

TOWN OF WHEELOCK
GRIEVANCE HEARINGS
JUNE 17, 2022

The Grievance Hearing was called to order at 8:30 am on June 17, 2022.
Present were listers Carol Rossi and Tanya Brewer.

At the start of each individual hearing, property owners were thanked for their attendance, given a copy of a page from the Listers Handbook explaining the procedure for determining acreage assessment, given an explanation of the grievance process. They were informed they would be receiving a Notice of the listers decision that explained the next step if they were not satisfied with that decision.

Hearing for Edward Morgan, parcel 010-118036

Present: Ed Morgan

Mr. Morgan stated he was grieving the change in acreage for his property.

In support of his position that the listers assessment of 87.73 acres was incorrect, he submitted a copy of a survey completed by Mike Hemond, dated October, 1981 for R Lussier, R Beausoleil, G Hopkins and F Young . The surveyor set the acreage for the two parcels purchased by Mr. Morgan as 75.5 acres.

Hearing of Lenny Gerardi, parcel 025-086009

Present: Lenny Gerardi, Loren Jarvis

Mr. Gerardi stated he accepts that his acreage be set at 241.27 acres.

Mr. Gerardi presented a table that compared the values and changes of categories on his 2021 and 2022 lister cards. Mr. Gerardi's table showed the value of his 'enrolled land' increasing by 47.3% while the actual acreage only increased by 13%. He questioned this.

Mr. Gerardi explained that his land was inaccessible 5 months of the year and only accessible by truck otherwise. He showed a copy of a Natural Resources map and noted wetlands and beaver ponds. He stated the land had been heavily harvested prior to his purchase of it.

Mr. Gerardi specifically asked why the fair market value of his land went up 47%. He asked what this change was based on.

Mr. Gerardi stated he was OK with the changes to his camp.

Mr. Gerardi asked why the acreage breakout did not reflect line of title. Lister Carol Rossi acknowledged that it did not and explained procedures for the state grand list required contiguous land be assessed as one parcel.

Mr. Gerardi suggested that in the future, listers have available to the public a report of property transfers.

Hearing of Andrew and Rachel Riendeau, parcel 017-026005

Present: Andrew and Rachel Riendeau

The Riendeaus stated they were grieving the change in acreage and change in value for

their land on Sutton Rd. The Riendeaus questioned the assessment of a building site. They stated the property was inaccessible as a ditch prevented entry by a passenger vehicle. They stated that an area had been cleared for a log landing but it should not be considered a building site as it was not level or prepared for a foundation. They stated the area by the road frontage was steep with one swampy area.

Hearing of Nancy Young, Parcel 001-050032

Ms. Young submitted her grievance in writing.

Ms. Young stated that she is grieving the assessed value of her property as some of it is inaccessible and some of it is devalued by the presence of structures belonging to the phone company. She stated that Consolidated continues to add to the collection of 'equipment' on her land near the corner of the property next to Minister Hill. She is unable to use her land there because of the phone company easement. She stated the easement was not mentioned in her deed and she would like to know how she can find a copy of the original agreement. The land she owns connecting the site where her house is and the land next to Minister Hill is a narrow, steep bank that is behind a guardrail and drops down to the brook. It is completely useless land.

Hearing of Ronald Langmaid, Parcel 001-101002

Mr. Langmaid submitted his grievance in writing.

Mr. Langmaid grieved the change in acreage. He stated that the eastern boundary of his property was the brook, not Sherburne Rd. He stated that he lost acreage when the town replaced the old bridge on S Wheelock Road in 2021. He stated he lost land when the town put in a 10' wide ditch along the length of his road frontage on the S Wheelock Rd.

Hearing of Brian Turcotte, Parcel 001-035022

Present: Brian Turcotte

Mr. Turcotte presented a copy of a survey done for J.G & K.M. Mitchell, April 1996. The Survey defines the acreage of parcel 001-035022 as 10.3 acres.

