

Board of Civil Authority & Tax Abatement

Minutes

August 23, 2017

The East Montpelier Board of Civil Authority & Tax Abatement met
On Wed., August 23, 2017, as warned:

WARNING

Board of Civil Authority & Tax Abatement

Follow Up Hearing

Wednesday, August 23, 2017

At the Town Municipal Building

7:00 pm

Present: David Grundy, Rebecca Reed, Michael Duane, Florence Morse, Ginny Burley, Ed Deegan, CJ Flynn, Gene Troia, Amy Willis

The hearing was called to order at 7:01. Chair Grundy reminded all the attendees that they were still under oath. There were no additions to the agenda nor was there any public comment. The minutes of 8/9 which had been distributed were approved and the committee moved on to the first appeal follow up.

Appeal #1: Clark

This review began at approximately 7:04 PM and Chair Grundy began by disclosing that he had asked for a "blind calculation" of five of the eight properties listed as Comparable Land Sales by Ms. Helen Clark representative, Real Estate Appraiser John T. Waldo. Using the document provided by Mr. Waldo, 5 East Montpelier properties were selected with values calculated similarly to the manner that Ms. Clark's had been which yielded almost identical results. The five properties had almost identical differences between assessed price and sale price. Using Mr. Waldo's assessment calculation rather than the CAMA system used by the listers would likely lead to a tax increase throughout all of East Montpelier.

The Clark Property Inspection Committee filed their signed report with the BCA, after an August 15th on site property inspection. They concluded that the land site grades were at least consistent with the site grade values of 1.0 and 1.5 and multipliers contained in the Itemized Property Costs. Based upon the presumptions of monetary value contained in the revised land schedule dated 9/10/2009, they recommended that no change be made to the listed appraisal. This recommendation was moved and seconded and unanimously approved.

Appeal #2: Mroczek

This review began at approximately 7:20 pm. Select Board and BCA member Gene Troia recused himself.

The Mroczek Property Inspection Committee filed their signed report with the BCA. The committee visited the appellant's home on August 16th at 6PM, and Mr. and Mrs. Mroczek were present and accompanied the Committee throughout their visit. The committee lead then reviewed the report findings (a full description of the committee findings regarding configuration and property conditions is included in the committee's report), which were made based upon the Standard Property Check Sheet.

The full BCA then entered Deliberative Session.

Coming out of Deliberative Session, the lead asked Chair Grundy to clarify the options available, which he stated were either that the team could suggest or direct an amended number or suggest or direct a re-appraisal by the listers. Michael Duane consulted the statute and clarified that the exact wording was that the committee was able to suggest an increase, a decrease or suggest no change.

Based on that, the committee recommended a decrease in grade to 3.75 and an increase in depreciation to 2%. There were no additional questions or statements. This was moved and seconded and then approved unanimously, with one abstention.

Appeal #3: Hedges and Crystal Springs Water Company

This review began at approximately 7:40 pm.

The inspection team filed their signed report with the BCA and the committee lead read the Hedges Property Inspection Committee report aloud, and then publically thanked Mr. Hedges for being so forthcoming with four years' worth of his tax returns information. The group then entered Deliberative Session.

Coming out of Deliberative Session, the lead reiterated that the actual numbers discovered in Mr. Hedges' tax return data were not materially different from the appraiser's estimates. Based on this the committee recommended that the assessed value of the property remain unchanged. This was moved and seconded and unanimously approved.

The Board decided that the Voter Checklist review and clean up was complete, with no further changes necessary.

Motion was then made and seconded to adjourn, and all the meeting adjourned at 8:00 pm.

Respectfully submitted,

CJ Flynn