

## Town Listers

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**From:** Schlesinger, Barbara <Barbara.Schlesinger@vermont.gov>  
**Sent:** Monday, November 18, 2019 8:42 AM  
**To:** East Montpelier Town (eastmontlstr@comcast.net)  
**Subject:** Revised Washington Electric  
**Attachments:** Washington Electric - East Montpelier.xlsx

Greetings

Attached please find a revised calculation for Washington Electric Co-op which is located in your town. The decision to revise or not is yours. CLA will need to be calculated and applied to these revised values if your CLA is under 100.

If you do elect to revise the value in your 2019 As Billed Grand List remember a Change of Appraisal notice and Errors and Omissions will need to be done in addition the new tax bill.

Please let me know if you have any questions as well as if your town will be implementing these revised values. Thanks!

**Barb Schlesinger** | District Advisor

Property Valuation and Review Division | Vermont Department of Taxes

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**ELECTRIC UTILITY INVENTORY**

PROPERTY OWNER: Washington Electric Co-op PROPERTY LOCATED IN TOWN/CITY: East Montpelier

**REAL PROPERTY**

Production Plant		COST	YEAR	April 1, 2019	Depreciated	RCNLD
Structures and Improvements						
Reservoirs, Dams and Waterways						
Turbines, Generators and Other Equipment						
Other						
Transmission Lines and Fixtures		Miles				
34.5 KV	5.72	\$169,000	2019	966,680.00	40.00%	580,008
34.5 Ubuil	0.00	\$148,000	2019	0.00	0.00%	0
46 KV	0.00	\$256,000	2019	0.00	0.00%	0
46 Ubuil	0.00	\$235,000	2019	0.00	0.00%	0
69 KV	0.00	\$274,000	2019	0.00	0.00%	0
115 KV	0.00	\$441,000	2019	0.00	0.00%	0
230 KV	0.00	\$512,000	2019	0.00	0.00%	0
345KV	0.00	\$932,000	2019	0.00	0.00%	0
Orig. Cost	0.00	0.00	2019	0.00	0.00%	0
Distribution Lines and Fixtures						
Single Phase, Overhead	40.60	\$54,000	2019	2,192,400.00	38.0%	1,359,288
Single Phase, Underground	0.00	\$101,000	2019	0.00	0.0%	0
Single Phase, Ubuil	0.00	\$28,000	2019	0.00	0.0%	0
Two Phase, Overhead	0.32	\$57,000	2019	18,240.00	38.0%	11,309
Two Phase, Underground	0.00	\$182,000	2019	0.00	0.0%	0
Two Phase, Ubuil	0.00	\$31,000	2019	0.00	0.0%	0
Three Phase, Overhead:	19.86	\$63,000	2019	1,251,180.00	38.0%	775,732
Three Phase, Underground	0.00	\$182,000	2019	0.00	0.0%	0
Three Phase, Ubuil	0.00	\$37,000	2019	0.00	0.0%	0
Customers Per Mile	Number	11.06	low cust	8.00		
Poles, Jointly Owned:	0.00	-\$618	2019	0.00	0.0%	0
Poles Leased from Others:	0.00	-\$1,237	2019	0.00	0.0%	0
Customers: Low KVA	672.00	\$1,447	2019	972,384.00	30.0%	680,669
High KVA	0.00	\$1,899	2019	0.00	0.0%	0
Street Lights:	24.00	\$403	2019	9,672.00	30.0%	6,770
Substations						
KVA	5000.00	\$135	2019	675,000.00	24.25%	511,346
Orig. Cost	0.00	135.00	2019	0.00	0.00%	0
Orig. Cost	0.00	0.00	2019	0.00	0.00%	0

TOTAL \$ 3,925,122

CLA 1.00

2019 Grand List 3,925,100

Depreciation on transmission and sub-station utilizing Iowa curve

Final value does not include land

**Property Valuation & Review**

Calculation box			
Year	Enter 2019 if year unknown		
2019			
Transmission age/depreciation factors			
	Handy/Whitman	60.00	Trans Dep
Year	Iowa Curve % good	60.00	40.00
2011			
Sub-Station age/depreciation factors			
	Handy/Whitman	1.28	Sub Dep
	Iowa Curve % good	75.76	24.25

TOWN OF EAST MONTPELIER  
NOTICE TO TAXPAYERS AS OF 11/19/2019

Change in Appraisal of Real Estate

WASHINGTON ELECTRIC CO-OP  
PO BOX 8  
EAST MONTPELIER VT 05651

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Parcel ID : 13-002.000 Location A:  
SPAN : 195-062-11092 Location B:  
Total Acreage : 0.00 Location A:  
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		Total Real Value	Homestead Value	House Site Value
Previous	total	3,621,700		
Current	total	3,741,400		
Difference:		119,700		

Real Value Comments: REVISED TRANSMISSION & DISTRIBUTION  
VALUE X CLA

Title 32, Vermont Statutes Annotated, section 4111 (g) reads as follows:  
"A person who feels aggrieved by the action of the listers and desires to be heard by them, shall, on or before the day of the grievance meeting, file with them his objections in writing and may appear at such grievance meeting in person or by his agents or attorneys. Upon the hearing of such grievance the parties thereto may submit such documentary or sworn evidence as shall be pertinent thereto."

The Grievance Hearing will be held on Tuesday December 3rd at the Town Office from 10:00 AM until 12:00 noon.

Grievances can be submitted in writing to the Listers on or before the date of the hearing. You may call (223-3313) or come to the Town Office between 9:00 AM and 5:00 PM, Mon.-Thu., or 9:00 AM and 12 noon Fri. to make an appointment to present your grievance in person.

\* A homestead is the principal dwelling improvements and land owned and occupied by a Vermont resident individual as the individual's domicile. A homestead does not include buildings or improvements detached from the home and used for business or rental purposes. A housesite is that portion of a homestead that includes the principal dwelling and as much of the land surrounding the dwelling as is reasonable necessary for use of the dwelling as a home, but in no event more than two acres per dwelling unit.

The Board of Listers of the Town of East Montpelier are hereby supplying the following changes to the 2019 Grand List. Specifically:  
 (Year)

Owner <u>Washington Electric Co-op</u>	SPAN <u>195-062-11092</u>
Change From <u>\$3,621,700</u>	Change To <u>\$3,741,400</u>
Difference <u>\$119,700</u>	
Reason	
Owner	SPAN
Change From	Change To
Difference	
Reason	
Owner	SPAN
Change From	Change To
Difference	
Reason	

**LISTERS AND SELECTBOARD**

Signature of Lister <u>Ross Hal</u>	Date <u>12/5/2019</u>	Signature of Selectboard 	Date
Signature of Lister <u>Robert Cluckey</u>	Date <u>12/5/2019</u>	Signature of Selectboard 	Date
Signature of Lister <u>Chris</u>	Date <u>12/5/2019</u>	Signature of Selectboard 	Date

**TOWN CLERK**

I, \_\_\_\_\_, town clerk of \_\_\_\_\_, certify receipt of these changes. This certificate will be attached to or recorded in the grand list of \_\_\_\_\_ for tax year \_\_\_\_\_.

Signature of Town Clerk 	Printed Name	Date
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**32 V.S.A. § 4261. Correcting omission from grand list**

When real or personal estate is omitted from the grand list by mistake, or an obvious error is found, the listers, with the approval of the Selectboard, before December 31, may supply such omissions or correct such errors and make a certificate thereon of the fact; provided, however, the listers may make a correction resulting from the filing or rescission of a homestead declaration without approval of the Selectboard.