

Smugglers' Notch Homeowners' Association, Inc.

Re: 2012 Property Tax Values

Fellow Homeowners,

Recently, you should have received from the Town of Cambridge Vermont a listing of your property values. You may recall that a number of homeowners appealed their values last year, and as a result, all full owner homes were reduced for last year. About 23 homes have carried their appeal to the State level and are awaiting the results of that process to conclude.

In a review of the recent listings, your SNHA Board has noticed some homes stayed the same, some increased, and some decreased in listed values. See below:

Name/total # of units listed	No Change	increase	decrease	Notes
Commons/Cntryside (15)	15	0	0	
Creekside (6)	6	0	0	
Hakone (24)	12	12	0	
Liftside (60)	0	30	30	
Mountainview (45)	26	19	0	
Nordland (25)	0	12	13	(no listings for units # 2,4,16,23,26)
Poolside (12)	0	12	0	
Riverside #37-#60 (24)	0	24	0	
Slopeside (25-#42 (18)	4	0	14	
Sterling (10)	0	7	3	
Telemark (8)	2	0	6	
Trailside (28)	0	0	28	
Villmark (10)	0	10	0	
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	65	126	94	

% change of total listings

Total units in listing	285	23%	44%	33%
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If your value increased and you believe that increase is in error, you have the right to appeal (grieve) the listing. The deadline to file your appeal is Monday June 25, 2012.

Hans Huessy, the attorney who represented property owners in last year's appeal has offered to represent any SNHA members in good standing who wish to grieve their property's assessed value. All members have the right to grieve the new values. You may also grieve the new values if you are one of the owners whose 2011 grievance is still on appeal (and you likely should if your value was increased).

If you would like to grieve the new value, please contact and engage Hans as your agent in this matter. He is again willing to work on a contingency basis where compensation to him is dependent upon his winning your appeal provided a sufficient number of owners elect to grieve.

If you are interested in filing a grievance, you must contact Hans before 12 noon on Monday June 25.

You may reach him at hhuessy@mskvt.com

Yours truly,
Barbara McGee
Chair for the SNHA Real Estate Committee