Mr. Turcotte stated he is also aggrieved that the town road crew removed a survey marker on his property when they were working on ditching along S Wheelock Rd.

Mr. Turcotte would like the town to replace his survey marker at town expense. He stated he has asked Selectboards for this several times already.

Hearing of Barbara McCarty, Parcel 042-005005

Ms. McCarty presented her grievance in writing.

Ms. McCarty grieved the change in the acreage for her parcel, 042-005005.

Ms. McCarty stated: "both the town parcel map and the original survey map describe boundary coordinates that equal exactly 10.1 acres. " She also stated, "the Warranty Deed... conclusively defines my land as "10.1 acres".

Ms. McCarty wrote: "this was all litigated beyond dispute in my 2 year boundary case vs. neighbor Lawrence Nikolai and the Judgement is final"

A phone message received from Barbara McCarty at approximately 3:00pm on

June 17, 2022 stated Ms. McCarty's request that all three listers consider her grievances. She seemed emphatic regarding the involvement of all 3.

Hearing of James Shaw, Parcel 005-058002

Mr. Shaw presented his information by phone at the time of his hearing.

Mr. Shaw questioned the change in acreage and stated his belief that the best information related to the acreage of his property was his deed which assessed it as 26 acres.

During the time of this hearing, listers consulted the Town Parcel Map and informed Mr. Shaw that he had one boundary line listed as 'unknown' and one boundary line listed as 'approximate'. Mr. Shaw was encouraged to get a survey done and file it with the Town Clerk.

Hearing of Russell Ruff, Parcel 003-053004

Mr. Ruff was not present and his grievance was presented in writing.

Mr. Ruff grieved the change of his acreage and asked what the assessment was based on. Mr. Ruff was aware that the Town Parcel Map indicated there were two 'unknown' boundaries for his property based on a prior conversation with lister Carol Rossi.

Meeting with Alice Simpson

Ms. Simpson stated she was not requesting a grievance but wanted to share information related to the acreage of her property from 3 different transactions. Ms. Simpson explained that she purchased her property as two separate parcels initially. A boundary agreement on file shows a transfer of a narrow 510' strip of land that connects her two parcels. After review of maps shared by Ms. Simpson, it was agreed that the Town Parcel Map appeared to be correct and the Town Parcel Map acreage assessment was the best information available.

Hearing of Kevin Taylor, Parcel 025-094010

Present: Kevin & Donna Taylor

The Taylors grieved the change in acreage. They stated there was a survey done by Noyes and a boundary agreement on file with Raskevitz that would provide more accurate information on their property boundaries.

They stated that they had not made changes to the camp. The well was not new.

They heat with a propane space heater.

During the meeting, listers reviewed a survey on file done for A.D. & I.S. Noyes, Nov. 1997 filed as Slide 33. The survey shows the acreage for parcel 025-094010 is 0.9 acres.

Hearing of Tacona Chaffee, Parcel 122-027022

Ms. Chaffee submitted her grievances in writing.

Ms. Chaffee grieved the value of porches, stating that the two 'porches' on the front of her house were not attached to the house and have no foundation.

Ms. Chaffee grieved the value of two sheds stating they had no foundation. One was

on the ground, one on blocks.

Ms. Chaffee stated that her greenhouse was only used for agricultural purposes and should not be assessed.

Hearing of Kenneth Denis, Parcel 300-094001

Mr. Denis presented his grievances in writing.

Mr. Denis grieved the change in acreage. His letter referenced four different transactions of contiguous parcels that now make up his current parcel.

Mr. Denis submitted a sketch which included the boundaries for his property but did not include acreage for the complete parcel.

Mr. Denis asserted that his acquisition of parcels containing $8.9+1.5+4.6+12.8$ acres = 27.8 acres total.

Mr. Denis stated that he has had all of these parcel transactions surveyed.

Mr. Denis stated he would agree to pay taxes on only 27.5 acres even though he knows he owns 27.8 acres.

