

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: Cyr Carla
LOCATION: 18 Sunset Drive
PARCEL ID: 2057024001
SPAN: 207-067-16449

HEARING DATE: No hearing date scheduled TIME: N/A

PEOPLE PRESENT:

N/A

HEARING NOTES:

N/A

DECISION/COMMENTS:

The property owner submitted a grievance request due to the Change of Real Estate Value Notice she received. The notice stated that the percent of rental use declared on last year's Homestead Declaration had been removed, therefore, changing the homestead value of the property for this year. The owner did not declare rental use on the property for 2022 per the Homestead Declaration downloads from the State therefore, the total value of the property is now homestead status. There was no total value change to the property.

Grievance withdrawn by owner, Carla Cyr on 6/23/24.

2022 ABSTRACT HOMESTEAD VALUE: \$230,600

2022 FINAL GRAND LIST HOMESTEAD VALUE: \$230,600

DATE: July 1, 2022,

Karen K. Lemnah, Municipal Assessor

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: Why Not LLC

LOCATION: 15 Stinson Dr

PARCEL ID: 2091010001

SPAN: 207-067-42511

HEARING DATE: No hearing date scheduled

TIME: N/A

PEOPLE PRESENT:

N/A

HEARING NOTES:

N/A

DECISION/COMMENTS:

Decision based on written grievance submitted, evidence provided, and property owner calling to ask questions, but electing not to appear at formal hearing. After review of the property land value for the total acreage of 3.07, a reduction was made to the value of the 1.07-acre portion of land due to limited development area.

2022 ABSTRACT VALUE: \$272,600

2022 FINAL GRAND LIST : \$221,800

DATE: July 1, 2022, Karen K. Lemnah, Municipal Assessor

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: Coulter Chrisotpher G & Kaylan

LOCATION: 118 Brigham Hill Ln

PARCEL ID: 2013021003

SPAN: 207-067-42272

HEARING DATE: June 28, 2022, TIME: 1:53pm

PEOPLE PRESENT:

Karen K. Lemnah – Municipal Assessor

Christopher G. Coulter - Owner

HEARING NOTES:

Owner feels assessment is too high compared to comparable properties. Reviewed the current data on record. The number of plumbing fixtures too high. The condition of the equipment shed's condition has deteriorated.

DECISION/COMMENTS:

Reduced the number of plumbing fixtures. Reduced the value of the equipment shed due to condition.

2022 ABSTRACT VALUE: \$908,400

2022 FINAL GRAND LIST VALUE: \$902,100

DATE: July 1, 2022, Karen K. Lemnah, Municipal Assessor

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: Allen Brook Development Inc

LOCATION: 65 Red Pine Circle

PARCEL ID: 2072012006

SPAN: 207-067-42357

HEARING DATE: June 28, 2022, TIME: 11:00am

PEOPLE PRESENT:

Karen K. Lemnah – Municipal Assessor

Brian Bertsch – Authorized Agent for Owner

HEARING NOTES:

Per Authorized Agent for Owner, the building was only 50% complete as of April 1, 2022.

DECISION/COMMENTS:

Reduced the value of the building to reflect 50% complete as of April 1, 2022.

2022 ABSTRACT VALUE: \$838,600

2022 FINAL GRAND LIST VALUE: \$514,300

DATE: July 1, 2022, Karen K. Lemnah, Municipal Assessor

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: Allen Brook Development Inc

LOCATION: 131 Red Pine Circle

PARCEL ID: 2072012005

SPAN: 207-067-42356

HEARING DATE: June 28, 2022,

TIME: 11:20am

PEOPLE PRESENT:

Karen K. Lemnah – Municipal Assessor

Brian Bertsch – Authorized Agent for Owner

HEARING NOTES:

Per the Authorized Agent for the Owner, the area/portion of land that prevents any development due to a buffer zone should be at a lower value.

DECISION/COMMENTS:

Reduced the value of the portion of land that is in the buffer zone due to non-developable area.

2022 ABSTRACT VALUE: \$3,375,000

2022 FINAL GRAND LIST VALUE: \$3,251,000

DATE: July 1, 2022, Karen K. Lemnah, Municipal Assessor

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: A & C Realty LLC

LOCATION: 331 Sunderland Way

PARCEL ID: 2046007002

SPAN: 207-067-42515

HEARING DATE: June 28, 2022,

TIME: 11:40am

PEOPLE PRESENT:

Karen K. Lemnah – Municipal Assessor

Brian Bertsch – Authorized Agent for Owner

HEARING NOTES:

The Authorized Agent for the Owner discussed the new value of the property based on its transfer into a condominium category and that a portion of the property sold after the condominium status. The Agent felt as though the value did not make sense. After reviewing the data on record and getting answers to his questions, the Agent agreed that the new assessed value was fair and equitable.

DECISION/COMMENTS:

No change in assessed value.

2022 ABSTRACT VALUE: \$3,197,300

2022 FINAL GRAND LIST: \$3,197,300

DATE: July 1, 2022, Karen K. Lemnah, Municipal Assessor

TOWN OF ESSEX/VILLAGE OF ESSEX JUNCTION – GRIEVANCE HEARING RECORD

OWNER: Drexel, Mark

LOCATION: 31 Greenbriar Drive

PARCEL ID: 2061001009

SPAN: 207-067-15410

HEARING DATE: No hearing date scheduled TIME: N/A

PEOPLE PRESENT:

N/A

HEARING NOTES:

N/A

DECISION/COMMENTS:

Decision based on written grievance issued. Per the Vermont State Tax Department / Homestead Division, Mark Drexel filed his Homestead Declaration on 3/16/22. The State received the declaration on 3/18/22. The Assessing Department downloaded the Homestead Declarations on 3/21/22, on this date Mark Drexel, owner of the property located at 31 Greenbriar Drive, declared 50% Business Use on his property. The declaration is to be amended via the owner through the State Tax Department.

2022 ABSTRACT HOMESTEAD VALUE: \$169,200

2022 FINAL GRAND LIST HOMESTEAD VALUE: TBD due to any change received from an amended Homestead Declaration from the property owner via the State

DATE: July 1, 2022,

Karen K. Lemnah, Municipal Assessor