

DRAFT

BOARD OF CIVIL AUTHORITY

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OCTOBER 2, 2019

6:00 PM

TOWN HALL

PRESENT: Freda Hollyer-Chair, Barbara Graham, Marvine Lasell, Susan Lyons, Elaine Owen, Art Kramer, Phil Winters, Ed McGlynn, Jessica Worn, Francis Covey, Matt Rouleau, Chris Wade, Gordon Murray, Bill Peabody, Andrew Hollyer, Terry Knight-Appraiser.

GUESTS: Alex Aldrich, Allen & Kamala Chouinard, Geraldine Check, Milton Todd

The meeting was called to order by Freda at 6:00 PM

Organizational Matters: Elect Chair and Vice Chair, Rules of Procedure, Oath for Board of Civil Authority Members.

Freda said if anyone didn't object she would continue as Chair per our February 26, 2019 organizational meeting. Art had concerns as to her role as Chair and even sitting on the Board of Appeals as one of her family members was appealing. Freda stated she would recuse herself from that appeal and could continue to serve on the rest of the appeals. Barbara had checked with the VT League of Cities and Towns and it is when you appeal your own property assessment you can no longer participate in the other appeals. Now, if you are a lister and you appeal your own assessment you would recuse yourself but then come back on the Board of Listers to participate in all other appeals. Board of Listers are their own board then the Board of Appeals. Elaine stated she didn't believe it would be an impact to the rest of the appeals if Freda rescues herself from her family member's appeal.

Nominations for Vice Chair, with there being one for Marvine Lasell. Barbara made the motion to nominate Marvine Lasell for Vice Chair, seconded by Francis. Motion passed.

Motion was made by Marvine to accept the Rules for Conduct of Meetings and Hearings, seconded by Elaine. Motion passed.

Freda administered the oaths to the appellants and the listers.

APPEAL OF WHITCOMB PROPERTY:

Bart and Crystal Whitcomb property located at 376 Young Road, Parcel ID: 009-048-11 withdrew their appeal.

APPEAL OF HOLLYER PROPERTY:

Freda Hollyer rescued herself from the Board. Vice-Chair, Marvine Lasell ran this appeal.

Andrew Hollyer's property is located at 349 Baptist Street, Parcel ID: 006-078-00. Gordon Murray, Lister spoke that this is a single family home built in 1994, has a walkout basement, garage with shed, previous deck removed. Did not go inside home, exterior inspection only. Property was initially assessed at \$212,000, which was reduced to \$174,700.

Andrew Hollyer spoke that he had appealed 2 years ago and it was then assessed at \$135,500. Nothing has changed since then, the deck was removed, needs siding, a new roof, water in the basement, mold, heating system only heats half of the house. Andrew would like the assess value to remain at \$135,500.

Terry Knight stated that the previous BCA appeal was good for one year only, the State appeals are good for three years. Because it is a reappraisal year the Town has the right to reappraise. Gordon stated that he didn't get inside the home, got information off the old lister card. The house was depreciated at 35% and 50% on the garage, and was listed as fair condition not good.

Matt Rouleau was on the previous inspection committee two years ago. The \$135,000 isn't relevant now as it was then because of the reappraisal.

Gordon stated that Andrew bought this property two years ago for \$119,300. Andrew stated that the comparisons are not in the same shape.

The Board scheduled an inspection team made up of Elaine Owen, Matthew Rouleau, and Francis Covey for Friday, October 4 at 4:30 PM at the property.

Freda took back over as Chair.

APPEAL OF GRENIER PROPERTY:

Normand and Chantal Grenier's property is located on VT Route 14, Parcel ID 009-069-00. Alex Aldrich, realtor with Caldwell Bank represented the Grenier's. Gordon Murray, Lister spoke that this is a 5 acre piece of land located on VT Route 14, south of the business/industrial center. The value was assessed at \$58,000 was lowered on appeal to \$41,900. It is currently listed for sale at \$58,000.

Alex Aldrich stated that he did a competitive market analysis last year found pricing around \$4,000 to \$4,500 per acre. Looking back one year he couldn't find anything comparable. He walked the land, found one pin and marked it, it was wet on the south and west portion, was next to the transfer station with a stream running through it. Completely unimproved, raw land, all grown up. He found nothing comparable to \$10,000 per acre.

Terry Knight stated this would be a difficult sale. Recently a property with a tenth of an acre sold for \$25,000 had access to water and sewer and another recent sale of 1.66 acre land parcel located in Industry Street with water and sewer sold for \$75,000.

Susan asked if water and sewer was available for this property, the listers said there would not be. Francis asked if this property was in the flood plan. Matt replied it fringes of the flood plans. Matt also stated that water and sewer could be available for a cost, pricing starting \$30,000. Freda asked if a basic building lot is \$30,000, Terry stated it depends on the size. Elaine stated that the Town won't pick up the cost for water and sewer it would have to be at the purchaser's expense.

The Board scheduled an inspection team made up of Susan Lyons, Elaine Owen, and Matt Rouleau for Saturday, October 5 at 3:00 PM at the property.

APPEAL OF CHOUINARD PROPERTY:

Allen and Kamala Chouinard property located at 216 Old Town Road, Parcel ID: 005-138-01

Elaine rescued herself from this appeal.