THE MEETING RECESSED AT 11:30AM AND RESUMED AT 12:30PM.

Hearing of Robert Roy, Parcel 030-220002

Mr. Roy submitted his grievance in writing.

Mr. Roy grieved the assessment of his property, specifically his dwelling. He stated the work on the two shipping containers he is making into a dwelling is very incomplete. He would describe the structure as 1 bedroom, 1 bath, with a kitchen sink. There is only wood heat on the 1st floor. The second level is unfinished, unheated, unusable in winter. There is wiring in the walls but it is not connected – no functioning electricity. It is not on a concrete slab. There is some insulation. Some interior walls have used boards for the interior wall. There is no floor covering, just the subfloor.

Hearing of David and Gail Perreault, Parcel 017-019016

Present: David and Gail Perreault

Mr. and Mrs. Perreault grieved the change in acreage of their property.

Mr. Perreault shared extensive information related to the purchase of his property including reference to surveys and deeds. He stated he has walked the boundaries of his property and it is clearly marked. He acquired 17 acres formerly owned by Foster Palmer. He submitted a copy of a survey done for Foster Palmer that sets the acreage for that parcel at 17 acres. He mentioned a second parcel of 15 acres.

Mr. Perreault asked that the listers provide a complete report reviewing all deeds. He requested a detailed report on the determination of acreage and requested a second meeting to review that report with the listers.

Hearing of Brent Messier, Parcel 001-111010

Present: Brent Messier

Mr. Messier grieved the assessed value of his property.

Mr. Messier showed a photo on his phone that provided evidence that the rear side

of his dwelling had no siding.

Mr. Messier questioned why 2 acres of his property were assessed at \$20,000. He stated that he lived on an unmaintained road. He questioned the grade for his land.

Mr. Messier stated that his dwelling was on blocks and was movable.

THE MEETING RECESSED AT 3:00PM TO BE RECONVENED.

MEETING RECONVENED JUNE 22 AT 4:20PM.

Listers Present: Tanya Brewer, Carol Rossi

Hearing of Douglas Whitcomb/ Lisa Thompson, Parcel 010-121001

Present: Douglas Whitcomb

Mr. Whitcomb stated that he was grieving the assessment of the camper/trailer. He stated the camper was a 1930 trailer, not an Airstream, and was worthless.

When asked, Mr. Whitcomb confirmed that there was no septic system on his property and asked that the assessment for septic be removed.

Mr. Whitcomb stated he did not question the assessment of the value of his land.

MEETING RECESSED AT 4:45PM TO BE RECONVENED June 24 at 8:30am.

MEETING RECONVENED AT 8:30AM ON JUNE 24, 2022.

Listers Present: Tanya Brewer, Carol Rossi

Hearing of William and Enid Ellis, Parcel 028-052009

Present: Enid Ellis

Ms. Ellis presented copies of two surveys. The survey of Amoroso and Miller that shows 10.6 acres and the survey of Vos, Slide 85 that shows 14.9 acres.

Hearing of Peter and Rita Martin, Parcel 015-091002-001

Present: Peter and Rita Martin

Mr. Martin presented the survey done for Mayer in 1974 the original parcel as 53 acres. Mr. Martin explained that he purchased 43 acres from the Mayers. He has since sold 10.2 acres to his son Dan Martin and 2.2 acres to his daughter Kristy Zola. At the time of the sub-division of his property, he took steps to ensure that the parcel sold to Dan met the 10 acre requirement related to Act 250. Mr. Martin stated that he measured the boundary lines and completed the mathematical calculations necessary to determine the acreage.

The Martin's questioned the change in the acreage of their enrolled forest land in the current use program. They asked if the listers could change the acreage of the excluded land and we advised them that we could not. The Martins stated they have been in contact with the current use program representative.

