

**Jamaica 2020 Grievance Appeals to the Listers**  
**Thursday, June 4, 2020**  
**Minutes**

**Grievances by Zoom or Conference Call**

**9:00a.m. 00-L38 Robert Litchfield II**  
**3996 Vt Route 30**

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

Discussion: Appraisal of \$190,000. Wants to be in line with his Appraisal

Decision: Added 10% Functional Depreciation.

**10:00a.m. 00-L45 Eugene Alletto**  
**3894 Vt Route 30**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Eugene Alletto

Discussion: Purchased for \$380,000 in which he acted as Mortgager on May 30, 2018. Reappraisal for \$235,000 in August 2019 after building was under construction. He feels the property value should be closer to appraised value.

Decision: We feel that the property as it was appraised in 2018 is in line with the purchase price of \$380,000. Since the purchase in 2018, the property is now heavily under construction, therefore a 40% Under Construction Depreciation will be applied reducing the value of the property to \$253,600. The property will be reappraised after renovations are complete.

**10:15a.m. 00-L27 3819 Vt Route 30 LLC  
3819 Vt Route 30**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Eugene Alletto

Discussion: Purchased for \$155,000 in 2020. Valued at \$222,900. He feels the property value should be closer to purchased Price. Provide us with 3 parcels as comparable.

Decision: Added 10% Under Construction Depreciation.

**10:30a.m. 00H-22.1 EDA Oyster Jamaica LTD PRTSHP  
39 Sage Hill Rd.**

Present: Listers Louis Bruso, Jr, Barbara Ferguson, Micah Eberhardt  
Eugene Alletto

Discussion: Wanted to understand appraisal process.

Decision: Denied. Value in line with Comparable Property F-5.1 with similar finished square footage. This property has finished basement.

**11:00a.m. 00C-17.11 Colene Iagulli  
368 Wonder Lane**

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

Discussion: No Show.

Decision: Denied. 20% Under Construction Depreciation considered reasonable.

**11:30a.m. 00P-22 David Nessel  
24 Mowrey Road**

Present: Listers Louis Brusco, Jr, Barbara Ferguson, Micah Eberhardt  
David Nessel

Discussion: Discussed new garage which changed in value from 4,100 to 8,300.  
Explained that there was a Under Construction percentage of 10% on home which  
was removed increasing its value.

Decision: Denied. Removal of 10% Under Construction is correct.

**12:00p.m. 0000-5 Paul and Alainna Cadena  
3011 Vt. Route 30**

Present: Listers Louis Brusco, Jr, Barbara Ferguson, Micah Eberhardt

Discussion: No Show.

Decision: Previous appraisal of \$121,200 was calculated at 70% complete with no  
Bathrooms, Kitchens, or wood deck included. Completion percent will be set at  
90% which includes some interior work and remainder of deck rather than 99%  
complete except for deck.

**12:30a.m. 00G-42 Matthew and Myra Adams  
West Hill Rd North**

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

Discussion: Feels that 2-acre site is accessible by unmaintained town trail.

Decision: Changed neighborhood Code from Dirt Road Average to Dirt Road Fair.

**1:00p.m. 0000-22 821 Corporation LLC  
3732 Vt. Route 30**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Ed and Jen Dorta-Duque

Discussion: Neighborhood Value 2 times for Commercial, Acreage Incorrect,  
bathrooms and number units incorrect.

Decision: Update data for Bathrooms. Corrected Acreage from 2.2 acres to 1.26  
acres with 1 acre as site acre and 0.26 acres as excess acreage with -75% Topo  
influence.

**1:30p.m. 00P-19.6.1.1 Jonathan and Kirstin Birtwell  
925 Mowrey Road**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Jonathan Birtwell.

Discussion: Purchased 2019 for \$305,000. Felt that \$333,100 is too high.

Decision: Denied

**2:00p.m. 00K-15.116 Gregg and Heidi Pauletti  
8581 VT Route 30 Unit B.**

Present: Listers Louis Brusio, Jr, Barbara Ferguson, Micah Eberhardt  
Gregg Pauletti by Phone.

Discussion: Purchased in 2019 for \$220,000. \$228,200 higher than purchased.

Decision: Adjusted Features for Baths. 1 Full bath, 2 ¾ baths.