



**BOARD OF LISTERS MEETING MINUTES
OF JUNE 11, 2025**

Members: Brian Yeaton, Grant Wieler, Kevin Petrochko (Listers) Terri Sabens (Assessor)
Absent: None
Staff:
Guests: Debora Wickart, Sean Fernandez, Graham Mink, Juliet O'Neil

CALL TO ORDER

Board of Listers Chairperson, Brian Yeaton, called the Grievance Hearing to order at 10:00 AM in the Community room of the Tegu Building.

AGENDA CHANGES OR ADDITIONS

Board Chair Brian Yeaton asked if there were any changes or additions to the agenda. It was noted that Dena Hirschak had withdrawn her application to be heard and that Matt Dewey had emailed to say he couldn't make it, the day before. Kevin noted that Matt was told the Listers would still consider his appeal if he returned a filled out form to outline his complaint, but as of the start of the hearing, no such form had yet been sent.

APPROVE MINUTES

1. APPROVE MINUTES OF 4-15-25

Approval of 04-15-25 minutes was tabled for a future date.

NEW BUSINESS

1. GRIEVANCE HEARINGS

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

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**a. Wickart**

After the Chairperson's introduction to the property, supplied application notes and greeting the property owner, Debora Wickart began the Grievance hearings by stating that her property located adjacent to her home at 730 Bliss Hill Road (PID#17034) was assessed above market value, currently at \$277,500. The land is 38.80 acres of land, enrolled in the Current Use program except for 4.18 acres, noted by Terri Sabens. Debora emphasized the wetness of the land and stated that haying can only be done in a small area, with the rest being pasture at best because of poor soils. Various questions were asked by the Listers present to determine if attempts at better drainage had been made, to which

Debora stated that they could look into that, but it would likely be expensive. It was mentioned and agreed by the owner that there are stunning mountain views of the Worcester range from the land. Upon asking if there was anything further, the property owner was advised that a decision on their grievance would be made and mailed to them within 7 days of the hearings.

**b. Dewey**

Matthew Dewey, owner of the property located at 334 Cochran Road (PID#12094-07) was not in attendance at his hearing time of 10:20. As the hearing was scheduled based upon an email request only, and the Listers did not have a completed Grievance Appeal Form (to discuss the specific nature of his complaint), his grievance was DENIED, with no further discussion needed in the deliberative session to follow.

**c. Haselton**

Anna Marie Haselton, owner of 130 Brooklyn Street (PID#21147) made an application for a hearing, outlining various building condition factors as her reason to requesting a reduced property assessment. Although neither Anna nor her designee, Reg Haselton, were in attendance, a fully filled-out Grievance Form and prior discussions with Assessor Terri Sabens and Assistant Assessor Kevin Petrochko would allow for consideration of her request. It was decided among the Listers that since no new evidence was entered and no in-person testimony would be given, discussions relative to her request and a decision would be made within the deliberative session and that the results would be mailed to the owner within 7 days of the hearings.

**d. Fernandez**

Sean Fernandez, recent purchaser of 3659 West Hill Road (PID#11050-01), was next introduced. Having earlier supplied a completed Grievance Appeal Form and his evidence of 3 Morristown sales over \$1,500,000, Sean stated that he felt his assessment of \$1,916,000 was far too high as he had paid \$1,780,000 for the property. Terri Sabens began by noting that all 3 of Sean's 'comps' were split sales and that even the State would not accept these into a sales study. She further explained what constituted a split sale and that subdivisions or additions of other separately assessed parcels applied to all three that he supplied. Sean was very upset that these 3 sales (agreed to be the very few data points in town at this price point) were assessed at between 52 and 75% of their sales prices according to his calculations, and that even being assessed at his purchase price would be too high. Kevin related the process of CLA development and that by statute the Listers had to acknowledge the current CLA of 97.19%. Kevin further explained that one of the sales (at 351 Deerfield Hill Rd) was composed of an additional 146 acres not included in his stated 1,405,600 assessment for the otherwise only 11+/- acre property. Sean felt that it still supported his argument and had no other evidence or comments to provide when asked by Brian. Sean was thanked for his testimony and told that final discussions and a decision would be made within the deliberative session and that the results would be mailed to him within 7 days of the hearings.