Hearing of Bruce Bonnett, Parcel 015-089003

Present: Bruce Bonnett

Mr. Bonnett stated he was here to protest the change in his acreage. He stated his deed, his tax bills, and an appraisal document all refer to a 45 acre parcel. His family has always referred to the property as "the 45".

Mr. Bonnett also questioned the increase in the assessment of his house. Lister Carol Rossi explained that the assessment of water and septic for the unlanded mobile home had been incorrectly placed on the lister card for the MHU. The value for water and septic goes with the land and can not be added to the assessment of an unlanded mobile home.

Hearing of John Wolf, Parcel 700-100001

Mr. Wolf was contacted by phone.

Mr. Wolf asked many questions about the assessment of his property.

Listers explained his property card line by line.

After extensive discussion, Mr. Wolf stated that he is grieving the value of 8,500 for a garage. He said the garage nearest to his house is 864 sq ft and has a concrete floor. It is the only garage with a concrete floor. He stated that the pole barn has no floor and couldn't possibly be valued as worth \$8,500.

Mr. Wolf confirmed the square footage of the basement in his rental house is more than the square footage of the house because the basement goes under a porch.

Hearing of Richard Gallagher, Parcel 042-005001

Mr. Gallagher submitted a copy of a survey of his property by mail. The parcel in the survey identified by clearly marked boundaries was described as 71 acres.

Hearing of Dale Frattaroli, Theodore Benoit, Norman Benoit, Parcel 003-033032

The grievance of Mr. Frattaroli was submitted in writing.

Mr. Frattaroli grieved the change in acreage. He stated that he had a current survey that showed his acreage as 15.73 acres. Mr. Frattaroli did not submit a copy of that survey.

Hearing of Richard and Bobbi Jo Norcross, Parcel 001-007004

Ms. Norcross provided information related to their grievance by phone.

Ms. Norcross stated that they believed they owned 4.5 acres based on their deed. She stated there was a survey on file.

Hearing of Zac Hunter and Rebecca Simpson, Parcel 005-057005

Ms. Simpson provided information related to their grievance by phone. Ms. Simpson stated they were grieving the significant reduction in their acreage.

Hearing of Barry Cahoon, Parcel 034-217001

Mr. Cahoon presented his grievance of the change in acreage by phone.

Mr. Cahoon submitted a copy of a survey completed by a licensed surveyor that listed the acreage for his property at 1.98 acres.

Hearing of Ann Lawless, Parcel 027-068002

Present: Ann Lawless

Ms. Lawless stated her grievance of the change in acreage of her property.

Ms. Lawless noted that the town parcel map did not correctly identify a piece of land across the road as part of her parcel.

Ms. Lawless submitted a copy of a title search on her property that listed the acreage as 2.0 acres.

In response to a question, the listers verified that there had been no change in the assessment of the value of her house for the 2022 Grand List.

Hearing of William Griffin, Parcel 020-059003

Mr. Griffin presented his grievance of the change in acreage on his parcel in writing and by phone.

Mr. Griffin also asked about the absence of a value for homestead/housesite.

Hearing of Gwen Bishop, Parcel 040-076031

Ms. Bishop presented her grievance of the change in acreage of her parcel by phone.

Hearing of Paul and Nicole St Jean, Parcel 021-027004

Ms. St Jean presented their grievance of the change in acreage of their parcel by phone. She also appeared in person on June 24.

Ms. St Jean stated they had attempted to calculate their acreage and agreed they owned an amount closer to 3 acres than 5 acres.

When the town parcel map was consulted and it was determined that one boundary line was approximate, Ms. St Jean agreed to have the acreage set at the 1.88 acres shown on the town parcel map.

Hearing of Robert Poulin, Parcel 025-095011

Present: Robert Poulin

Mr. Poulin stated his grievance of the change in the acreage for his property.

Mr. Poulin brought deed information, tax bill information and a map done by a forester to support his belief his property was 26 acres.

