FAYSTON BOARD OF ABATEMENT NOTICE OF DECISION

On August 26, 2026 an application for tax abatement was submitted to the Municipal Clerk by Tracy King regarding property located at: 165 Rankin Rd. Fayston, VT 05660 Parcel ID- 03-024.001

Property Type: ☐ Residential

Assessed Property Value: $ 315,500.

Abatement Request Pursuant to (Category):

Taxes or charges of person's who are unable to pay their taxes or charges, interest, and collection fees.

Hearing Date: September 23, 2026 @ 10:15am.

Board Members Present: Chuck Martel (Chuck), Jared Cadwell (Jared), Doug Mosle (Doug), Madison Vasseur (Madi). Cynthia Seckler (Cynthia), Danielle Dukette (Danielle), Sarah Stavraky (Sarah), Langford Davidson (Langford).

DECISION

The Applicant's request for abatement was:

☐ Granted by the Board in a total amount of $ 4,500.

The Board's reasoning is as follows:

See Attached Meeting Minutes.

Motion:

Danielle made a motion based on the evidence presented to the Board of Abatement on September 23, 2026, the Board has determined the appellants are unable to pay their taxes or charges, interest, and collection fees in the full amount. Therefore, the Board will abate part of the appellants' 2026 taxes in the amount of $4,500.00 and will waive penalties and interest on the balance due until May 1, 2027. Langford seconded. Chuck asked for discussion; hearing none, the vote proceeded. All in favor. Motion unanimously passed.

Signature: I hereby certify that this is a true record of the action taken by the Board of Abatement.

CH Martel Jr

Chair, Board of Abatement

• A decision of the Board of Abatement may be appealed to Superior Court in accordance with Rule 75 of the Vermont Rules of Civil Procedure. • A decision of the Board of Abatement does not affect the tax assessment for the property. • A copy of this decision must be recorded in the office of the Town Clerk and a certified copy forwarded forthwith to the collector of taxes and the Town Treasurer pursuant to 24 V.S.A. § 1536.

NOTICE OF BOARD OF ABATEMENT MEETING

Town of Fayston

Robert Vasseur Town Hall
866 North Fayston Rd Fayston, VT 05660

Notice is hereby given that the Board of Abatement within and for the Town of Fayston will meet on **September 23, 2026** at **10:15 a.m.** at the Fayston Municipal Offices in Fayston to hear your request for tax abatement.

You may meet via Zoom to hear your request for tax abatement.

Zoom Meeting ID : 853 1497 6684

Passcode : 806011

Zoom Link :
https://us02web.zoom.us/j/85314976684?pwd=m2L7vUE2FnMt6HQmylO2wO9pG0a8jQ.1

-Fayston's Board of Abatement.

By: Madeline Vasseur Date: 9/15/2026
Fayston Town Clerk

cc: Appellant
Board of Abatement

Dale H. King III & Tracy King 10:15 Am 9/23/2026
Appellant: Appointed Time: Date:

Town of Fayston Board of Abatement

Hearing Agenda

September 23, 2026 @ 10:15 A.M

Meeting at the Robert Vasseur Town Hall

Meeting also via Zoom

Zoom Meeting ID : 853 1497 6684

Passcode : 806011

1. Elect a Chair of the Board of Abatement for the year 2026
    a. Elect a Co-Chair of the Board of Abatement for the year 2026
2. Tracy & Dale King III , **Parcel ID- 03-024.001**
3. Deliberative Session
4. Other Business
5. Adjourn

Zoom Link:

https://us02web.zoom.us/j/85314976684?pwd=m2L7vUE2FnMt6HQmylO2wO9pG0a8jQ.1

Phone:

1-309-205-3325

TOWN OF FAYSTON BOARD OF ABATEMENT

A. **Purpose.** The Board of Abatement of the Town of Fayston is authorized under 24 V.S.A. §§ 1533-1537 to conduct hearings on requests for abatement of real and personal property taxes. The purpose of these rules is to establish uniform procedures for conducting abatement hearings and to ensure compliance with 24 V.S.A. §§ 1533-1537 and Vermont's Open Meeting Law.

