

MINUTES OF GRIEVANCE HEARINGS OF THE RUTLAND TOWN BOARD OF LISTERS 06/29/2026

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

In Attendance: Marie Faignant, & Cathy Kapitanski, Listers

**9:00 a.m. In attendance: Marie Faignant & Cathy Kapitanski, Listers
Mary Ashcroft Billings**

The Board assembled to hear the grievance of Mary Ashcroft Billings relative to property owned by 731 Creek Road, Rutland Town, VT. After opening comments on the process, and oath, Ms. Ashcroft Billings set forth her grievance as follows:

The Notice to Taxpayer of Use Value Allocation dated June 16, 2026, (for current use values) as received by Ms. Ashcroft Billings referenced the absence of a filed homestead exemption. Specifically, the Notice to Taxpayer states "Use Value Allocations as of 4/1/2006, Homestead Status: Not Filed as Homestead".

Produced for grievance was copy of taxpayer's homestead filing with the State. However, as stated on the record, the Listers cannot accept the delivery of a homestead declaration directly from a taxpayer, but must receive the homestead via the State of Vermont.

Ms. Ashcroft Billings was advised the Listers office has received notice of her homestead declaration from the State and the same has been applied to her current use valuation.

Ms. Ashcroft Billings also took the opportunity to correct information regarding the enrollment information.

Hearing adjourned at 9:08 a.m.

LISTER NOTES ON RESULTS OF ASHCROFT BILLINGS GRIEVANCE HEARING ADDED TO MINUTES:

The Board entered deliberative session. The grievance is granted not because of the production of the HS-122 at hearing, but rather because evidence of taxpayer's filing for a homestead exemption had been received from the State on June 15, 2026, and homestead rates have been applied to taxpayer's property values for 2026.

9:30 a.m. In attendance: Marie Faignant & Cathy Kapitanski, Listers

The Board reconvened to hear the grievance of Jim Derosia in response to an appointment requested by him on Friday, June 26, 2026, for two (2) grievances. No written application was received so the nature of his grievances is unknown. Mr. Derosia did not arrive for his appointed time and the listers adjourned the hearing at 9:46 a.m.

9:47 a.m. In attendance: Marie Faignant & Cathy Kapitanski, Listers

The Board reconvened and assembled to record receipt of the following written grievances received by the Listers:

- a. AFSCME 93 requested the Listers to correct their asset value to \$5,385.00 which would reduce their Grand List taxable value by \$.39.
- b. Kingsbridge Holdings requested the Listers to correct their asset value to \$22,003 which would increase their grand list taxable value.
- c. Trees, Inc. requested the Listers remove their business personal property valuation in whole due to their sale of the equipment prior to April 1, 2026, evidenced by the sale of their business on April 3, 2026.
- d. Wells Fargo requested the Listers correct a category code for one (1) piece of equipment from 2022 which would reduce their taxable asset value and grand list value.
- e. Verizon Wireless requested the Listers remove the assets relative to 324B U.S. Route 7 S due to the store being closed and reopened under the sublease of an authorized Verizon retailer, BeMobile. Verizon conceded they remained responsible for all other assets identified in their business inventory filing.
- f. Comcast, by virtue of a letter dated May 20, 2026, filed a pre-grievance appeal for values set by PVR (Property Valuation and Review) for communications network infrastructure (i.e., telecommunications property) now being valued as real property. This letter dated May 20, 2026, pre-dated the June 16, 2026, change of appraisal notices to Comcast. No additional grievance information or written request to grieve was received.
- g. Carla & Don Therriault, with and through their agent, Kevin Grassi, asserted the Listers had mischaracterized the building type of their new home build, challenged the no-value designation of the pre-existing basement, the rough-in count, and land grade of the property as inconsistent with that of a neighbor.
- h. Matthew Therriault, with and through his agent, Kevin Grassi, challenged the land grade of his property claiming it is inconsistent with neighboring property and should be reduced to a lower grade than his neighbor.

Hearing adjourned at 9:56 a.m.

LISTER NOTES ON RESULTS OF RECORDED GRIEVANCE HEARINGS ADDED TO MINUTES:

The Board entered deliberative session to review and consider the above submitted grievances:

- a. Granted pursuant to a preliminary informal agreement with the Listers.
- b. Granted pursuant to a preliminary informal agreement with the Listers.
- c. Granted as real estate sale on 4/3/26 supports request.
- d. Granted pursuant to a preliminary informal agreement with the Listers.
- e. Granted as to the business personal property assessment value for the property located at 324 U.S. Route 7 B only. Verizon accepts responsibility for all other property assessed.

