

**MINUTES OF GRIEVANCE HEARINGS OF THE RUTLAND TOWN BOARD OF LISTERS 07/23/24**

The Board of listers opened grievance hearings at 9:00 a.m..

**10:04 a.m.: In Attendance: Marcia Chioffi & Marie Fagnant, Listers  
Paul & Ingrid Gallo**

The Board assembled to hear the grievances of Paul and Ingrid Gallo relative to properties owned by them at 24 McKinley Avenue and 291 McKinley Avenue. Copies of their Applications for Grievances had been received and are in their respective files. After opening comments on the process, and oath, the Gallos set forth their grievances as follows:

24 McKinley Avenue: requested reduction based on physical condition of property. Produced property inspection report commissioned by former owners prior to sale which the Board copied for consideration during deliberations. Per Gallos, former owner did not make any corrections other than the new (partial) roof. Purchased for \$230,000.

291 McKinley Avenue: requesting 20% reduction based on construction of new public safety building on McKinley. Claims impacts views, concerned about current construction vehicles, potential increased traffic when occupied, safety leaving driveway, safety with persons from holding cells, and use of the building for community activities.

Questions asked and answered as to both grievances. The Board requested and the Gallos agreed to a site inspection of both properties which is occurring today, July 23, 2024, at 4:45 p.m.

Hearing adjourned at 10:25 a.m.

Addendum to Hearing: The Listers performed site inspections at both 24 McKinley Avenue and 291 McKinley Avenue for information necessary for their deliberative session.

**LISTERS NOTES ON RESULTS OF GALLO GRIEVANCE HEARING ADDED TO MINUTES:**

24 McKinley Avenue: The Board entered deliberative session on July 24, 2024. Based upon visual inspection and conditions as of April 1, 2024, the Board has reduced the value of this property to \$295,900. This represents a reduced building value of \$157,900. No change was made to the land value of \$138,000.

291 McKinley Avenue: The Board entered deliberative session on July 24, 2024. The Board denies the Gallos' grievance for a 20% reduction in value as of April 1, 2024, the building is not complete and it is impossible to verify whether any of their concerns will materialize. Furthermore, admittance to the building will be restricted to authorized personnel only. The construction traffic is temporary and does not warrant a reduction in value. The Gallos have not substantiated their claim of impacted views to Killington & Pico as those views are obscured by trees, not the building. However, the Gallos live directly across from the station and there is some visual loss to the skyline behind the station due to the increased height and change of proximity to the road for which the Listers increased their economic depreciation from 5% to 7%, resulting in a \$5,300 reduction to assessed value.

**10:30 a.m.: In Attendance: Marcia Chioffi & Marie Fagnant, Listers  
James Derosia**

The Board assembled to hear the grievances of James Derosia relative to properties owned by him at 37 Miller Place and 2735 Cold River Road. Mr. Derosia did not have an appointment nor had he completed the requisite Application for Grievance for the Listers prior review. He did so while the Board heard the previous matter. His Application for Grievance was received and will be placed in his file.

After opening comments on the process, and oath, Mr. Derosia set forth his grievances as follows:

37 Miller Place – believes overall price for entire parcel should be reduced. Does not have any information in terms of comparables to support his valuation. Mr. Derosia also grieved the assessment of a new 20.2 x 30.2 garage on his property. Mr. Derosia brought in receipts for the purchase of the building which he claims included installation.

2735 Cold River Road – purchased from Nancy & Charles Flanders approximately 3 weeks ago. Mr. Derosia claimed it is run down, purchased for \$55k, needed new septic (which he has replaced) and was looking for reduction in value. Marcia Chioffi advised that since the Flanders were owners as of 4/1/24, Mr. Derosia would need written permission from them to grieve their assessment. Although offered opportunity to obtain the same, and return to be heard today, Mr. Derosia withdrew his grievance when realizing that property taxes for the period were prorated during the sale. He agreed to an inspection of the premises for purposes of the 2025 grand list.

Hearing adjourned 10:44 a.m.