B. **Application.** These rules of procedure will apply to all abatement hearings conducted by the Town of Fayston Board of Abatement. A copy of these rules will be provided to each taxpayer requesting abatement.

C. **Procedure.** A majority of the members of the Board of Abatement must be present in order to hold a hearing. In the alternative, a hearing may be held if the town treasurer, a majority of the listers, and a majority of the select board members are present. A concurrence of a majority of those present at the hearing is required to grant an abatement.

1. The chair of the Board will preside over each abatement hearing. The chair will rule on all questions of order and procedure. The chair may make motions and may vote on all questions before the Board. If the chair is absent, a chair *pro tem*, elected by the Board, will preside. Minutes from the meeting will be recorded in writing.

2. Each taxpayer requesting abatement will be afforded a 20-minute hearing. If a taxpayer does not appear, the Board's decision will be based upon any information submitted by the taxpayer with his/her abatement hearing request form.

3. The chair may exclude any irrelevant, unreliable, or unnecessarily repetitive evidence. Relevant evidence is any verbal testimony or document that tends to prove or disprove the appropriateness of abatement. Reliable evidence is any relevant evidence commonly relied upon by reasonably prudent people in the conduct of their affairs.

4. The chair will conduct abatement hearings in the following sequence:
   a. Open the hearing, stating the name of the taxpayer, property location and parcel ID number.
   b. Ask the taxpayer and witnesses to take the following oath: *Under the pains and penalties of perjury, do you solemnly swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth?*
   c. Request Board members to disclose any conflict of interest and/or *ex parte* communication.
   d. Ask the taxpayer if he has received a copy of the Board's rules of procedure and whether he has any questions about how the hearing will proceed.
   e. Ask the taxpayer to identify the statutory abatement category that the abatement request is being made under. These categories are set out at 24 V.S.A. §§ 1535(a)(1)-(9).
   f. Allow the taxpayer to present verbal and documentary evidence supporting the abatement request to the Board.
   g. Invite questions from the Board.
   h. Close the hearing and explain that the Board will enter deliberative session and will issue a written decision within 30 days.

D. Amendment. These rules may be amended by two-thirds/majority vote of the Board of Abatement.

Adopted by the Town of Fayston Board of Abatement on 11/2, 2016.

Chair, Board of Abatement

Town of Fayston
866 North Fayston Road
Fayston, VT 05660

Board of Abatement Information & Application

Applicant Name(s): Dale H. King III (Hank) & Tracy King Date: 8/26/2026

911 Address: 165 Rankin Rd Moretown, VT 05660 Parcel ID: 03-024.001

Mailing Address: 165 Rankin Rd Moretown VT 05660 Phone: 8027931686 text or VM

Email Address: Tracy.KingVT@Gmail.com ☒ Please check here if its OK to contact you by email
1GROUTIT@GMAIL.COM

The Board of Abatement is made up of the following Town Officers:

Select Board Members (3), Town Clerk (1), Town Treasurer (1), Justices of the Peace (5), Listers (3)

The filing of this application does not prevent or defer the collection of your property tax. To avoid application of interest and penalties, the taxes should be paid when due.

A decision of the Board of Abatement does not affect the tax assessment (valuation) for the property. If you disagree with the tax assessment for the property, you must file a grievance with the Board of Listers within the timeframe provided by 32 V.S.A. § 4111.

If the Applicant is other than the Listed Owner, please provide a copy of written authorization to sign on behalf of the Listed Owner.

