

## Duxbury Listers Meeting 1-14-2015

The Board of Listers met at 4:30pm on this date. Present were Dale Franklin and Jeff Poitras as Listers and Tom Vickery as appraiser.

An update was given by Tom Vickery of the progress of the reappraisal. All of the Camels Hump area has been inspected, but for seven properties. Most of the sales over the last 2 years have also been inspected. Tom has now started on the River Rd and some of the Duxbury village area properties.

Tom stated that the inspection process was going well with very few properties not allowing entry. A very few of the property owners did not want interior entry, but were willing to discuss and examine the current cost sheet and allowed exterior inspection. There will be a few properties that will not be inspected either due to refusal (2 at this point) or the owners not being available. The Board believes that this cannot be avoided, but to make every effort to ensure that a fair value is put on these properties from the information available.

A sales analysis of the sale properties was presented to the Listers showing the value level that was being proposed and the methodology to get to this level. It was suggested by Tom that the site value for 2 acres could be raised by \$5,000 to make the values more consistent with the sales. No decision was made on this change, but consensus was that further study should be done.

An example was given of the Camels Hump Rd to show the Listers how the review of the town should be conducted. The Listers liked this manner of review. It was agreed that the review sessions would begin in late February. It was also agreed that these sessions would be considered as work sessions as no final decision of property values would be made until all the properties had been reviewed.

The Board agreed on the Listers report to be presented to the Town Clerk to be included in the Town Report. This will be presented to the Town Clerk on the 16<sup>th</sup>. A copy is made part of these minutes.

The Board was made aware that the revision of the tax maps is on schedule. Tom & Deb Sweetser met with Dan Currier of Central Vermont Regional Planning on the 14<sup>th</sup> of this month to present more revisions to him and to be updated on his progress. The town should have the revised maps done by June 1, 2015.

The meeting adjourned at 6:30pm.