Gordon Murray, Lister spoke that this was a single family home on 10.10 acres, built in 1989. Other amenities include deck, entry steps and detached garage. Exterior inspection only had to look at previous lister card. Current assessment is \$201,600.

Allen Chouinard stated that the lister would be welcomed in but not at that day, as they were on their way to a wedding. They had a professional appraisal done two years ago which came out to \$190,000. The home is 30 years old and needs a new furnace, roof and windows.

Terry Knight stated this property is in an attractive part of the village, scenic view, not subject to noise on a paved road.

Freda wanted to know why the comparisons were not as of similar value and Terry replied not as much land with those.

Allen stated there is a view but the property is located on a dirt road and not paved. Matt asked if this included the driving range and Allen said no.

The Board scheduled an inspection team made up of Jessica Worn, Freda Hollyer, and Phil Winters for Monday, October 7 at 5:00 PM at the property.

APPEAL OF CHECK PROPERTY:

Geraldine Check property located at 1170 Falls Bridge Road, Parcel ID: 005-005-02

Bill rescued himself from this appeal.

Gordon Murray, Lister spoke this property is a 2253 square foot log home with breezeway, porches and several large outbuildings. House was built in 2000 and is in very good condition on 15.20 acres. On paved road and with access to VT Route 63 and the interstate. Current assessment is \$405,100.

Geraldine Check spoke of several errors from the original assessment. No fireplace, and she believes the home is 2144 square feet, she has 4 rooms and not 7, the garage dimensions were also incorrect. She feels the appraisal is a little excessive. Geraldine asked the listers if they assess log homes different from stick homes. Listers appraised at 3.75% instead of 4.0%

Terry Knight stated that they had made adjustments, removed the fireplace. Gordon stated whoever goes on the inspection committee to make sure you measure the building.

Geraldine still questioned the difference in the credited amount of the fireplace. Gordon explained that it was \$5994.00 which was the new cost and the credited amount of \$4700.00 was the depreciated value.

Jessica wanted to know if it was a 4 room home, and Geraldine stated it was 3 bedrooms and a large living room/kitchen. Gordon stated they don't consider bathrooms as a room. Matt asked if this included the foundation and it was and Phil wanted to know if there was ever a fireplace and there wasn't. The listers feel that it is a 6 or 7 rooms including a loft.

The Board scheduled an inspection team made up of Barbara Graham, Chris Wade, and Susan Lyons for Saturday, October 12 at 10:00 AM at the property.

APPEAL OF TODD PROPERTY:

Milton and Wendy Todd property located at 722 Rood Pond Road, Parcel ID: 008-077-00

Gordon Murray, Lister spoke that this is a 2 story log home with attached garage, breezeway on 10.08 acres of land sloping upward to a level lot and some enhancing views. Current assessed value is \$446,400.

Milton Todd asked if log homes are appraised higher then stick homes. He feels they should be appraised lower than a stick built home, and should be appraised at market value. They cost more to build and there is more work in maintenance involved and energy efficiency is not good. Before the assessment was \$323,000, new appraisal was \$476,000 and current appraisal after grievance \$446,400. The home has a new roof but windows need to be replaced.

Terry Knight stated we haven't had a town wide assessment since 2005. They have only driven by homes to look for improvements. She also mentioned that people that own a log home usually keep them for a long period of time.

Milton wanted to know why his increased 47% and it is the same home as it was in 2005. He did a comparable on a property on Tower Road with 51 acres and a great view and it went from \$322,000 to 395,000.

Terry mentioned building cost tables have increased, market value driven cost through the years.

Freda questioned why the home on Chelsea Road sold for \$299,000? Gordon replied that this property is a 2 story verses a 1 story on Chelsea Road.

The Board scheduled an inspection team made up of Arthur Kramer, Barbara Graham and Elaine Owen for Wednesday, October 9 at 1:00 PM at the property.

APPEAL OF BILODEAU PROPERTY:

Michael Bilodeau property located at 203 Railroad Street, Parcel ID: 053-039-00

Michael was not present for this appeal.

Gordon Murray, Lister spoke that there are 10 mobile homes on 10 different lots all located on Railroad Street. Each has their own depreciation, water and sewer. Site improvements is what the property is assessed on. Mr. Bilodeau wanted to be considered a mobile home park. Depreciation table on all mobile homes was used from the Blue Book of mobile homes and the depreciation table was handed out.

The land value with site improvements with water and sewer is assessed at \$186,200. Matt stated that would be \$18,600 per lot with site improvements, which he thought was a good value. Jessica stated that the inspection team would need to get in and inspect all 10 mobile homes on the property on the same day. If they are unable to do so, then that would negate the appeal.

Bill Peabody stated that figure shouldn't be concrete should be less than the depreciation table.

The Board scheduled an inspection team made up of Art Kramer, Francis Covey and Jessica Worn for Saturday, October 19 at 9:00 AM at the property.

OTHER BUSINESS: Barbara mentioned that there may be 3 or 4 more appeals that the grievance letters went out late.

RECONVENE DATE:

Motion was made by Marvine to recess at 8:45 PM and reconvene on October 22, 2019 at 6:00 PM and seconded by Francis. Motion passed.