



TOWN OF MORRISTOWN BOARD OF LISTERS
MEETING NOTICE & AGENDA
COMMUNITY MEETING ROOM AND ZOOM
43 Portland St. Morrisville, VT 05661
10:00 AM Wednesday, June 11, 2025

This meeting will be held in person.

CALL TO ORDER

AGENDA CHANGES OR ADDITIONS

APPROVE MINUTES

1. APPROVE MINUTES OF 4-15-25

NEW BUSINESS

1. GRIEVANCE HEARINGS
 - a. Wickart
 - b. Dewey
 - c. Haselton
 - d. Fernandez
 - e. Mink
 - f. Lloyd
 - g. Hirschak

OLD BUSINESS

ADJOURN

Grievance Appeal Form
Town of Morrystown VT

All Grievances must be in writing. This form is provided for your convenience. Return the form to the Morrystown Lister's Office at 43 Portland Street, PO Box 748 Morrystown, VT 05661. Assessor's Office phone: 802-888-6371 Email to: KPetrochko@Morrystownvt.gov

Property Owner(s): Debora Wickart

Owner Address: 730 Bliss Hill Road, Morrisville

Parcel ID: 17034 Property Location: Bliss Hill Road

Email Address: HootersHolsteins@AOL.com Phone: 802-696-9541

Contact Person (if different): _____ Phone: _____

Type of Property: Residential Commercial Condo Apartment Other Ag

Assessed Value: 277,500 Estimate of Value: _____

Reason for Grievance: _____

See back page
I have sent attachments to Terri thru
email

Comparable Properties (Properties you believe are similar to your property):

	Parcel ID	Owner	Location	Value
1)	<u>14.01.03</u>	<u>Mary Bushnell</u>	<u>Eden</u>	<u>165,000</u>
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____

When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arms length sales of properties similar to your property.

Date: 5-29-25

Signature of Owner(s): Debora Wickart

Note: If you are representing the owner you must include a letter of representation signed by the owner.



