

Preliminary Minutes

Town of Plymouth, Vermont

Assessors' Office-PVR Hearing(s)

Docket No PVR 2025-02

Tuesday, October 13, 2026 @ 10:00 AM

Municipal Building Meeting Room

Present: Henry Favor; PVR Hearing Officer Andrew Snow; Town of Plymouth Lawyer
Ryan Silvestri; New England Municipal Consultants
Debbie Pelkey; Town of Plymouth Assessor
Henry & Cher Shipman, and their son

Others Present: Okemo Valley TV

1. Call to Order:
 - a. The hearing officer Henry Favor called the meeting to order at 11:00 AM.
 - b. Submitted the Documents before him into evidence.
2. PVR Hearing:
 - a. Mr. Andrew Snow Presented the Town's case for FMV of Mr. Shipman's Property.
 - b. The Town stated its FMV and rested. Stating that all the supporting information and documents were provided to the Hearing Officer, Mr. Henry Favor, and Mr. Shipman.
 - c. Mr. Shipman asked Questions About Comparables and Values submitted by the Town.
 - d. Ryan Silvestri explained to Mr. Shipman about the CLA and how it is applied as an equalization process. Then Ryan Silvestri gave the FMV of Mr. Shipman's property in 2025.
 - e. Debbie Pelkey then answered questions about how the comparable sale was like Mr. Shipman's property.
 - f. Mr. Shipman presented his case of how his property was priceless, but he wasn't clear about how the Lister came to his value of his property in 2025.
 - g. Mr. Shipman wanted to understand the programs and calculations used to arrive at his value.
 - h. Both Ryan Silvestri and Debbie Pelkey answered that they were not employed with the town at the time.
 - i. Mr. Shipman went on to explain the dollar amounts he used to calculate his assessed value for 2025 for the Grand List of Plymouth.
 - j. Mr. Henry Favor, The Hearing Officer, explained the difference between FMV and Current use Value. Current Use is a State of Vermont Subsidy program for property owners.
 - k. Mr. Ryan Silvestri also tried to explain about the program and the difference between that and the tax amount that the property owner would have to pay to the town, and how it sustainably lowers their taxable land value, which has nothing to do with FMV for 2025.
 - l. Mr. Shipman went on to explain to the Hearin Officer, Mr. Henry Favor where and how he arrived at his per acre value.

- m. Mr. Andrew Snow asked Mr. Shipman if anything at his home is different from his home now compared to when the BCA board visited his home in July of 2025. Mr. Shipman commented that only the new front stone steps replaced the previous wooden ones.
- n. Mr. Shipman tried to bring up items he disagreed with from a few past hearings he had with the Town of Plymouth.
- o. Ryan Silvestri commented that this is a new hearing with new information.
- p. Mr. Andrew Snow, the lawyer for the Town of Plymouth, asked if he agreed with the value set for his property in 2025, Mr. Shipman commented that it was worth more, it is priceless and he would never sell in his lifetime.
- q. Mr. Henry Favor asked if he had any more evidence that he wanted to go over that was new to this hearing and that pertains to the FMV of his property in 2025.
- r. Mr. Shipman commented that his land, that is lake front, should be valued at a much higher rate.
- s. Mr. Henry Favor asked if anybody had anything else to add?
- t. Mr. Shipman commented that his wife was present but didn't have anything to add.

3. Adjourn:

- a. Mr. Henry Favor closed the Hearing at 1:23 PM.

Respectfully submitted,

Debbie Pelkey
Assessor Town of Plymouth