of Grievance:

The building in question is a woodshed on a concrete slab which also houses an outdoor wood furnace. It is 320 square feet. It was built with no permit. A card had been left, and a letter had been sent this winter, there was no response. The assessor has determined that the additions of this building are valued correctly. No change in value

12:15pm

Property Owner: George & Diane Saltis

PID: 150203

Location: 280 Cones Point Road

Previous Value: \$260,800

Preliminary Value: \$336,300

Grievance Withdrawn – no change

June 18, 2025 at 12:30 pm Grievances closed

Respectfully Submitted,
Mary Jo Teetor, Assessor