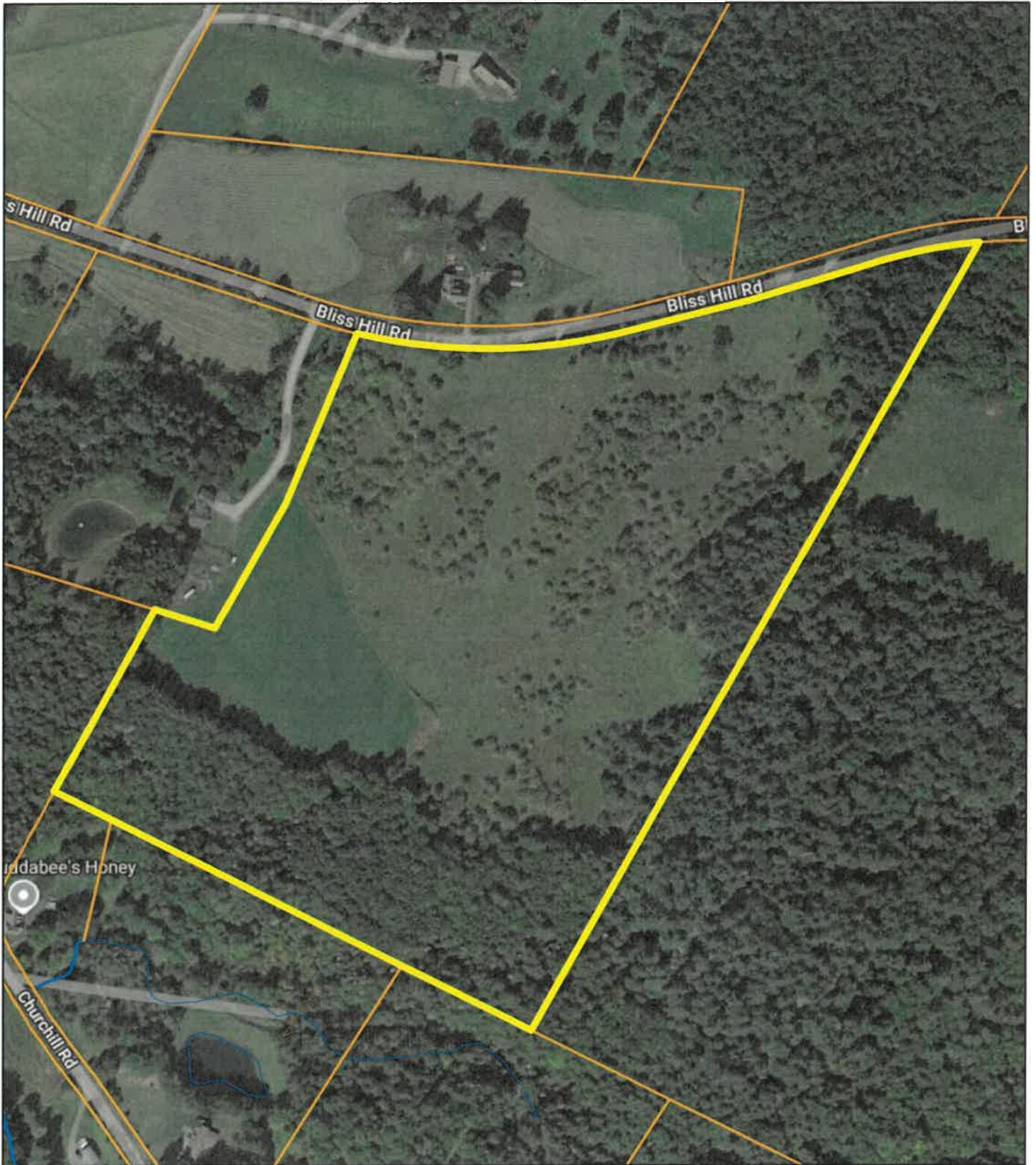
Town of Morrystown, VT

1 inch = 300 Feet



www.cai-tech.com

June 5, 2025



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Kevin Petrochko

From: Matt Dewey <a-1sparky@live.com>
Sent: Thursday, June 5, 2025 3:01 PM
To: Kevin Petrochko
Subject: Re: JUNE 11 Grievance Hearing (10:20 AM)

Hi Kevin. Thanks for the form, and please consider this email response as my written request to be heard on 6/11. Thank you!

Matt

Sent from my iPhone

On Jun 5, 2025, at 9:44 AM, Kevin Petrochko <kpetrochko@morristownvt.gov> wrote:

Hi Matt,

To follow up our call a day or two back, here is the Grievance Appeal form that you will want to have filled out when you arrive.

In the meantime, please just reply back to this email to confirm your desire to be heard on the 11th, as we need to just have something basic as your written request to schedule.

I don't monitor the Zoning email anymore, so if you already sent an email to that one, please just reply here to get into my current inbox.

Thanks!