By Vermont State Statute (24 V.S.A. § 1535), the board may abate in whole or part taxes, water charges, sewer charges, interest, or collection fees, or any other municipal charges or fees for utilities or services or any combination of those, other than those arising out of a corrected classification of homestead or non-homestead property, accruing to the town in the following cases:

- ☐ taxes or charges of persons who have died insolvent;
- ☐ taxes or charges of persons who have moved from the State;
- ☒ taxes or charges of persons who are unable to pay their taxes or charges, interest, and collection fees;
- ☐ taxes in which there is a clear or obvious error or a mistake of the listers;
- ☐ taxes or charges upon real or personal property lost or destroyed during the tax year;
- ☐ the exemption amount available under 32 V.S.A. § 3802(11) to persons otherwise eligible for exemption who file a claim on or after May 1 but before October 1 due to the claimant's sickness or disability or other good cause as determined by the board of abatement; but that exemption amount shall be reduced by 20 percent of the total exemption for each month or portion of a month the claim is late filed;
- ☐ taxes or charges upon a mobile home moved from the town during the tax year as a result of a change in use of the mobile home park land or parts thereof or closure of the mobile home park in which the mobile home was sited, pursuant to 10 V.S.A. § 6237.
- ☐ sewer, water, utility, or service charges caused by circumstances that were difficult to foresee or outside of the person's control.

Please indicate, by checking the appropriate box above, under which circumstance you are applying for Abatement.

Briefly describe the reason for abatement request (attach a separate sheet if necessary):

In 2025, we experienced several financial hardships. A serious car accident in May resulting in a total loss of a vehicle and a concussion for Tracy resulting in time out of work. The medical imaging from the accident showed some growths (tumo that required further testing. As it was early in the year and we have a high deductible health plan - all of those expenses were out of pocket.

In November, my oldest adult daughter who is a Type 1 diabetic was hit with insurance beuracracy w/ her health plan when her insulin pump stopped working without the latest software update but the latest updak couldn't be downloaded on her version of the pump. Her insurance wouldn't pay for a new insulin pump for another 5 months. We helped her with the cost of a new pump. I don't know what other choice we had.

In December, my husband - Hank, had a grand mal seizure seemingly out of the blue, in the middle of the night. He was subsequently diagnosed w/ Epilepsy. And as we learned more about it, were shocked. Hank has no recollection of the first month after the grand mal seizure. He was under driving restrictions (could not drive until June 15th) and was just able to work his first 40 hr work week the last week of July.

During this time, since April 2026, I (Tracy) have been on a medical leave from work and receiving partial pay under short term disability recovering from my concussion, and stress/ptsd of Hanks seizure and care/recovery.

Abatement request is for: ☒ **Taxes** ☐ **Interest** ☐ **Penalty** **Amount: $** 6,000.00 to be abated

Signature: Tracy King Date: 8/26/2006

While we have always lived fiscally responsibly, paid our taxes etc. - never could we have imagined such a storm of events (personally) and then to collide with rising costs in all sectors - groceries, gas, property taxes, etc.

Because of our reduced ability to work combined w/ the multiple extraordinary events in 2025/2026, we have exhausted our emergency savings and are only left w/ approx. the amount of our taxes in savings. Normally while ~~Asng~~ working - we would have the ability to replenish both emergency and tax savings but we find ourselves in the situation where if we pay our full tax bill and we experience any type of life event, it would be catastrophic financially for us. We are also trying to plan for the situation if I am unable to return to my job due to the concussion as I carry the benefits and was the primary breadwinner.

We appreciate your serious consideration to our current circumstances. I sometimes have a hard time accepting it all because we did save and do all the things you are supposed to do. Apologies -

Thank you for the consideration of our request.

PROPERTY TAX BILL

Payable by the due date to:
TOWN OF FAYSTON
Mail to:
Town of Fayston
866 North Fayston Road
Fayston, VT 05660

TOWN OF FAYSTON
866 North Fayston Road
Fayston, VT 05660
802.496.2454

THIS IS THE ONLY BILL YOU WILL RECEIVE. PLEASE SEND IT TO NEW OWNER IF PROPERTY IS SOLD.