Hearing of Jim Soden, Parcel 003-031026

Mr. Soden submitted a grievance of the assessed value of his property in writing a significant time prior to the grievance period.

Mr. Soden stated "the interior of my home is destroyed." He further stated, "It will cost me thousands of dollars to renovate the interior and exterior."

Hearing of Brandon Buchanan, Parcel 030-227002

Mr. Buchanan presented his grievance of the change in acreage for his property in writing.

Mr. Buchanan stated that he believed he owned 17 acres based on his deed. He stated he considered a 5 acre increase significant.

MEETING RECESSED FOLLOWING DELIBERATION SESSION

DELIBERATION / DECISION

The listers entered deliberation sessions at periods throughout the day when no one else was present.

Grievance of Edward Morgan , Parcel ID 010-118036

Based on the data on the survey presented, motion to approve the grievance and change the acreage for parcel 010-118036 to 75.5 acres was approved by Carol Rossi and Tanya Brewer.

Grievance of Andrew and Rachel Riendeau, Parcel 017-026005

Based on the information provided by the Riendeaus, the motion to approve the grievance and to assess the two acre building site (required by state regulation) at the same grade as the other land in the parcel was approved by listers Carol Rossi and Tanya Brewer.

Based on research on the land of neighboring parcels and comparable recent sales, the motion to set the land grade for parcel 017-026005 at .80 was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Nancy Young, Parcel 001-050032

Based on information presented by Ms. Young for her hearing, the motion to reduce the value of 0.56 acres of the parcel to a grade of 0.70, due to inaccessibility and utility company, use was approved by listers Tanya Brewer and Carol Rossi.

Grievance of Ronald Langmaid, Parcel 001-101002

Based on the finding that the town parcel map showed 'estimated' boundaries on two sides of Mr. Langmaid's property, the motion to approve the grievance of Ronald Langmaid and set the acreage for this parcel at one acre based on the deed was approved by listers Tanya Brewer and Carol Rossi.

Grievance of Brian Turcotte, Parcel 001-035022

Based on data on the survey presented, motion to approve the grievance and to change the acreage for parcel 001-035022 to 10.3 acres was approved by listers Carol Rossi and Tanya Brewer.

Grievance of James Shaw, Parcel 005-058002

Based on consideration of the information on the Town Parcel Map indicating that one boundary line is unknown and one boundary line is approximate, the motion to approve the grievance and to use information given in the Warranty Deed of James Shaw found in Book 72, Page 470 of the Wheelock Land Records for assessment of acreage as 26 acres was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Russell Ruff, Parcel 003-053004

Based on consideration of the information on the Town Parcel Map indicating that two boundary lines for this parcel are unknown, the motion to approve the grievance and to use information given in the Warranty Deed of Mr. Ruff found in Book 72, Page 360 of the Wheelock Land Records for assessment of 3 acres was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Kevin & Donna Taylor, Parcel 025-094010

Based on consideration of the survey on file for A.D. & I.S. Noyes dated Nov. 1997, the motion to approve the grievance and to set the acreage for parcel 025-094010 at 0.9 acres was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Tacona Chaffee, Parcel 122-027022

Based on consideration of the standard procedure for assessing entry steps and porches, the motion to deny the request of Ms. Chaffee to change the value of two porches was approved by Carol Rossi and Tanya Brewer. The assessment of Ms. Chaffee's porches is consistent with the assessment of all steps and porches in town.

Based on consideration of the standard procedure for assessing sheds, the motion to deny the request of Ms. Chaffee to change the value of two sheds was approved by Carol Rossi and Tanya Brewer. The assessment of Ms. Chaffee's sheds as a toolshed and a light commercial utility shed was found to be consistent and comparable with other properties in town.

The fair market value of parcel 122-027022 assessed for the 2022 Grand List remains at 71,100.