Kevin Petrochko

Assistant Assessor

E911 Coordinator

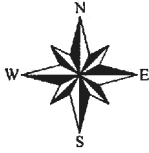
43 Portland Street

Morrisville, VT 05661

(802) 888-6371

KPetrochko@MorristownVT.gov

<Grievance Appeal Form.pdf>



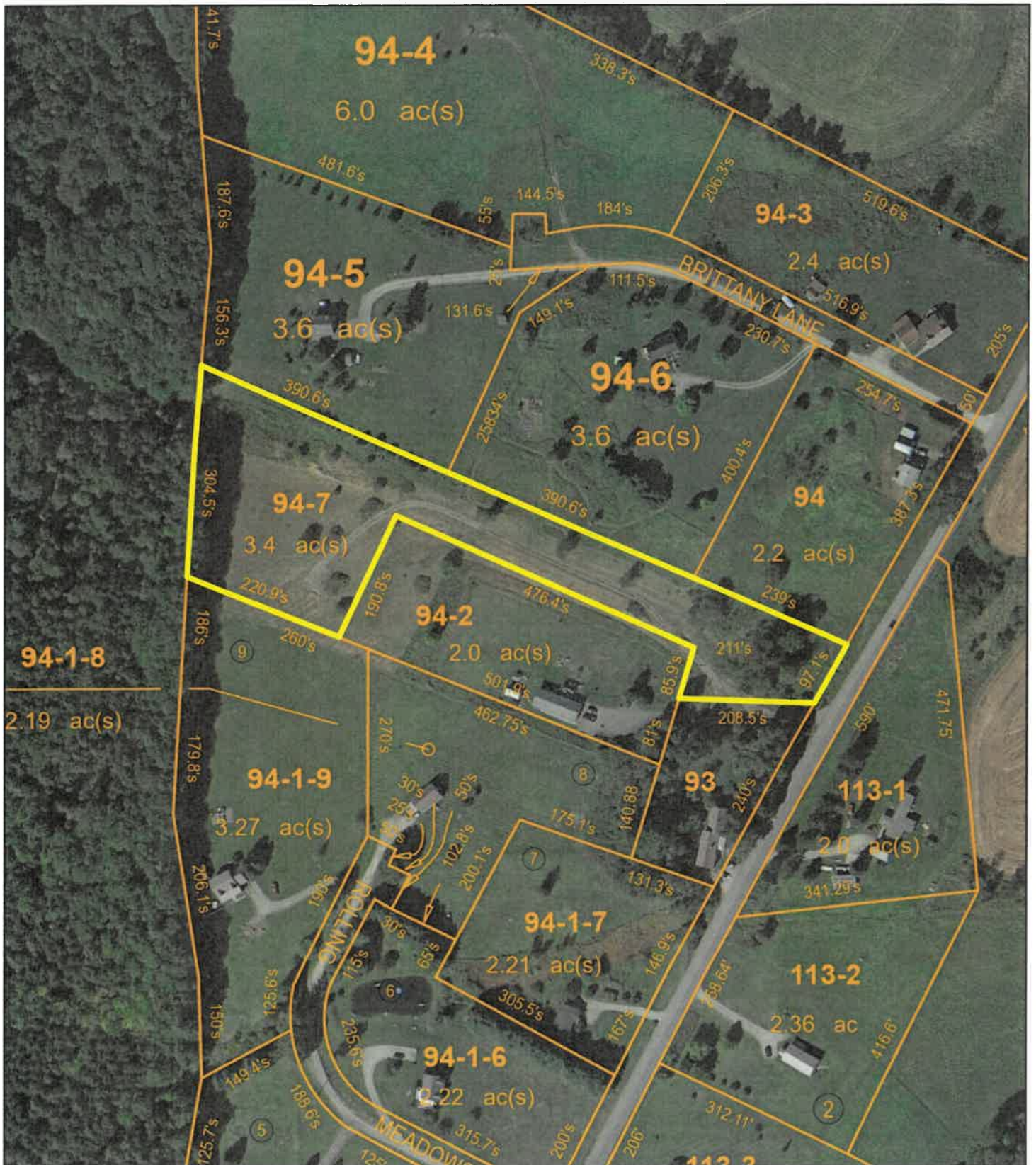
Town of Morrystown, VT

1 inch = 200 Feet



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June 5, 2025



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Grievance Appeal Form
Town of Morrystown VT

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Property Owner(s): HASELTON, ANNA MARIE (ET AL.)

Owner Address: 130 BROOKLYN ST

Parcel ID: # 21147 Property Location: 130 BROOKLYN ST.

