

Grievance Hearings for 2026 Change of Appraisal notices

John Fairchild, Nancy Bishop, Celina Wright

Attending on 7/7/26 in person and by phone

Mike Masure. Listers explained the change in physical depreciation and printed a listers card for him. No change, Mr. Masure wanted to ask questions more than challenge his assessment.

William Graves. Stated his concerns regarding the addition of three building lots. The land has not been surveyed, there is no electricity, and he's not planning to build. The access roads are for logging and agriculture operations, and the 911 numbers are in case anyone needs to call 911 from this property. Grievance approved.

Joe Mangiapane. Explained he has only \$16,000 - \$17,000 in material costs for his new garage. Insurance has it valued at \$20,000. There was no excavation, it is built on a concrete slab. Listers explained the method used to value the garage. Grievance denied.

Thomas Hand for Barnet Solar LLC. Stated he sent a revised value on the income approach method, based on final solar capacity. Listers have sent revised value to Vermont PVR and will follow up with them. Subsequently, PVR advised us that Mr. Hand had filled out income approach method website tool incorrectly. Grievance denied.

Amos Kempton. Explained the terms of the cell tower lease. Listers requested him to bring in a copy of the lease the next day. Jessica Kempton brought in lease agreement made by the former owner of the property when the cell tower was built. No lease payments are due to the Kemptons. Grievance approved.

Brad Locke. He explained how much he paid for the property that floods every year and its current status. The house has no power, no doors and no windows. There is a well but no power to it. He states he could not rebuild as he wouldn't be able to get insurance. Grievance approved.

Attending on 7/8/26 in person and by phone

Patricia and Thomas Traina. Listers explained that they do not know why the property had 5% physical depreciation. The footings on the porch have been repaired. Grievance denied.

Alice Denike. Listers explained a second building lot was added based on current use application. Alice stated the second two acres has always been excluded from current use, and she has no intention of building on those acres. Grievance denied, but land grade adjusted on second building lot.

Jacob Rivers. Listers explained septic had been valued at minimum quality and was changed to average quality based on conversation with Jacob. He had questions about permitting – Listers explained that issue is out of their jurisdiction. Grievance denied.

George Kok for Snowdancer Barnet Forest LLC. George had emailed an analysis comparing his property to other Barnet properties, with cost per acre figures. He states that about one third of his property is wetlands. Grievance approved.

Peter Lewis. Stated he has two bedrooms, not three. Called in with outside dimensions and square footage after he got back to his home. Grievance approved.

Stacey Annis. Had questions about current use application. Not a grievance, no change.

Jake Stevenson and Anjo Roy. Listers explained land grade and its affect on assessment. They stated their driveway is a logging and agriculture trail, not a residential driveway. The site is a logging site and is not ready as a building site. The neighbor has water rights on the property. The lot was on the market for a long time, and is not an average useable lot. They do have electricity but not water. Grievance approved.

Wayne Berge. Listers explained rental use of outbuilding. He described his new garage, no heat or electricity, no windows, on a concrete slab. Grievance approved.

Dylan and Samantha Furbert. Listers answered questions about timing of changes in appraisal. Dylan provided updated square footage of finished basement, and plumbing fixtures. Grievance approved.

Received grievance by mail/email.

VTel Wireless. Calculation is done by Vermont PVR for the first time this year. Grievance denied.

Leissa Delabruere. Emailed MLS listing, a sales contract for house, and an analysis of viewing data for sale of house on various websites. Grievance approved.