

Town of Swanton Grievance Hearing June 16, 2025

Present: David Horton, Amy Giroux, Kevin Nichols-Town of Swanton Listers, Christina Candels-Assistant Town Administrator

1) Parcel Id: NS0023.0028 9:45 am

Carl Bessette came to grieve his increase in property value due to the addition of fireplaces from 1 to 4. These fireplaces were added after the sale and the listers reviewed the MLS. Carl said none of the fireplaces are useable and has had them inspected and has an estimate for them to be capped. Carl sent the email to the Listers to review.

2) Parcel Id: GA0046.0028 10:15 am

Elaina Fonts came to grieve the increase in her property value. The increase in value is due to the increase in completion of remodeling from 51% to 90% by the listers. The construction began in 2021.

David asked if the home is still a duplex? Elaina said no, it is now a single-family home. The intention is to add a bathroom downstairs with a master bedroom. Where the second kitchen was will eventually be the master bathroom.

Elaina does not feel the home is more than 60% complete.

Elaina shared pictures of the home and rooms that are under construction.

3) Parcel Id: HI2506.0017 1:00pm

EA0002.0017, EA0008.0017 & EA0014.0017

Amy Raymond came to grieve the land values and her dwelling value on her mobile home. All four properties are contiguous, and Amy owns 24 acres in total, this includes a doublewide and a duplex.

Amy gave three comparable lister cards for neighboring properties to compare land values and home values.

Amy feels her property value is higher than comparable properties on Highgate Road.

Minutes Drafted by

Christina Candels-Assistant Town Administrator