Email Address: _____ Phone: _____

Contact Person (if different): HASELTON, REG Phone: 802 748-2425

Type of Property: Residential Commercial Condo Apartment Other _____

Assessed Value: 168,900 Estimate of Value: _____

Reason for Grievance: _____

PROPERTY CONDITION:
PLUMBING NON-FUNCTIONAL
CHIMNEY NO GOOD
ROOF LEAKS -
PORCH WALK MOVES (ROTTED SILLS?)
ETC. NO CENTRAL HEAT

Comparable Properties (Properties you believe are similar to your property):

	Parcel ID	Owner	Location	Value
1)	_____	_____	_____	_____
2)	_____	_____	_____	_____
3)	_____	_____	_____	_____

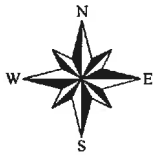
When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arms length sales of properties similar to your property.

Date: 6-5-25

I GIVE PERMISSION FOR REG TO ASSIST IN THE HEARING PROCESS

Signature of Owner(s): Anna M. Haselton

Note: If you are representing the owner you must include a letter of representation signed by the owner.



Town of Morrystown, VT

1 inch = 50 Feet

June 5, 2025



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Grievance Appeal Form
Town of Morristown VT

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Property Owner(s): M. SEAN AND AMY L. FERNANDEZ

Owner Address: 3659 WEST HILL ROAD, STOWE, VT 05672

Parcel ID: 11050.01 Property Location: 3659 WEST HILL RD.

Email Address: mseanfernandez@yahoo.com Phone: 203-252-7308

Contact Person (if different): _____ Phone: _____

Type of Property: Residential Commercial Condo Apartment Other _____

Assessed Value: \$1,915,900 Estimate of Value: \$1,350,000 - \$1,700,000

Sold For \$1,780,000

Reason for Grievance:

107.6%

My appraised value is higher than what we paid for our house which we purchased in Feb, 2025. Recent sales of properties over \$1.5 million have appraisals significantly below their sale prices. If we were ~~the~~ treated similarly then 75% of our sale would be around \$1,350,000. At a minimum, I think we should be below our sale price as it was a 3rd party arms length sale where sellers had to keep lowering their price.

Comparable Properties (Properties you believe are similar to your property):

Value/Sold	Parcel ID	Owner	Location	Value	Sold
52.2%	6065	MENK, LOREAN + CROSON	351 Deerfield Hills Rd	\$1,405,600	\$2,695,000
75.4%	16153	SCHOFF, JAMES GARDNER	7614 Elmore Mountain Rd	\$1,168,100	\$1,550,000
74.2%	116097	SHOVED, TORD	5247 Laporte Rd	\$1,113,200	\$1,500,000

When preparing for your appeal you should make sure the physical data of your property is correct. Next you should consider recent arms length sales of properties similar to your property.

Date: JUNE 4, 2025

Signature of Owner(s): 

Note: If you are representing the owner you must include a letter of representation signed by the owner.



