

**Jamaica 2019 Grievance Appeals to the Listers – Minutes**  
**Thursday, June 13, 2019**

**Grievances onsite or by conference call**

**9:00a.m.    00R-L4    Williams, Benjamin J III**  
**2791 Turkey Mountain Road**

Present: Listers    Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Benjamin Williams

Discussion: Mr. Williams suggested based on a previous appraisal done that the home is really a tear down. He also pointed out an Electric Co. Easement on his property.

Decision: Change the Depreciation value to Poor reflecting the interior condition of the building. Add a -10% influence on the 87.2 excess acres for the Electric Easement. The change in the Lister Card resulted in a reduction in the value from \$271,700 to \$206,800

**9:15a.m.    000M-9.3    Coburn, Pam and Roy**  
**217 Knight Road**

Present: Listers    Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Pam and Roy Coburn

Discussion: No work was done on the addition in the last year. The square footage on the half story second floor should be 14\*40 Sq. Ft.

Inspection: Monday June 17, 2019

Present: Listers    Louis Bruso, Jr, Barbara Ferguson  
Pam and Roy Coburn

Decision: Set Under Construction back to 9%, Set Half Story to 75% usable. The change in the Lister Card resulted in a reduction in the value from \$381,600 to \$346,400

**9:30a.m.    000-36    Adams Pond LLC  
Depot Street**

Present: Listers    Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Brian DeCesare and associate

Discussion: Bridge reduced in capacity affecting logging and development of site. Comps from Newfane, Wardsboro, Plymouth, Brandon.

Decision: Changed the Site Acres to Misc Acres. Add a -10% influence on the 556.4 acres. The change in the Lister Card resulted in a reduction in the value from \$511,100 to \$435,200.

**9:45a.m.    001-24.2    Hughes George, Surrette Deborah  
215 Stargaze Ln**

Present: Listers    Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
George Hughes, Deborah Surrette by Phone

Discussion: 3 Full Bathrooms. Basement portion is crawl Space. Private road, no direct access to town. Home is not as grandiose as other properties in area.

Inspection: Thursday June 20, 2019 at 9:00am.

Present: Listers    Louis Brusio, Jr, Barbara Ferguson  
George Hughes

Decision: Added Basement Under Garage, Changed Depreciation from Avg/Good to Average, Changed Baths. The change in the Lister Card resulted in a reduction in the value from \$448,500 to \$422,300.

**10:00a.m. 00J-L29 TOPALOFF, LIUBOMIR & NATALIA  
22 Tamarack Rd**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Bob Maisey

Discussion: Sold for \$160,000. No access to Cole Pond. Septic Corrected for \$20,000.

Decision: Changed the Grade from C+ to C. The change in the Lister Card resulted in a reduction in the value from \$210,200 to \$183,800.

**10:30a.m. 000J-6 Witham, Eric and Daniel  
295 Pratt Bridge Road**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Daniel Witham

Discussion: Basement in the addition was really a garage. 2 full and one ½ Bath. Construction Complete. Provided three comparable properties.

Decision: Changed the Grade from C+ to C. Change the Depreciation value to Fair/Average. The change in the Lister Card resulted in a reduction in the value from \$459,900 to \$407,400.

**10:45a.m. 000D-15 Arrhythmia Control Systems LLC  
1072 West Jamaica Road**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Thomas O'Brian By Phone

Discussion: Land is basically worthless because in the flood Zone.

Decision: Added a -50% influence for the flood zone. The change in the Lister Card resulted in a reduction in the value from \$1,800 to \$900.

**10:45a.m. 000I-6 O'Brian, Thomas**

**1418 West Jamaica Road**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Thomas O'Brian By Phone

Discussion: Neighborhood code greater than neighbors.

Decision: Reduced the Neighborhood code to Residential Good from residential Very Good. The change in the Lister Card resulted in a reduction in the value from \$1,517,500 to \$1,477,900.

**11:00a.m. 00-L58 Forester, David M & Diane K**

**3804 VT Route 30**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Diane Forester.

Inspection: Friday June 14, 2019, 8:30 A.M.

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Diane Forester.

Decision: Changed Baths, Added Wood Deck, Basement to Crawl Space, Basement Floor to Earth. The change in the Lister Card resulted in a reduction in the value from \$274,800 to \$259,100.

**11:45a.m. 00F-40 Vincent, Richard & Christina**

**8581 VT Route 30 Unit B.**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Vincent, Christina by Phone.

Discussion: Only one Bath. Only 2 Bedrooms. Same as Unit B.

Decision: Remove ½ Bath and changed bedrooms from 3 to 2. The change in the Lister Card resulted in a reduction in the value from \$75,100 to \$73,500.

**12:30p.m. 0000-5 Cadena, Paul & Alainna  
3011 VT Route 30**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
No Show.

**1:00p.m. 000J-6 Bean, Warren M  
1940 VT Route 30**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Warren Bean and Son

Discussion: Value too high for trailer.

Inspection: Wednesday June 19, 2019 at 10:00a.m.

Present: Listers Louis Brusio, Jr, Barbara Ferguson  
Warren Bean and Son

Decision: Changed dimensions of sheds, Changed depreciation from agv/good to average, Changed Baths. The change in the Lister Card resulted in a reduction in the value from \$50,400 to \$39,800.

