

Steve Jeffrey
Shelburne-Wake Robin Tax appeal
2/21/14

Subject: Re: Shelburne-Wake Robin Tax appeal
From: Webb Kate <katewebbvt@gmail.com>
To: Peter Frankenburg <pfrankenburg@shelburnevt.org>
CC: Steven Jeffrey <sjeffrey@vlct.org>

Peter - thank you, this is very helpful. The Ways and Means Committee will be looking at this tomorrow at 11:00. Steve - let me know if you think we should have Peter call in. Thanks Kate

On Feb 20, 2014, at 11:20 AM, Peter Frankenburg <pfrankenburg@shelburnevt.org> wrote:

Kate: I apologize for not getting this to you yesterday, regarding the Wake Robin Tax appeal.

Wake Robin appealed the assessed value of their property in 2010. The appeal was heard by the Board of Civil Authority ("BCA"), and Wake Robin Appealed the BCA decision to Superior Court. Superior Court issued a decision in January 2013, which resulted in a net eduction of \$6,950,000 in Wake Robin's assessed value. (The Court decision reduced the assessed value by \$10,128,000. However a portion of the property is enrolled in the State Current Use program. The revised assessed value affected the current use reduction, so the net reduction in Wake Robin's assessed value was \$6,950,000)

The Town of Shelburne had to recalculate the property taxes Wake Robin owed based on the lower assessed value established by the Court decision, retroactive to the 2010 tax year. This resulted in a refund to Wake Robin of taxes paid for the 2010, 2011 and 2012 tax years.

The amount refunded to Wake Robin by the Town of Shelburne was:

2010 Tax Year: School Tax \$95,840 + town Tax \$22,260 = total \$118,100
2011 Tax Year: School Tax \$96,050 + town Tax \$22,910 = total \$119,060
2012 Tax Year: School Tax \$97,170 + town Tax \$23,500 = total \$120,670

Total: for all three years: School Tax \$289,060 + Town Tax \$68,660 = Total \$357,700.

Of the \$357,700 total amount, all but \$97,170 was absorbed by the Town. (The Town's education tax liability to the State was reduced by \$97,170 in the 2012 tax year as a result of the Wake Robin reduction for that tax year).

In addition to the above, The Town of Shelburne incurred \$118,300 in legal and consultant costs defending the Wake Robin appeal.

Please let me know if you have any questions or need further information.

Peter Frankenburg
Town of Shelburne
264-5034