PARCEL ID	BILL DATE	TAX YEAR
03-024.001	07/13/2026	2026

Taxes unpaid after 11/01/2026 are delinquent and subject to a one time 4% collector fee and 4% Town penalty. Interest will be incurred at 1% for the first three months and 1.5% thereafter. Postmarks accepted. Metered mail NOT accepted.

Description: 5 AC & DWL
Location: 165 RANKIN RD

OWNER
KING DALE & TRACY 111
165 RANKIN RD
NO FAYSTON VT 05660

HOUSESITE TAX INFORMATION

SPAN # 222-072-11241	SCL CODE: 072
TOTAL PARCEL ACRES	5.00
HOUSESITE VALUE	303,500
HOUSESITE EDUCATION TAX	7,475.21
HOUSESITE MUNICIPAL TAX	1,231.60
HOUSESITE TOTAL TAX	8,706.81

RETAIN FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	NON HOMESTEAD
REAL	315,500	315,500	
TOTAL TAXABLE VALUE	315,500	315,500	
GRAND LIST VALUES ▶	3,155.00	3,155.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.4056	x3,155.00=	1,279.67
LOCAL AGREEMENT	0.0002	x3,155.00=	0.63
TOTAL MUNICIPAL TAX			1,280.30
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			1,280.30

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	2.4630	x3,155.00=	7,770.77

1.6492 (district rate) / 66.96% (CLA ÷ SA) = 2.4630

Payments		
1	08/25/2026	9,001.07

TOTAL EDUCATION TAX	7,770.77
EDUCATION STATE PAYMENT	50.00
EDUCATION NET TAX DUE	7,720.77

TAX SUMMARY
Municipal + Education

TOTAL TAX	9,051.07
TOTAL STATE PAYMENT	50.00
TOTAL NET TAX DUE	9,001.07

EASTERN SYSTEMS 800.223.0101

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF FAYSTON

DUE DATE	TAX YEAR
08/25/2026	2026

OWNER NAME
KING DALE & TRACY 111

PARCEL ID
03-024-001

AMOUNT DUE	9,001.07
AMOUNT PAID	0.00
BALANCE DUE	9,001.07

PLEASE SEE IMPORTANT NOTICE ON THE BACK

RETAIN THE ABOVE TAX BILL FOR INCOME TAX PURPOSES

Make check payable to

TOWN OF FAYSTON

Send payment to:

Town of Fayston
866 North Fayston Road
Fayston, VT 05660

FOR ELECTRONIC PAYMENTS,
Go to www.faystonvt.com
and click on Municipay.

☐ For a receipt of taxes paid, check this box and enclose a self-addressed stamped envelope

Parcel / Description	Tax Year	Name / Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
03-024-001	2012	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/11/12					1,336.52	1,336.52
Rcpt. Appl. To Prin. Pmt 1		08/16/12	4383	1290.0		8/15/12	-1,336.52	0.00
		Parcel Balance						0.00
03-024-001	2013	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/01/13					4,925.34	4,925.34
Rcpt. Appl. To Prin. Pmt 1		10/15/13	4761	1429.0		10/10/13	-4,925.34	0.00
		Parcel Balance						0.00
03-024-001	2014	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/10/14					5,154.44	5,154.44
Rcpt. Appl. To Prin. Pmt 1		07/10/14	StatePmt				-2,622.00	2,532.44
Rcpt. Appl. To Prin. Pmt 1		08/06/14	2771	1523.0		8/5/14	-2,532.44	0.00
		Parcel Balance						0.00
03-024-001	2015	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/06/15					2,428.58	2,428.58
Bill Appl. To Prin. Pmt 1		07/06/15					2,947.65	5,376.23
Rcpt. Appl. To Prin. Pmt 1		10/26/15	2847	1671.0		10/23/15	-5,376.23	0.00
		Parcel Balance						0.00
03-024-001	2016	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/06/16					5,284.36	5,284.36
Rcpt. Appl. To Prin. Pmt 1		07/06/16	StatePmt				-1,059.00	4,225.36
Rcpt. Appl. To Prin. Pmt 1		10/25/16	2865	1793.0		10/25/16	-4,225.36	0.00
		Parcel Balance						0.00
03-024-001	2017	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/13/17					5,427.55	5,427.55
Rcpt. Appl. To Prin. Pmt 1		07/13/17	StatePmt				-994.00	4,433.55
Rcpt. Appl. To Prin. Pmt 1		11/01/17	2964	1907.0		11/1/17	-4,433.55	0.00
		Parcel Balance						0.00
03-024-001	2018	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/18/18					5,732.63	5,732.63
Bill Appl. To Prin. Pmt 1		10/22/18					453.55	6,186.18
Rcpt. Appl. To Prin. Pmt 1		10/30/18	2873	2022.0		10/30/18	-6,186.18	0.00
		Parcel Balance						0.00
03-024-001	2019	KING DALE & TRACY 111			165 RANKIN ROAD			
Bill Appl. To Prin. Pmt 1		07/11/19					5,980.62	5,980.62
Rcpt. Appl. To Prin. Pmt 1		10/25/19	2881	2163.0		10/24/2019	-5,000.00	980.62

