

Town of Williston
Board of Civil Authority
Appeal of the Listers Decision
Draft Minutes for July 14, 2025, 6pm

BCA Members Present:

Greta D'Agostino, Debbie Ingram, Sarah Mason, Andy Mikell, Carter Smith, Bruce Roy.
Remote attendance: Ellie Beckett, Angela Arsenault, Jeanne Jensen

Others in person attendance:

Mychaela Harton, Asst. Assessor. Linda Levitt, Lauren Koumjian, Terry Macaig (listers)
Remote attendance: Bill Hinman, Williston Assessor, Ken Zdrok, representative for appellant

The meeting was called to order at 6:01 pm by the Board Chair Andy Mikell.
Chair Mikell administered all oaths to board members and appellants testifying.
Chair Mikell asked about any conflicts of interest or ex parte communication. None.
Introductions were made.

Chair Mikell introduced the first appeal hearing property:

80 Park Avenue Parcel id: 03102.119000 237 Albany Street Investments, LLC

Lister Linda Levitt passed the listers' testimony over to Mychaela Harton and Bill Hinman.

The chair asked for a brief description of the property. Mychaela Harton introduced the subject property as a warehouse and retail space, square footage, assessed value and general overview of the building and property/land size. The current assessed value is \$3,284,670.

The Chair asked Ken Zdrok, representative for the appellant, to present the evidence to support the reduced value being sought by the owner. Mr. Zdrok shared his screen to go over the packet provided to the Board. He explained their use of the Marshall & Swift cost estimator to determine property value. He reviewed numbers on how much it would cost to construct a new building like the one in question. They do not dispute the land value but overall feel some percentage of depreciation should be given to a building with a build date of 2004. They request a reduced value of \$2,330,935.

The assessors are familiar with and use Marshall & Swift, but report it skews low for Williston and Chittenden County values. They reported on recent comparable sales of commercial and light industrial properties here in Williston. All three examples show consistency in valuation with the subject property. Bill Hinman explained a "straight line depreciation" is not how they calculate an assessment. There is an effective date, age of building, and condition of building formula that is used, in addition to comparables and market value.

The chair asked for questions from the Board. Members asked further questions about depreciation for residential and commercial properties, clarifying questions on effective year and building quality grade, and if the property was potentially undervalued.

The three-person inspection team was formed by Angela Arsenault, Greta D'Agostino, and Bruce Roy. They will coordinate a site visit, write the inspection report, and give feedback to the Board.
The meeting is recessed until a day/time in the next 30 days.

The Board reconvened on August 4th, 2025 at 6pm.

Members present in person: Andy Mikell, Carter Smith, Debbie Ingram, Bruce Roy, Sarah Mason, Greta D'Agostino.

On Zoom: Jeanne Jensen, Angela Arsenault.

The Chair reopened the hearing at 6pm. The parcel ID, owner and address were repeated. Inspection committee member Greta D'Agostino recapped the visit and summarized the Inspection Report.

The team found the property at 80 Park Ave to be in good shape, nothing indicated excessive wear and tear. The showroom and warehouse were toured as well as a walkaround of the exterior of the property. All aspects of the property are in good condition and well-maintained.

A motion by Carter Smith and seconded by Debbie Ingram to accept the report and concur with the findings of the Inspection Committee that the assessment by the listers for the property remains at \$3,284,670. No discussion. Aye have it unanimously. Motion carries.

The hearing is closed.

Motion to adjourn by Greta D'Agostino and seconded by Debbie Ingram at 6:05pm.

Respectfully submitted,
Sarah Mason
Town Clerk