

Board of Civil Authority Hearing
July 17, 2018 6:00 p.m.

BCA Members present: Greg Joly, Clara Robinson, Karen Ameden, Rob Willis, Andy Coyne, Tom Tolbert, Paul Fraser, and Sara Wiswall

Listers present: Lou Brusco, Barbara Ferguson

Greg opened the meeting at 6:00 p.m.

Oaths were signed and collected from all BCA members and listers.

Rob nominated Greg Joly for chairperson of the board. 2nd by Karen. Passed.

Greg asked that we nominate a vice chair in case it is needed. Karen nominates Rob, 2nd by Andy.

Greg reviewed BCA procedures.

If an appellant refuses access to property, it is the end of their hearing. The inspection must be within 30 days. Only take evidence from the hearing, cannot gather more evidence. More evidence can be submitted at the second hearing. All talk about the hearings must be at the hearings, in public. We do not close the hearings; we adjourn to a future date. The assessment could stay the same, it could go down or it could go up.

Paul made a motion to allow Lou to give a presentation on how they assess properties and how to read a lister card. 2nd by Karen.

First hearing is called to order at 7:00 p.m.

William Schwaner –Appellant

Phone hearing, oath was taken.

Lou explained that there is no land value on the parcel because it is a condominium in a group called The Willows. They found there was no half bath, only a $\frac{3}{4}$ bath. The value of the half bath was removed.

William said that he believes there are mistakes on the lister card.

1. He should be listed as owner number one.
2. There is no flood hazard marked on the card. (Lou explained that flood hazard is only for land, and this condo does not own any land).
3. Foundation is a concrete block, not a slab.
4. 1,755 square footage, he believes that this is incorrect.
5. He believes the bathroom should be rated as average.
6. There has been flooding from the snow melting and the creek flooding.
7. He believes the estimate should be 50% of the value (his opinion)

Listers rebuttal:

Unit D is his unit.

Unit C he thought was just like his and is close with half bath taken off.

The declaration shows the square footage of the condos. Condo C is 785 square feet and condo D is 787 square feet.

The committee assigned to this case:

1. Tom Tolbert
2. Rob Willis
3. Karen Ameden

Greg adjourns the hearing for Mr. Schwaner at 7:32 p.m.

Fred & Yvette Smith- Appellant
Represented by their granddaughter, Mary Knuth

Mary took an oath.

They had been assessed at \$41,500 and it was reduced to \$36,100 at grievance. There is $\frac{3}{4}$ of an acre from the deed. It is actually less, around .43 of an acre. Lou said he did not have time before, but has since then and was able to use the mapping program to determine a more accurate measurement. The new lot size is .45 acre. The projected value with the new acreage is \$31,800.

Mary said it still seems high. They cut the size of the property in half and the value only goes down \$5,000. The adjustment is .921

Greg asked Lou to explain the lister card unit price. It is the price per acre in that neighborhood. The adjustment made is based on the land curve. There is a 20% cut in the value because there is no running water. On the new card the adjustment is 1.421.

Lou was not sure why and will find and out and get back to us. Lou will bring lister cards for comparison.

The committee assigned to this case:

1. Sara Wiswall
2. Clara Robinson
3. Greg Joly

Hearing adjourned at 7:50 p.m.

Hayley Richards- Appellant 7:58 p.m.

Phone hearing, oath was taken.

Lou talked about the town wide reappraisal, which is based on a model. Some sold for less than average, some sold for more. Hayley bought the house as is within the last three years.

There was no interior inspection of the house.

Hayley had given us a sheet with comparisons and Lou explained why some of them were not comparable because they were graded lower, one was an invalid sale, and the other did not have water in the home.

Hayley asked about the ratings, her rating is a C average. Some of the other comparisons were rated lower, that is why they are not comparable. The new value of her parcel is \$171,000.

She asked us to contact Al (Pug) Chapin for the inspection. She will be out of the country August 3-15.

Inspection Committee:

1. Rob Willis
2. Karen Ameden
3. Clara Robinson

Adjourned at 8:18 p.m.