**1:15p.m. 000J-L25 Labarbera, Frank J III  
249 Pratt Bridge Road**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Frank Labarbera by Phone.

Discussion: Thought Value was too High.

Decision: Denied

**1:30p.m. 000-36.1.1 Yakaitis, Lawrence R  
166 Meadows Road**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Lawrence, Yakaitis.

Discussion: Purchased for \$275,000 in 2018. 4 Fireplaces.

Decision: Reduced grade to C-. The change in the Lister Card resulted in a reduction in the value from \$361,600 to \$288,400.

**1:45p.m. 0000-4 Dallaryan, Anthony & Standing Mairim D  
2841 Vt. Route 30.**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Anthony Dallaryan.

Discussion: Interior in under construction. Showed Photos.

Inspection: Friday June 14, 2019, 8:00a.m.

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Anthony Dallaryan.

Decision: Changed Grade to Average, Under Construction from 20% to 40%,  
Changed Baths. The change in the Lister Card resulted in a reduction in the value  
from \$372,800 to \$291,300.

**2:00p.m. 0J-L26.12 Fisher, Robert L & Mary Jane  
272 Landman Ln.**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Robert Fisher

Inspection: Tuesday June 18, 2019, 8:30a.m.

Present: Listers Louis Brusio, Jr, Barbara Ferguson

Robert Fisher

Decision: Changed Function Depreciation because of the Basement from 30% to 60% to reflect not only the need to replace the entire foundation, but because of the Interior Walls cracking from movement and Water cannot be used in the winter. The change in the Lister Card resulted in a reduction in the value from \$121,600 to \$87,800.

**2:15p.m. 000D-5.5 Giulietti, Gary J Irrevocable Trust  
325 Forrester Road.**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Gary Giulietti by Phone.

Discussion: Value Too High. Gave 4 comps.

Comp: 400 Hemlock Hill Road.

Has 800 sq. feet less.

A vs. B+ Grade

Only 3 Average to Good baths vs. 10 Average to Excellent.

Good vs. Excellent Kitchen.

Comp: 418 Pinnacle Lane

400 sq. Feet less.

8 average to very good Baths vs. 10 Average to Excellent.

Kitchen Very Good vs. Excellent.

Decision: Denied. Valued similar to Peers.

**2:30p.m. 000D-2 Kass, Jason  
1071 West Jamaica Road.**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Jason Kass.

Discussion: Regarding Card 4. Interior under construction. Exterior made of recycled Materials. Card 1. Built as a camp.

Inspection: Tuesday June 18, 2019, 9:30a.m.

Present: Listers Louis Brusco, Jr, Barbara Ferguson  
Jason Kass.

Decision: Main House-Change Full and 3/4 Bath From Average to Fair/Avg.  
Change Kitchen From Average to Fair/Avg. Changed Depreciation From Average to Fair/Avg. Card 4-Added Under Construction Percent of 40%. The change in the Lister Card resulted in a reduction in the value from \$255,800 to \$235,800.

**3:00p.m. 00T-12 Town of Jamaica, Recently owned by De Coninck Lorenzo  
242 Old Route 8.**

Present: Listers Louis Brusco, Jr, Barbara Ferguson, Micah Eberhardt  
Lorenzo De Coninck.

Discussion: Value of property too high. Showed photos of both mobile homes.

Inspection: Friday June 14, 2019, 9:00 A.M.

Present: Listers Louis Brusco, Jr, Barbara Ferguson  
Lorenzo De Coninck.

Decision: Card1 Trailer to Under Construction 33%, Card3 Trailer to Under Construction 50%. The change in the Lister Card resulted in a reduction in the value from \$152,400 to \$149,700.

**3:15p.m. 00G-42 Adams Matthew C and Myra R  
242 Old Route 8.**

Present: Listers Louis Brusco, Jr, Barbara Ferguson, Micah Eberhardt  
Myra Adams by Phone.

Discussion: Submitted Appraisal.



Decision: Added a -30 no septic/water Influence. The change in the Lister Card resulted in a reduction in the value from \$88,700 back to \$75,600.

**3:30p.m. 00R-20 Woodruff, John  
242 Old Route 8.**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Priscilla and John Woodruff by Phone.

Discussion: Why did the value go up. No construction during past year.

Decision: Add 2% Under Construction as with previous assessment. The change in the Lister Card resulted in a reduction in the value from \$129,500 back to \$127,800

**Grievances by written request**

**00K-10.1.1 Cohen Stephen M and Linda J  
607 Mountain Acres Road**

Decision: Denied

**000O-5.1 Paul M Galanka Living Trust  
3197 Vt. Route 30**

Decision: Change Grade from C+ to C, Depreciation from Avg-Good to Average. The change in the Lister Card resulted in a reduction in the value from \$338,100 to \$269,200.

**00P-19.5 Haskins Gregory A & Christina M  
1001 Mowrey Road**

Appraisal Provided

Decision: Reduced Grade from C to C-. The change in the Lister Card resulted in a reduction in the value from \$217,400 to \$194,800.

**000Q-2 The Rast Trust, GARY F & SYLVIA D TR  
230 West Jamaica Road**

Decision: Denied