Grievance of Kenneth Denis, Parcel 300-094001

Based on consideration of the two surveys on file (Kenneth Denis, Jan 1990, Slide 64 and Kenneth Denis, Nov 1997, Slide 73), the sketch and information presented by Kenneth Denis, and consideration that the town does not have a survey for the '4.6 acre parcel' on file, the motion to deny the request of Mr. Denis and set the acreage for parcel 300-094001 at 27.5 acres based on the Town Parcel Map was approved by listers Carol Rossi and Tanya Brewer. Listers will encourage Mr. Denis to file a survey that includes assessment of acreage for the entire parcel.

Grievance of Robert Roy, Parcel 030-220002

Based on consideration of the information provided by Mr. Roy for this hearing, the motion to approve the grievance of Mr. Roy was approved by listers Tanya Brewer and Carol Rossi and changes were made including: classification as a 'camp', change of condition to 'fair', removal of assessment for heat. The dwelling was assessed as 60% complete at the time of the hearing. The total value for this property was set at \$64,900 for the 2022 Grand List.

Grievance of Brent Messier, Parcel 001-111010

Based on the evidence provided by Mr. Messier, the motion to approve the grievance and to change the % of exterior wall as wood to 75% with 25% no siding was approved by listers Carol Rossi and Tanya Brewer.

Based on consideration of the length of the private drive that is the only access to this property and on consideration of properties in town with comparable access, the motion to set the land grade for the building site at .90 and the land grade for the other acreage at .70 was approved by Carol Rossi and Tanya Brewer.

Grievance of Douglas Whitcomb; Lisa Thompson, Parcel 010-121001

Based on information provided by Mr. Whitcomb, the decision to approve the grievance and to remove any assessment for septic and set the value of the camper on site at \$500. was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Enid and William Ellis, Parcel 028-052009

Based on the copy of a survey of the property presented by Ms. Ellis, the motion to approve the grievance of William and Enid Ellis and set the acreage for their property at 25.5 acres by approved by listers Carol Rossi and Tanya Brewer.

Grievance of Richard Gallagher, Parcel 042-005001

Based on information on a survey map by a licensed surveyor, the decision to approve the grievance of Richard Gallagher and set the acreage at 71 acres based on the survey information was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Dale Frattaroli, Benoit Theodore, Benoit Norman, Parcel 003-033032

Based on the absence of a survey on file, the decision to deny the grievance of Dale Frattaroli and set the acreage for the parcel at 16.37 acres based on the town parcel map was approved by Carol Rossi and Tanya Brewer.

Grievance of Richard and Bobbie Jo Norcross, Parcel 001-007004

The motion to approve the grievance of Richard and Bobbie Jo Norcross and change the acreage of their parcel to 4.91 acres based on the town parcel map was approved by listers Carol Rossi and Tanya Brewer. A survey on file, Slide 29, provides partial boundary lines but was done prior to the sub-division that created the Norcross parcel.

Grievance of Zac Hunter and Rebecca Simpson, Parcel 005-057005

Based on the absence of a survey on file, the decision to deny the grievance of Zac Hunter and Rebecca Simpson and set the acreage at 1.48 acres based on the town parcel map was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Barry Cahoon, Parcel 034-217001

Based on the copy of the survey map done by a licensed surveyor, the motion to approve the grievance of Barry Cahoon and set the acreage of his parcel at 1.98 acres was approved by Carol Rossi and Tanya Brewer.

Grievance of William Griffin, Parcel 020-059003

Based on review of deed information and the absence of a survey on file, the motion to deny the grievance of William Griffin and set the acreage for his property at 38.62 acres based on the town parcel map was approved by listers Tanya Brewer and Carol Rossi.

Grievance of Gwen Bishop, Parcel 040-076031

Based on the absence of a survey on file, based on a review of the town parcel map that showed the boundaries for this parcel as "unknown", the motion was made to approve the grievance of Gwen Bishop and set the acreage for her parcel at 24 acres based on the Warranty Deed found in Book 73 , Page 173, by listers Tanya Brewer and Carol Rossi.