- f. Denied as a matter of course pursuant to PVR guidance relative to Comcast's telecommunications property only.
- g. Denied. CAMA guidelines by which all Town properties are assessed characterizes the house as a single family home, and the property design is properly reflected as a mobile home. Basement depicted on property detail was assigned no value but is important to reflect remainder of slab under home. Rough-ins include washer & dryer and outdoor spigot. Land grade change denied. The neighbor's property cited by taxpayer as comparable has hydric soil.
- h. Denied. Grievant's property is already graded at a below-average grade due to its shape. Grievant's property is useable as evidenced by recent developments on the same. The neighbor's property cited by taxpayer has reduced grade due to significant elevation changes not evident on Grievant's property.

11:00 a.m. In attendance: Marie Faignant & Cathy Kapitanski, Listers Hoenes Senior Living Trust, Richard & Patricia Hoenes, Trustees, by and through their duly appointed agent Raymond Ault.

The Board reconvened and assembled to hear the grievance relative to the mailed Application for Grievance for property owned by Hoenes Senior Living Trust, Richard & Patricia Hoenes, Trustees located at 439 Route 7 North, Rutland, VT. After opening comments on the process, and oath, the taxpayer's agent set forth their grievance as follows:

The written application seeks redesignation of a garage-turned-warehouse building, change in land grade, change in ceiling heights, and a reduction in value due to an unfinished second floor.

Given the changes to the property as testified to by Mr. Ault, the parties agreed to perform an inspection of 439 Route 7 North on Tuesday, June 30, 2026, at 9:00 a.m.

The meeting was adjourned at 11:25 a.m. pending inspection.

LISTERS NOTES ON RESULTS OF HOENES GRIEVANCE ADDED TO MINUTES:

The Board entered deliberations to review and consider the Hoenes' grievance. After inspection, the Listers decline to assess a portion of the property in the manner as requested by the grievants (i.e., as warehouse vs garage), but agree to reduce the land grade due to ledge/wetland designations on a very small back portion of the property and reduce the assessment \$315,400 to \$306,200.

1:03 pm.

In attendance: Marie Fagnant & Cathy Kapitanski, Listers Habitat for Humanity of Rutland County VT, Inc. by and through its duly authorized representative, Rebekah M. Stephens. Also in attendance was Ms. Stephens' husband, Gary Stephens. (Appointment was for 1:15 pm but given 1:00 grievance was rescheduled, grievant agreed to begin earlier).

The Board reconvened and assembled to hear the grievance of Habitat for Humanity relative to its business personal property notice of change valuation. After opening comments on the process, and oath, Ms. Stephens read into the record a statement including a portion of 32 VSA 3618.

The meeting was adjourned at 1:09 p.m.

LISTERS NOTES ON RESULTS OF HABITAT FOR HUMANITY'S GRIEVANCE ADDED TO MINUTES:

The Board entered deliberative session to review and consider Habitat's grievance. Grievant failed to cite to entire statute relative to the definition of 'inventory' which does not limit the Town from assessing inventory. Additionally, Grievant has agreed to proceed with a town-wide vote as to tax exemption status. This should include an exemption request for business personal property.

5:52 pm

In attendance: Marie Fagnant & Cathy Kapitanski, Listers: Don Quirk, Quirk Brothers

The Board reconvened and assembled to hear the grievance of Don Quirk of Quirk Brothers relative to his business' personal property inventory. After opening comments on the process, and oath, Mr. Quirk proceeded to advise he believed the personal property accounting resulted in the doubling of his asset value.

The meeting was adjourned at 6:00 p.m.

LISTER NOTES ON RESULTS OF QUIRK GRIEVANCE ADDED TO MINUTES:

The Board entered deliberative session to review and consider Mr. Quirk's grievance. The Board granted Mr. Quirk's grievance as Mr. Quirk testified he had added another line of duplicative inventory value in error which resulted in the increased value.

8:03 pm.

In attendance: Marie Fagnant & Cathy Kapitanski, Listers

The Board reconvened and closed the hearing at 8:03 p.m.

At no time during the day did Mr. Derosia appear. Subsequently, no further action was taken by the Board.

These notes are being posted July 2, 2026. Decision notices are being mailed July 2, 2026, in the manner as required.