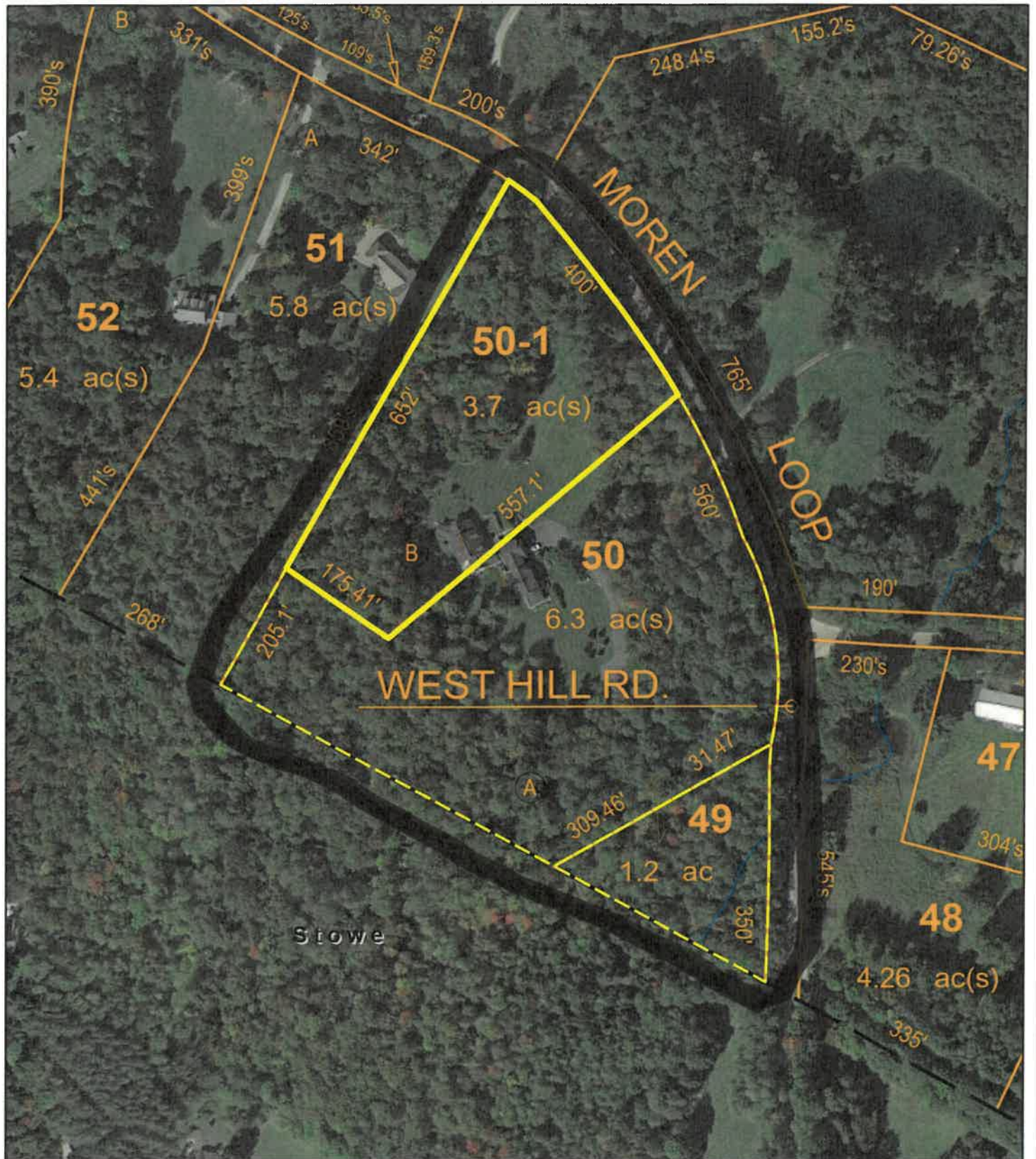
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Kevin Petrochko

From: Graham Mink <g.mink@outlook.com>
Sent: Friday, June 6, 2025 8:52 AM
To: Kevin Petrochko; Terri Sabens
Subject: Re: Listers Cards for Multifamily Properties

Hi Kevin,

Please reserve 20 minutes for me on Wednesday June 11th to discuss the requested changes. Thank you!

Graham

From: Kevin Petrochko <kpetrochko@morristownvt.gov>
Sent: Wednesday, June 4, 2025 9:36 AM
To: Graham Mink <g.mink@outlook.com>; Terri Sabens <tsabens@morristownvt.gov>
Subject: RE: Listers Cards for Multifamily Properties

Good morning Graham,

Here are those 3 property cost sheets, attached.

Kevin Petrochko

Assistant Assessor

E911 Coordinator

43 Portland Street

Morrisville, VT 05661

(802) 888-6371

KPetrochko@MorristownVT.gov

From: Graham Mink <g.mink@outlook.com>
Sent: Wednesday, June 4, 2025 7:08 AM
To: Kevin Petrochko <kpetrochko@morristownvt.gov>; Terri Sabens <tsabens@morristownvt.gov>
Subject: Re: Listers Cards for Multifamily Properties

Hi Kevin,

Thank you for sending those cost sheets. Please send me the info for the following parcels as well:

