

From: [David Brynn](#)
To: [Bristol Town Administrator](#)
Subject: Re: Lincoln_Seth_Hill_Waterworks_change_of_appraisal_notice_2024.pdf
Date: Monday, June 10, 2024 4:38:42 PM

Hi Valerie,

Thanks for the note about the Seth Hill appraisal. My guess is that the \$2000 per acre is a bit high. The forest is steep and access is challenging. It requires use of USFS lands. That said, I am quite sure someone would purchase the land for that price. The USFS would likely be interested if you elect to sell. It is an excellent source of water and has outstanding conservation value. As long as UVA is available, it makes sense for Bristol to hold it. Of course that is your call. Please let me know if I can be of help.

BTW we plan to complete the erosion control in July if the weather cooperates.

Best,

David

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From: David Brynn <brynn@gmavt.net>

Sent: Monday, June 10, 2024 3:54 AM

To: Bristol Town Administrator <townadmin@bristolvt.org>

Subject: Re: Lincoln_Seth_Hill_Waterworks_change_of_appraisal_notice_2024.pdf

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From: Bristol Town Administrator <townadmin@bristolvt.org>

Sent: Friday, June 7, 2024 4:53 PM

To: David Brynn <brynn@gmavt.net>

Cc: Lister <list@bristolvt.org>

Subject: Lincoln_Seth_Hill_Waterworks_change_of_appraisal_notice_2024.pdf

Hi David,

I hope you are well and enjoying the summery spring weather.

Attached is a change of appraisal notice we received for the Seth Hill Waterworks property. Because of your close knowledge of the property, the Selectboard asked me to check with you to see if you have an opinion about its market value. They recognize you may not be familiar with such things, but then again, you might.

Thank you,

--Valerie

Valerie Capels, Town Administrator

Town of Bristol

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Hi Valerie,

Many thanks for your note. I am only limitless aware of forest land values these days. Forestland has been fetching prices that are hard to justify. \$2000 per acre for steep and marginally accessible land is about the norm in our area. Seth Hill is very steep and most of it is very inaccessible without accessing across USFS land. My guess is that the USFS would be interested in buying if you elect to sell at some point. That can be a bit of a process but I am quite sure it would be worth it. In the meanwhile, holding the land in UVA makes it quite reasonable. The water alone could be reason enough to hold it. In short, you might try to get the per acre price down to \$1500 or so but I am not sure it would be worth the effort and appraisal costs.

I hope this helps. Please contact me for any follow up.

Best,

David

(Sent via cell phone.)

802 999 8586