



PLYMOUTH VERMONT

**Town of Plymouth
Office of Assessors Special Meeting
Change of Appraisal Hearings (Grievance)**

Thursday, June 12, 2025, from 9:00 AM – 2:00 PM

68 Town Office Rd, Plymouth, VT

Zoom Meeting: <https://zoom.us/j/9788686006?pwd=RVyz9U64lhLsWIG8gguHfc9asaobTF.1&omn=98895468783>

PRELIMINARY MINUTES

Office Assessors Present: Ryan Silvestri & Natalya Bochkov

1. Parcel # 001223, 45 Osprey Place. Homeowners: Suzanne and Patrick Duffy. FMV changed to \$387,600. Addition added value. The land is very steep, with no water access, and significant erosion issues. Land Erosion Influence factor was added.
2. Parcel # 001001, 85 PCN Rd. Homeowner: Thomas Beczynski. FMV changed to \$129,200. New dwelling. Percent completion was adjusted.
3. Parcel # 001549, 2302 RT 100A. Homeowner: Michael Lynds. FMV changed to \$92,210. Shed was removed and value adjusted.
4. Parcel # 000929, 7867 RT 100. Homeowner: Henry Shipman. FMV changed to \$360,250. Land classification updated to 2 acres residential lot with water access.
5. Parcel # 000141, 401 Weaver Hill Rd. Homeowner: John Baldwin. FMV changed to \$205,950. No renovation was made, the septic system was grandfathered, roof needs replacement, poor original construction, poor insulation, basement unfinished, no access to attic. Grade, condition and percent complete were adjusted.
6. Parcel # 000298, 5543 RT 100. Property owner: Akita Acres LLC. FMV changed to \$374,980. Adjustment made to the aging outbuildings and incomplete main structures.
7. Parcel # 1331, Scott Ter. Property owner: Kamberleigh Johnston. FMV changed to \$2,370. Land only, no buildings on the parcel, restriction on building a dwelling. No water access. Land Restriction Influence factor was added.

8. Parcel # 001072, 2543 Messer Hill Rd. Homeowner: Mark Ballou. FMV changed to \$189,020. No construction progress has been made on interior since last year. Percent completion was adjusted.
9. Parcel # 000421, 1723 Hale Hollow Rd. Homeowner: Mark & Tina Fletcher. FMV changed to \$1,237,950. Pond house is in poor condition, with structural issues. Condition of the building was adjusted.
10. Parcel # 001549, 2302 RT 100A. Homeowner: Jeffrey & Russell Hurlburt. FMV changed to \$226,250. No significant changes to the house have been made since last year. Condition and percent complete were adjusted.
11. Parcel # 000497, 178 Scott Terrace. Homeowner: Lloyd Braider. FMV changed to \$159,770. Unfinished construction. Percent completion was adjusted.
12. Parcel # 000256, 1275 RT 100. Homeowner: Rafal Wrotniak & Marta Wojcik. FMV hasn't changed since last year, \$453,940. Last year's value was set after additional outbuilding was completed. Grievance was denied.

Zoom meeting recording will be available @ <https://okemovalley.tv/videos>

Respectfully submitted by

Natalya Bochkov
Interim Assistant Assessor
6/17/2025