21060

07007-02

06065-03

Thanks,
Graham

From: Kevin Petrochko <kpetrochko@morristownvt.gov>
Sent: Monday, June 2, 2025 2:48 PM

**Itemized Property Costs
Town of Morristown 23**

From Table: MAIN Section 1

Record # 2197

Property ID: 07224 Span #: 414-129-10391 Last Inspected: / / Cost Update: 04/30/2025

Owner(s): LLOYD DANIELLE C ADAMCHICK ERIC M Address: 567 RIVER RIDGE ROAD City/St/Zip: HYDE PARK VT 05655 Location: 567 RIVER RIDGE ROAD Description: AC & DWL Tax Map #: 07224	Sale Price: 191,500 Book: 230 Validity: Yes Sale Date: 10/21/2016 Page: 87-88 Bldg Type: Single Quality: 3.50 AVG/GOOD Style: 1.5 Fin Frame: Studded Area: 1152 Yr Built: 1974 Eff Age: 49 # Rms: 5 # Bedrm: 2 # Ktchns: 1 # 1/2 Bath: 0 # Baths: 2
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Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	RustLog / Ht=8	100.00		140.43	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		5.21	
Heat/cooling #1:	Elec BB	100.00		-0.61	
Energy Adjustment	Good			2.95	
ADJUSTED BASE COST			1,152.00	147.98	170,472

ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				2,337.50	
Roughins (beyond allowance of 1)				825.00	
Porch #1:	WoodDck/NoWall/NoRoo		92.00	33.33	3,066
Porch #2:	WoodDck/NoWall/Rooft/N		264.00	39.79	10,505
Basement	Conc 8"		685.00	35.10	24,044
Subtotal					208,086
Local multiplier		1.25			
Current multiplier		1.00			
REPLACEMENT COST NEW					260,108

Condition	Good	Percent			
Physical depreciation		19.00			-49,420
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					210,700

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	Total
SI Bldg Lot	2.00	1.00	1.00		100,000
AC Other	8.20	1.00	0.50		25,300
Total	10.20				125,300

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	Total
Water	y / y	Typical	Average	5,000
Sewer	y / y	Typical	Average	20,000
Total				25,000

OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras	Total
Toolshed	y / y	0	64			
DGS 2S	y / y	80 *	<u>2925</u>	64.56		188,800
Total						188,800

TOTAL PROPERTY VALUE 549,800

NOTES HOUSESITE VALUE : . 524,500
 HOMESTEAD VALUE : . 549,800

2022-solar panels on property. See photo.

Itemized Property Costs

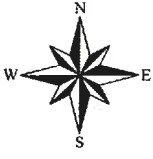
From Table: MAIN Section 1

Town of Morristown 23

Record # 2197

Property ID: 07224		Span #: 414-129-10391		Last Inspected: / /		Cost Update: 04/30/2025	
Owner(s): LLOYD DANIELLE C ADAMCHICK ERIC M		Sale Price: 191,500		Book: 230		Validity: Yes	
Address: 567 RIVER RIDGE ROAD		Sale Date: 10/21/2016		Page: 87-88			
City/St/Zip: HYDE PARK VT 05655		Bldg Type: Single		Quality: 3.50		AVG/GOOD	
Location: 567 RIVER RIDGE ROAD		Style: 1.5 Fin		Frame: Studded			
Description: AC & DWL		Area: 1152		Yr Built: 1974		Eff Age: 49	
Tax Map #: 07224		# Rms: 5		# Bedrm: 2		# Ktchns: 1	
		# 1/2 Bath: 0		# Baths: 2			

Item	Description	Percent	Quantity	Unit Cost	Total
	PERMIT #2022-76 - WORKSHOP				
	PERMIT #2023-11 - REPLACE PERMIT #2022-76				
	2007 - ELECTRIC HEAT--3% FUNCTIONAL, NO HEAT UPSTAIRS, ONLY 2 BDRMS, PRIVATE SPRING & SEPTIC. LAND IS MOSTLY WOODED & STEEP.				



