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

2026 Grievance Hearings
Tuesday June 9, 2026
4:00 p.m. to 6:00pm via Zoom and at the Robert Vasseur Town Hall

Listers in attendance: Doug Mosle, Kim Laidlaw, Langford Davidson
Others: Lisa Liberty (via zoom), Andrea Henderson, Kevin Russell

Grievance hearings opened at 4pm

4:00pm – Parcel 04-001-002 – Waitsfield and Champlain Telecom

Lisa Liberty, the comptroller for Waitsfield and Champlain Valley presented on behalf of Waitsfield Telecom via ZOOM. Doug introduced the property into the record and introduced the other listers. He represented for the record that Lisa and Doug had communicated earlier in the week about Waitsfield Cable being a Personal Property Evaluation, which is exempt from municipal taxes vs the new statewide methodology for telecom and fiber being Real Property, which is assessed for municipal taxes. The grievance notice was sent to Waitsfield Cable and Lisa submitted the Grievance on behalf of Waitsfield Telecom to be sure that we knew that Waitsfield Cable was no longer on the books and that what remained was only the Telecom business, which should be reflected in the Change of Appraisal Notice.

Lisa confirmed those facts, acknowledged the increase in value and clarified that there is no grievance with the new value, just that the notice reflected the incorrect name and classification of Waitsfield and Champlain Valley Telecom as Real Property and not as Personal Property.

There was a brief discussion regarding the WCVT Assessment in the Town of Warren regarding their published CLA vs the actual CLA that was used in their assessment, which the Listers in Fayston could not speculate on, but suggested that the difference could be due to the reappraisal in Warren.

4:14 pm - 07-059 – Friends of the #9 Schoolhouse

Andrea Henderson and Kevin Russell presented on behalf of Friends of the #9 Schoolhouse. Doug introduced the property into the record and introduced the other listers. Doug represented for the record that he had spoken with Kevin and Andrea during the week as they decided how to approach their appeal regarding assessed value versus their tax status as a non-profit.

Andrea explained that they have two issues – one, that they are in the middle of applying for charitable relief from property taxes but were not ready and did not wish to miss their window for the appeal. Andrea is unsure on if they should file to be tax exempt, but they would like to present an appraisal of $235,000 compared to the $233,300 assessment that the town has valued the property at. Kevin utilized the Common Level of Appraisal (.47) to argue that the assessment of 233,000 divided by the CLA implies that the fair market value is actually over $400,000 while their appraisal of $235,000 represents actual current Fair Market Value. Kevin suggested that if the CLA

is .47 than the town assessment should essentially be half the recent appraisal and asked Doug if this was accurate. Doug explained that the CLA is intended to adjust the entire Grand List to an Estimate of Fair Market Value and that applying that CLA to individual properties can be misleading. He also stated that there are many different types of appraisals, and that they are just one tool in determining Fair Market Value.

Andrea then spoke about the challenges of the building and the expenses that are being encountered in getting the building updated. Northern Forest Canoe Trail, Catamount Trail Association are both tenants in the building. They both pay fair but reduced rent.

Doug proposed a site visit on the 6/10/26 at 10:30am. All listers are planning attend.

5:04 pm - 01-016 - Cohen Parcel (Owned by the Town of Fayston)

Doug presented to the other listers that when this property was acquired from FEMA by the Town, the house was still on the property, but as a non-tax property it did not appear on the Grand List. When the Grand List was Lodged the property value still showed the existing home (non-tax) which was torn down in March. Although the property is exempt from taxes, the value of the home should be removed to maintain the accuracy of the GL and so that there is no negative impact on the tax rate.

6pm – Doug made a motion to continue the grievance hearings to June 10th at 3pm to allow for site visits. Kim seconded. Motion carried.

Wednesday, June 10th

3:00 pm – Meeting Continued.
Listers conducted a site visit at parcel 07-059. Kevin Russel and Andrea Henderson were present for the site visit.

Entered deliberative session at 3:00 pm
Exited deliberative session at 3:14 pm
Doug moved to approve all three grievances. Langford seconded. Motion carried.
Grievance Hearings closed at 3:15 pm

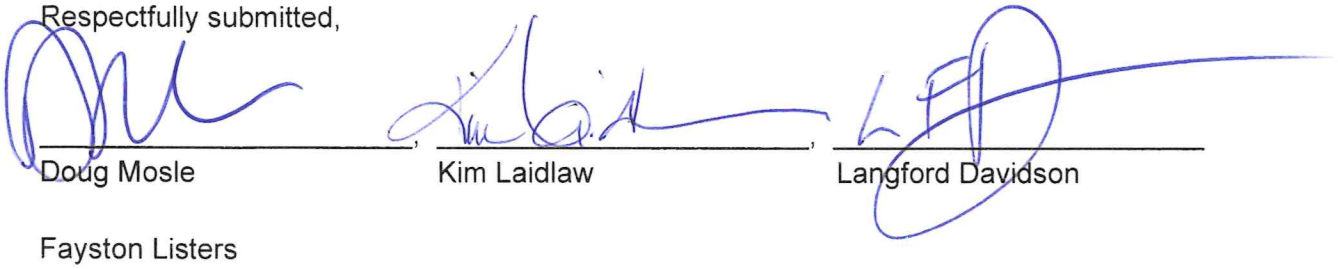
Results of Grievance

04-001-002 – Approved. No appeal of value but correction of name from Waitsfield Cable to Waitsfield & Champlain Valley Telecom.

07-059 – Approved. Following site visit, listers increased physical depreciation from 37% to 44% to reflect property in fair condition (Town of Fayston Depreciation Schedule); increased functional depreciation from 2% to 6% to reflect both basement living space and attic living space (Town of Fayston Depreciation Schedule); lowered land grade from 12 to 9. Appraisal lowered from $233,300 to $188,200.

01-016 – Approved. Removed house value from property. Value reduced from $200,900 to $63,000.

Respectfully submitted,



Doug Mosle, Kim Laidlaw, Langford Davidson

Fayston Listers
June 10, 2026