Grievance of Paul and Nicole St Jean. Parcel 021-027004

Based on review of deeds on file and the town parcel map, based on the identification of one "unknown" boundary, the motion to deny the grievance of Paul and Nicole St. Jean and set the acreage for their parcel at 1.88 acres based on town parcel map data was approved by listers Tanya Brewer and Carol Rossi.

Grievance of Robert Poulin, Parcel 025-095011

Based on the absence of a survey map on file, the motion to deny the grievance of Robert Poulin and set the acreage of his property at 32.33 acres based on the town parcel map was approved by listers Tanya Brewer and Carol Rossi.

Grievance of Jim Soden, Parcel 003-031026

Based on consideration of the sale price of comparable properties at this time, the motion to deny the grievance of Jim Soden to lower the value of his mobile home was approved by listers Carol Rossi and Tanya Brewer. The assessed value of \$77,100 for his 12.63 acres and mobile home was thought to be below fair market value at this time.

Grievance of Brandon Buchanan, Parcel 030-227002

Based on the absence of a survey on file, the motion to deny the grievance of Brandon Buchanan and set the acreage of the property at 21.23 acres based on the town parcel map was approved by listers Tanya Brewer and Carol Rossi

MEETING RECESSED

MEETING RECONVENED JUNE 29, 2022 AT 9:00AM

Grievance of David and Gail Perreault, Parcel 017-019016

Deliberation Findings

Records on file show the following documentation was reviewed for the determination of boundaries for the development of the Town Parcel Maps by GrassRoots GIS in 2014:

- Deed Book 49 Pages 496-497
- Deed Book 31 Page 453...
- Deed Book 30 Page 115A
- Deed Book 29 Page A 18

Deed Book 26 Page 245
Deed Book 31 Page 276
Deed Book 31 Page 243

The acreage shown of parcels on the GrassRoots GIS Town Parcel Maps of 2014 and those updated since then is determined by computer calculation based on the boundaries.

The town parcel map indicates that all boundaries for the Perreault property were clearly defined, there were no 'approximate' or 'unknown' boundaries.

Mr. Perreault asked to go over all deeds used to determine acreage. Information relating to acreage in the deeds was not used to determine the acreage of the Perreault property.

Mr. Perreault submitted a copy of a survey done by Foster Palmer that indicates that the portion of his property formerly owned by Palmer was 17 acres. This survey is not on file in the Wheelock Town Clerk's Office. There is no survey on file related to the property of David and Gail Perreault.

Decision

Based on the absence of a survey on file, the motion to deny the grievance of David and Gail Perreault was approved and the acreage of the property was set at 25.74 acres for the 2022 Grand List.

Grievance of Leonard Gerardi and Loren Jarvis, Parcel 025-086009

Deliberation

Comparison of land valuation changes indicated the :

there was no change in the size or grade for the two building sites
bulk land acreage was increased from 210 acres to 237.27 acres
the grade of the bulk land was changed from a grade of 210 acres at .40 to
100 acres with a grade of 0.46
137.27 acres with a grade of 0.58

Changes to the land grade were made based on consideration of information on the current use application and map and comparison to comparable properties in town.

In response to Mr. Gerardi's request the grades for bulk land on the properties he named as comparables are the following:

Donnelly	116.7 acres	grade .70
Topp	29.36 acres	grade .60
Armstrong	193.3 acres	grade .60
Mitchell	283.56 acres	grade .60

The combination of the increase in acreage and the increase in grade assessed to the bulk land together accounted for the 47,300 increase in the value of the land.

A review of the current use file changes indicated the following:

The building site for the camp valued at 29,100 moved to the position of the primary building site while the building site for the camp valued at 1,600 was placed as the secondary building site. The grades for these two sites were not changed, just their position as primary and secondary sites. This change resulted in an increase in value in the amount of 1,500.

The calculations of value are all done by the Marshall Swift software program based on land schedules specific to Wheelock that were last updated in 2014.

