

BOARD OF CIVIL AUTHORITY

AUGUST 5, 2015

7:00 PM

TOWN HALL

PRESENT: Cecelia Miller, Marvine Lasell, Barbara Graham, Francis Covey, Phil Winters, Gordon Murray, Bill Peabody, Stanley Peake, Grace Bagalio, Kathy Moran, Hayden Coon, Freda Hollyer-Chair, Terry Knight-Appraiser

GUESTS: Michael Nelson, Mark Peloquin

The meeting was called to order by Marvine at 7:00 PM

Marvine administered the oaths to the appellants and the listers. Freda arrived at 7:05 and resumed chairing the meeting.

APPEAL OF NELSON PROPERTY:

Michael Nelson's property is located at 274 Amanicki Trail, Parcel ID: 008/052-00. Michael Nelson is appealing the size of his barn. Disputing the quality of the building's value based on being rough cut and no truss system.

Terry Knight spoke on behalf of the listers, she explained that the listers had inspected the property on March 14, 2015, discovered a large garage that had not been listed on the property assessment card. The building was measured and added to the assessment with the total assessed value set at \$350,000. After the grievance hearing the listers dropped the assessed value of the property to \$328,700.

The Board scheduled an inspection team made up of Marvine Lasell, Barbara Graham, and Hayden Coon for Friday, August 7 at 4:00 PM at the property. Both the Board and Mr. Nelson agreed to allow Lister, Gordon Murray to attend.

APPEAL OF PELOQUIN PROPERTY:

Mark Peloquin's property is located at 1135 VT RT #64, Parcel ID: 008/038-04. Mark Peloquin is appealing the increase value of his property of \$223,200, based on a private appraisal of his property. That appraisal valued his property at \$216,000.

Terry Knight spoke on behalf of the listers, stating that when the listers inspected the property on March 21, 2015, that there was a tool shed that was not listed previously. Which increased the value of the property by \$7200.00.

The Board scheduled an inspection team made up of Marvine Lasell, Barbara Graham, and Phil Winters for Friday, August 7 at 3:00 PM at the property.

RECONVENE DATE:

The motion was made by Cecelia to reconvene on August 12, 2015 at 7:00 PM and seconded by Kathy. Motion passed

APPROVAL OF 7/30/2014 & 8/21/2014 MINUTES:

Marvine made the motion to approve the minutes with one correction that on the Lyford property to make note that the inspection team could not get into the two bedrooms because they were pad locked, Cecelia seconded. Motion passed.

Francis made the motion and seconded by Marvine to recess at 8:00 PM. Motion passed.

AUGUST 12, 2015

PRESENT: Marvine Lasell, Barbara Graham, Cecelia Miller, Phil Winters, Grace Bagalio, Stanley Peake, Gordon Murray, Kathy Moran, Jeannine Murphy, Terry Knight-Appraiser

The meeting was reconvened at 7:03 PM by Marvine Lasell, Vice Chairperson.

NELSON INSPECTION: Marvine spoke on behalf of the inspection committee and after inspecting the property, felt that the two-story structure is not a garage and cannot be used as a garage. The one-story structure is a garage. The Listers need to list the two-story structure as a barn with no adjustments on the one-story structure. The structure is of rough lumber, not planed lumber.

PELOQUIN INSPECTION: Marvine spoke on behalf of the inspection committee and after inspecting the property, felt that the Listers had appraised it at fair value.

The Board went into deliberated session.

NELSON DECISION: Kathy made the motion to go with the inspection committee's findings. Assess the two-story as a barn verses garage and no adjustments on the one-story garage, seconded by Phil. Motion passed.

PELOQUIN DECISION: Cecelia made the motion to deny the appeal and was seconded by Grace. The reason for denial was the Board felt the Listers had assessed it at fair market value. Motion passed.

The minutes from 7/30/2014 & 8/21/2014 were signed after the above corrections were made.

There was no further business and the motion was made by Cecelia and seconded by Barbara to adjourn at 7:30 PM. Motion passed.