**LISTER NOTES ON RESULTS OF DEROSIA GRIEVANCE HEARING ADDED TO MINUTES:**

The Board entered deliberative session. Grievance of overall valuation of commercial property denied due to lack of sufficient basis or evidence presented at grievance. Reduced valuation of new 20.2 x 30.2 building from \$34,494.00 due to presentation of receipts for prefabricated purchase. Additional valuation included for site-ready water/sewer and heating. Results in reduction of \$13,938 on 2024 assessment.

**1:05 p.m.: In Attendance: Marcia Chioffi & Marie Fagnant, Listers  
Sharon Tucker, Kelly Smith for VELCO**

The Board assembled to hear the grievance of VELCO relative to valuation of various improvements to the property, and as to whether the CLA was properly applied to various valuation line items. A copy of their Application for Grievance has been received and is in their file. After opening comments on the process, per VELCO, various PVR representatives provided authority for deduction of valuations associated with land improvements and roads. VELCO acknowledged they were not provided any authority from PVR which permits VELCO to apply the CLA to real estate and UE accounts.

VELCO brought information for further consideration and agreed to forward communications with PVR for further consideration during deliberative session.

Both parties agreed to inquire with PVR District Advisors on application of CLA and exclusion of land improvement items from valuation.

Hearing adjourned at 1:25 p.m.

Addendum to Hearing: Listers requested written confirmation from PVR DA's on how to approach valuation of disputed items. Copies of written verification in TP's file.

**LISTER NOTES ON RESULTS OF VELCO GRIEVANCE HEARING ADDED TO MINUTES:**

The Board entered deliberative session on July 24, 2024. Given written response from the PVR DA's, VELCO'S grievance is denied.

**1:30 p.m.: In Attendance: Marcia Chioffi & Marie Fagnant, Listers  
Stuart & Mitha Friedman**

The Board assembled to hear the grievance of Stuart & Mitha Friedman relative to property owned by them at 112 Wynnridge Drive. A copy of their Application for Grievance has been received and is in their file. After opening comments on the process, and oath, Mr. Friedman explained they tried to find information on homes in their neighborhood but were unable to find any. Information as to where it could be found was shared with the Friedmans. Mr. Friedman did state they did see sales of properties like theirs (bedroom and bath size) but they did not bring any comparables with them for the listers to review nor could they recall where in Town the properties were located. He acknowledged they had no information that the Listers erred in performing the actual inspection. They reviewed their lister card and did not challenge any of the specific information thereon. Mr. Friedman agreed selling their house for 500k would be a considerable loss.

Hearing adjourned at 1:44 p.m.

Addendum to Hearing: After further opportunity to review their property lister card, the Friedmans emailed notification that the home was built without the gas fireplace. We will review the information gathered at the inspection for further determination.

**LISTERS NOTES ON RESULTS OF FRIEDMAN GRIEVANCE HEARING ADDED TO MINUTES:**

The Board entered deliberative session on July 24, 2024. The Board denies the Friedmans' overall grievance as to their claimed value of their home based both on the lack of comparables or evidence supporting their claim and their admission as to sale value. The Listers confirmed the removal of the fireplace from the data module resulting in a \$5,000.00 reduction in overall valuation.

**1:45 In Attendance: Marcia Chioffi & Marie Fagnant, Listers  
Jim and Angie Earle for EARLE'S TRUCK REPAIR, INC.**

The Board assembled to hear the grievance of Earle's Truck Repair, Inc. relative to the Town's assessment of business personal property. A copy of their Application for Grievance

has been received and is in their file. After opening comments on the process, and oath, recording of the meeting was stopped due to the confidential nature of the grievance. Questions were asked and answered, and the Earle's agreed to provide additional information for use by the Listers during deliberative session. Due to the nature of the grievance, and the lack of other grievance appointments, the Earles were afforded additional time.

Hearing adjourned 2:25 p.m.

Addendum to hearing: Jim Earle called with requested additional information on various personal property items which the Listers will consider during their deliberative session.

**LISTER NOTES ON RESULTS OF EARLE'S GRIEVANCE HEARING ADDED TO MINUTES:**

The Board entered deliberative session on July 24, 2024. Grievance approved in part relative to certain business items.

4:30 p.m.: No other persons presented with grievances and grievance hearings were closed.