

**Memorandum**

9/7/2021

Vermont Appraisal Co., City of Winooski Assessor  
Ted Nelson Jr.  
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**Request to Correct Manifest Errors in Grand List**

Title 32: Taxation and Finance  
Chapter 129: GRAND TAX LISTS  
32 V.S.A. § 4261. Correcting omission from grand list  
§ 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 selectmen, before December 31, may supply such omissions or correct such errors and make a certificate thereon of the fact.

The following entries in the 2021 Grand List require correction as outlined below. With your authorization adjustments will be then made to the Grand List. As appropriate, corrected tax bills will then be generated.

Code: PP101  
Name: Sisters & Brothers Investment Group, LLP  
Error: This parcel should have been removed from the City of Winooski as a taxable entity due to the removal of the gas station (formerly "GOGO") and owner inadvertently reported personal property on the site.  
Action: Adjust the base assessed value from \$ 9,764 to \$ 0 and the parcel will be deleted from the Grand List, and tax bill of \$ 136.50 cancelled upon City Council approval.

Code: PP453  
Name: Komatsu Fin. Lmt. PTP.  
Error: This personal property reported to be on Tigan Street on this parcel is located in the Town of Colchester (heavy equipment in the Whitcomb pit) and should be inactivated as the leasing company incorrectly reported this property to be in Winooski.  
Action: Adjust the base assessed value from \$ 765,600 to \$ 0.



Code: BA115  
Name: Salvatore Matano Trustee c/o St. Stephens church  
Error: This property includes approximately 3.1 Acres and three structures; former St. Stephens Church, Senior Center and Rectory. 0.65 acres and senior center is encumbered by a 45 year lease. Balance of the property is taxable with the highest and best use being for housing. Owner has been advised of the change in value and afforded an opportunity to grieve / contest the assessment.  
Action: Adjust the base Grand List value from \$ 0 to \$ 800,400.

Code: PP421  
Name: Windstream New Edge, LLC  
Error: This account was initially reported to have no value and an updated personal property form (Form PVR-4004) corrected the amount.  
Action: Adjust the base Grand List value from \$ 0 to \$ 640.

Code: MA225  
Name: 211 Main Street Property, LLC  
Error: This property was inadvertently included in the 2021 Grand List as the structure was demolished and lot absorbed with the adjacent lots to accommodate the structure located at 211 Main Street.  
Action: Adjust the base Grand List value from \$ 108,600 to \$ 0.

Code: PP446  
Name: Marlin Leasing  
Error: This property was inadvertently included in the 2021 Grand List.  
Action: Adjust the base Grand List value from \$ 6,928 to \$ 0.

Code: PP454  
Name: Marlin Leasing  
Error: This property was inadvertently included in the 2021 Grand List.  
Action: Adjust the base Grand List value from \$ 5,705 to \$ 0.

Code: PE012  
Name: Trombley, Lloyd C & Bonnie B  
Error: This property owner is entitled to the disabled veteran's reduction of \$ 40,000. The property owner filed late and verification was received from the Veteran's Administration. This change should be included in the 2021 Grand List.  
Action: Adjust the base Grand List value from \$ 344,500 to \$ 304,500.



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**Action Items - Errors and Omissions Checklist** (Check and date when complete)

- \_\_\_\_\_ City Council Agenda  
(Date)
- \_\_\_\_\_ City Council Considered and Approved or Approved with modifications  
(Date)
- \_\_\_\_\_ "As Billed" and working Grand Lists Corrected  
(Date)
- \_\_\_\_\_ Corrected Tax Bill printed and sent (not appropriate)  
(Date)