The calculation of excluded land was found to be 14,500.

The calculation of enrolled land was determined by deducting the 14,500 from the value of 157,100 for the total. The value of enrolled land was found to be 142,600.

Decision re: Leonard Gerardi and Loren Jarvi

Based on the review of the valuation of parcel 025-086009, the motion to deny the grievance of Leonard Gerardi and Loren Jarvi related to the assessment of their 241.27 acres parcel with camp and improvements was approved by listers Carol Rossi and Tanya Brewer and the value of 192,100 will remain on the 2022 Grand List. The listers believe this value to be below fair market value at this time.

Grievance of Barbara McCarty reviewed by Atti Seguin, Tanya Brewer, Carol Rossi, Parcel 042-005005

Listers reviewed the Warranty Deed found in Book 43, Page 182. This is the information that was used by the professionals that developed the Town of Wheelock Property Maps in 2014. Listers did not take any action that would alter the boundary lines of the property.

Listers reviewed the survey on file completed for Oakdale in 1987, found on Slide 80 of the Wheelock Land Records. This survey was used by the professionals in developing the Town of Wheelock Property Maps and would define the eastern boundary line between the property and that of Lawrence Nicolai. Listers did not take any action that would alter this boundary line.

Listers reviewed the Judgment Order found in Book 52, Page 148 of the Wheelock Land Records. The Order determined that the boundary line for the eastern side of your parcel, next to the property of Lawrence Nicolai, "is the line staked out by the surveyor." The survey referred to is the Oakdale, 1987 survey found on Slide 80. Listers did not take any action that would alter this boundary line.

Listers reviewed all surveys on file in the Town of Wheelock and found no surveys on file that included information about the southern or western boundaries for the property. The data used by the professional mapper to plot the parcel on the Town of Wheelock Property Maps would have come from the deed in the absence of a survey.

A lister spoke with the former owner of the property who caused the sub-division that resulted in the creation of this parcel. He stated that he did not have a survey done for this sub-division.

The calculation of acreage recorded in the deed as 10.1 acres was not done by a licensed surveyor.

As there is no survey on file by a licensed surveyor that states the acreage for this property, the Wheelock listers are bound by our oath to follow the procedure set out by the Tax Department, the motion to deny the grievance of Barbara McCarty and leave the assessment of 9.98 acres based on the town parcel map data was approved by listers Atti Seguin, Tanya Brewer, and Carol Rossi.

Grievance of Peter and Rita Martin, Parcel 015-091002-001

Based on information presented by Peter Martin during his grievance hearing and consideration of all records on file, and based on consideration of several instances in which the acreage on the town parcel map has not agreed with the acreage stated on surveys completed by a licensed surveyor, the motion to approve the grievance of Peter and Rita Martin and set the acreage of their parcel at 30.8 acres based on the mathematical calculation of acreage by Peter Martin was approved by listers Tanya Brewer and Carol Rossi.

Grievance of Bruce Bonnett, Parcel 015-089*003

Based on the absence of a survey on file, the motion to deny the grievance of Bruce Bonnett and set the acreage for his parcel at 36.79 acres based on the town parcel map was approved by listers Carol Rossi and Tanya Brewer.

Grievance of John Wolf, Parcel 700-100001


Based on review of all the information presented by Mr. Wolf, the grievance of John Wolf was approved with the motion to change the acreage for each of the two building lots located on the South Wheelock Rd to one acre each was approved by listers Carol Rossi and Tanya Brewer.

Grievance of Ann Lawless, Parcel 027-068002

Based on the absence of a survey, the motion to deny the grievance of All Lawless and leave the assessment of the acreage for this parcel as 0.78 acres was approved by listers Carol Rossi and Tanya Brewer.

HEARINGS AND DELIBERATIONS ENDED, MEETING ADJOURNED AT 11:00 AM

WHEELOCK LISTERS



Carol Rossi

Tanya Brewer