

FY26 Board of Assessor Appeal Meeting Minutes

1. Address: 144 Wildwood Dr **Parcel ID:** 032-1-042-000 **Owner:** Jordan Redell & Ryan Chartier

Meeting Minutes:

Incorrect post-subdivision assessment, incorrect bathroom count, disproportionate values compared to direct comparables, land value disparity

2. Address: 118-124 Church Street **Parcel ID:** 049-3-133-00 **Owner:** Kennedy Bros inc

Meeting Minutes:

Conditions in the downtown have degraded due to foot traffic. Rent paid to owner has declined. Mezzanine removed reducing seating.

3. Address: 481 Saint Paul Street **Parcel ID:** 053-3-040-000 **Owner:** Peter Yee

Meeting Minutes:

Incorrect bedroom count. Disproportionate assessment compared to similar properties.

4. Address: 75 Loomis St **Parcel ID:** 045-1-291-000 **Owner:** FIVE SEASONS REAL ESTATE LLC

Meeting Minutes:

Does not align with the rental income the property produces. Disproportionate assessment compared to similar properties.

5. Address: 125 Robinson Pkwy **Parcel ID:** 050-4-051-000 **Owner:** Robert Fardelmann & Linda Berlin

Meeting Minutes:

Value change was for overall condition of house and no improvements have been made to justify the change.

6. Address: 46-50 Church St **Parcel ID:** 044-4-020-000 **Owner:** Joseph E. Frank Revocable Trust

Meeting Minutes:

Condition on assessment was incorrectly represented since reappraisal. Cash flows do not support current valuation

7. Address: 6 South Street **Parcel ID:** 058-3-038-000 **Owner:** Brettan and Nelson Martelle

Meeting Minutes:

Assessed value was based on assumption that garage/ADU was complete. Error is property record card information. Comparable properties are disproportionate in the building value.

8. Address: Multiple **Parcel ID:** Multiple **Owner:** Handy Properties

Meeting Minutes:

Concerns in overall health of city impacting rents/income. Recent changes to zoning restricting ability to rebuild.

9. Address: 1226 North Ave Dr **Parcel ID:** 028-4-118-000 **Owner:** Kaitlin Jones

Meeting Minutes:

Disproportionate assessment compared to similar properties. Bathroom and slight sq ft addition does not justify the valuation increase.

10. Address: 120 Northshore Drive **Parcel ID:** 021-2-211-120 **Owner:** Helen & Rhys Townsend
Meeting Minutes:
Work on property was incomplete as on 4/1. Property is still actively under construction.

11. Address: 96-100 Starr Farm Road **Parcel ID:** 023-4-064-000, 023-4-064-001; 023-4-062-000
Owner: 98 Starr Farm Road LLC

Meeting Minutes:
Income does not support the valuation.

12. Address: 316 South Willard St **Parcel ID:** 050-2-025-000 **Owner:** Tara Velozo & Carsten Spaeth

Meeting Minutes:
CLA analysis is inconsistent with the increased valuation. Inequitable reassessment based on timing.
Bathroom valuation in cost approach assessment is not equivalent to market value.

13. Address: 125 Lakeside Ave **Parcel ID:** 053-2-009-001 **Owner:** Ride Your Bike LLC

Meeting Minutes:
New assessment does not align to actual lots. Error in calculation on income.

14. Address: 66-78 Church St **Parcel ID:** 044-4-024-000 **Owner:** AGEM PROPERTIES, LLC
*****NO SHOW**

Meeting Minutes:
Discrepancy in square footage, vacancy, overall health of city status and declining rent rate.

15. Address: None **Parcel ID:** 888-8-888-003 **Owner:** AT & T Enterprises
*****NO SHOW**

Meeting Minutes:
Per discussion with Vermont Department Taxes, taking necessary steps to appeal further by presenting to the Board of Assessor with the understanding there would be no changes at this level.