Parcel / Description	Tax Year	Name / Date	Check #	Deposit #	G/L Batch#	Remit	Amount	Balance
Rcpt. Appl. To Prin. Pmt 1		10/25/19	4518	2163.0		10/24/2019	-980.62	0.00
			Parcel Balance					0.00
03-024-001	2020	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		08/13/20					6,192.64	6,192.64
Rcpt. Appl. To Prin. Pmt 1		10/27/20	5002	2301.0		10/26/20	-6,192.64	0.00
			Parcel Balance					0.00
03-024-001	2021	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		07/15/21					6,570.92	6,570.92
Rcpt. Appl. To Prin. Pmt 1		07/15/21	StatePmt				-38.00	6,532.92
Bill Appl. To Int. Pmt 1		10/28/21					97.99	6,630.91
Adj. Appl. To Int. Pmt 1		10/28/21	MIstakenly Added Wrong Date				-97.99	6,532.92
Rcpt. Appl. To Prin. Pmt 1		10/29/21	3001	2467.0		10/29/2021	-6,532.92	0.00
			Parcel Balance					0.00
03-024-001	2022	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		07/19/22					6,335.24	6,335.24
Rcpt. Appl. To Prin. Pmt 1		08/22/22	2972	2568.0		8/19/22	-6,335.24	0.00
			Parcel Balance					0.00
03-024-001	2023	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		07/18/23					6,668.41	6,668.41
Rcpt. Appl. To Prin. Pmt 1		07/18/23	StatePmt				-118.00	6,550.41
Rcpt. Appl. To Prin. Pmt 1		10/24/23	5072	2766.0		10/24/2023	-6,550.41	0.00
			Parcel Balance					0.00
03-024-001	2024	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		07/17/24					7,743.64	7,743.64
Rcpt. Appl. To Prin. Pmt 1		07/17/24	StatePmt				-304.00	7,439.64
Rcpt. Appl. To Prin. Pmt 1		10/28/24	2973	2949.0		10/28/24	-7,439.64	0.00
			Parcel Balance					0.00
03-024-001	2025	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		07/09/25					8,384.10	8,384.10
Rcpt. Appl. To Prin. Pmt 1		09/08/25	2975	3091.0		09/05/2025	-8,384.10	0.00
			Parcel Balance					0.00
03-024-001	2026	KING DALE & TRACY 111	165 RANKIN RD					
Bill Appl. To Prin. Pmt 1		07/13/26					9,051.07	9,051.07
Rcpt. Appl. To Prin. Pmt 1		07/13/26	StatePmt				-50.00	9,001.07
			Parcel Balance					9,001.07
			Grand Total					9,001.07