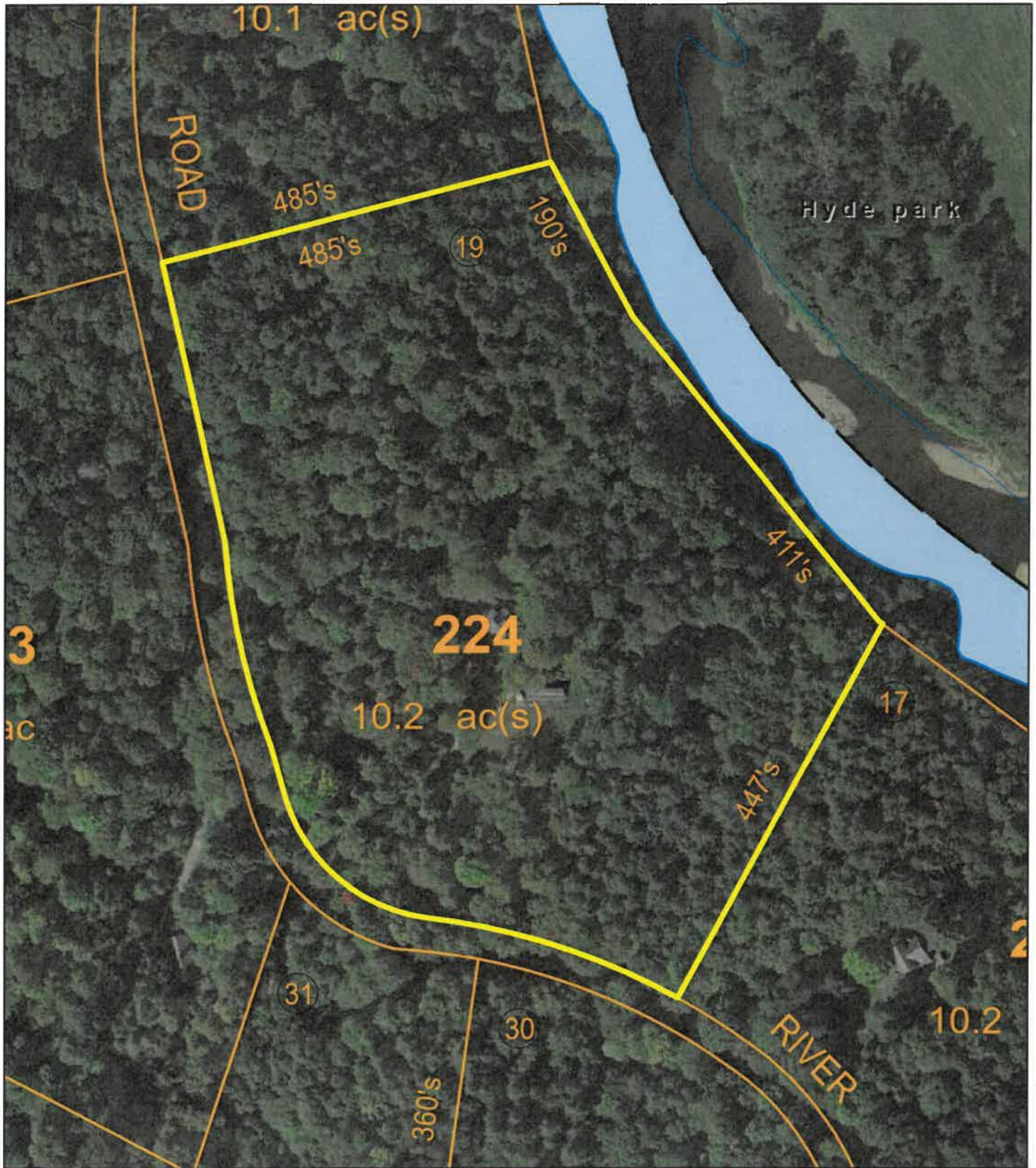
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