**e. Mink**

Chairperson Brian Yeaton next introduced Graham Mink. Although several (6) Lister Cards had been requested by Graham leading up to the hearings, no formal application was made to clarify his complaint. As a written email request to be heard was submitted and Graham was in attendance at the scheduled time, his hearing was opened, and various properties were discussed. After touching upon his prior year's grievance topics of elevators and sprinklers being included in his records, and assuring him that he was not being 'singled out' this year, since all other buildings with those features were now updated, the discussion started with his property at Gordon Lane (PID#23041). Graham

stated that the top floor was not finished as of April 1. He mentioned a Fire Department CO dated May 7 and that he was 'about 80% finished on that floor' as of April 1. Graham's next complaint was about 'heating and cooling' within the basement level parking space. Terri Sabens noted that it was an automatic line item when 'parking' was the designated improvement type. Graham next noted that the depreciation of the duplex building was 'only 20%' and he stated that he wanted it to be 40-50% like other buildings of its age. Moving on to another property, 661 Laporte Rd (PID#07007-02), Graham questioned why the change of property type to apartments from commercial (on the first level) would raise his valuation by about \$200,000. Terri affirmed that the change was based on the 2023 appraiser schedules in our CAMA system. The current value was noted as being \$1,030,200 at this time. Kevin asked if this was the same property that Graham recently listed for sale to which Graham said it was and that he had not yet had any calls on it. He followed up by stating that he had to sell it to pay his property taxes. (Asking price at the time of these hearings is \$1,999,000). After a brief mention of his remaining two lots to sell on Deerfield Hills Rd, Graham had no other testimony to give. Brian let Graham know that a decision would be made within the deliberative session and that the results would be mailed to him within 7 days of the hearings.

A scheduled lunch break was had midday before the afternoon hearings began.

#### **f. Lloyd**

During the lunch break Kevin checked his email and found that Danielle Lloyd, the next case up, had sent an email to state that she had a sick child and would be missing the hearings. As Danielle had not submitted a full Grievance Appeal Form with the specific nature of her complaint or additional evidence, her grievance was DENIED upon resuming the hearings. It was decided by the Listers that a notice of the decision would be sent to Danielle within 7 days of the close of hearings.

#### **g. Hirschak**

Dena Hirschak had emailed to withdraw her grievance for 4282 Randolph Road prior to the hearings beginning.

Not originally in the schedule, but allowed by statute, Juliet O'Neil of 2547 Cote Hill Road approached the Board of Listers to inquire as to the addition of 2 greenhouse buildings on her property and why they were taxed. Julie indicated that the addition of those buildings and a garage-style building for cannabis production were part of a lease arrangement that she had with another party. After stating that she didn't think she would be taxed on those because they were AG use, she was told by Brian and Terri that they are taxed and that she was given guidance on how to calculate the value difference, so she could pass that part of her taxes on to the land tenant. This part of the hearings was deemed to not be a formal grievance by Terri, and that we would continue to assist Julie.

### **OLD BUSINESS**

Lister Board Chairperson Brian Yeaton asked if there was any old business to discuss. There was none.

At 1:35 PM, Grant Wieler made the motion to go into Deliberative session. Kevin Petrochko seconded the motion. Motion carried (3/0)

At 2:02 PM, after further discussion on all cases, and with decisions made, Grant Wieler made the motion to come out of deliberative session. Kevin Petrochko seconded the motion. Motion carried (3/0).

### **ADJOURN**

At 2:05 PM, Grant Wieler made a motion to adjourn the meeting, with Kevin Petrochko seconded the motion.

Motion carried (3/0)

Meeting adjourned at 2:05 PM.

Submitted and filed this day of June 12, 2025

Kevin Petrochko, Scribe

*Please note all minutes are in Draft form and are subject to approval at the next Board of Listers meeting.*