

Town of Fayston
Lister's Office
866 North Fayston Road | North Fayston VT 05660

2018 Grievance Hearings
Thursday Aug 2, 2018, 9:15am

Gaylord, Walter & Ewald, Claire Parcel ID: 01-125

Present at hearing; Listers: Leo Crain, Doug Mosle, Sarah Stavraký.

Claire Ewald indicated that she would try to call in at 9:15am to join the hearing, in the event she couldn't attend via phone or in person she asked that her 6/27/18 email to the Listers office as her evidence (see attached).

Hearing opened by Doug at 9:17am, at this time the appellant had not called in for the hearing.

Claire Ewald is arguing that the value (\$36,500) placed on the land being removed from Current Use is too high - that the land value is negligible - it's uses are limited to hay, pasture and growing crops. According to the land owner, of the 40AC being removed, 25AC are currently being used for hay production and the remaining 15AC is being reclaimed for that purpose.

Doug explained to the listers how Current Use works; in particular to how the State requires that Listers value land being removed from Current Use as a stand-alone parcel for its highest and best use. The 40AC removed from Current Use is part of a larger 171AC parcel. According to how the Listers are required to value this 40AC, its value would be \$116,600 (assessing the land at the same grade that the remaining as the 131AC of this parcel). The value was reduced by the listers to the current \$36,500 to reflect the fact that the 40AC cannot be sold as its own parcel, nor can a house be placed on the 40AC (there is however, a house site on the entire 171AC parcel).

Sarah moved that we go into deliberation at 9:29am.

The Listers came out of deliberation at 9:56am.

No change in value. It is felt that the current value at \$36,600, which is a 69% reduction in value from the highest and best use value required by the State, is generously appraised given that there is some value to the 40AC in its agricultural use (as hay, pasture and growing crops as stated by the owner).

Respectfully submitted,

Doug Mosle

Sarah Stavraký

Leo Crain

Fayston Listers
Aug 2, 2018