

BOARD OF CIVIL AUTHORITY MINUTES & BOARD OF ABATEMENT

JULY 31, 2018 @ 6 PM

MUNICIPAL CONFERENCE ROOM

Present: Armand Premo, Herbie Pearo, Cheryl Dunn, Alton Bruso, Laura Limoge, Donna Bohannon, Cheryl Moomey, Jim Magner, Lee Kimball, John Goodrich, Danielle James Choiniere

Guests: Leo Henry, Nancy Henry, Andrew Henry, Terry Tatro (for Board of Abatement meeting)

Meeting was called to order by Chair Armand Premo at 6:00 PM and he summarized the rules of the meeting. He then administered oaths.

Donna Bohannon as both a member of the listers and BCA board, recused herself from either party for the Board of Civil Authority meeting.

AGENDA ADJUSTMENTS

None.

GRIEVANCE – 252 & 254 East Alburgh Road - \$233,700 & \$63,000 Respectively

Andrew and Josie Henry own two properties on the lake on 1.17 acres. They purchased both properties in 2015 for \$190,000, one a lot with a camp, the other a lot and mobile home. Last year, the town assessed 252 at \$241,600, and 254 at \$73,100. Those assessed values were grieved in June 2018 and were lowered by the listers to \$233,700 and \$63,000.

The Henrys felt because of overvaluation, inaccurate depreciation, poor lake water quality, and fair market price, their properties should be adjusted to \$187,743 for both properties combined.

Jim Magner for the listers explained listers visited the property and said the land could possibly be redone. When the Henrys looked at a larger property nearby with 10 acres, the land value per acre was less than their 1.17 acre piece. The listers explained the more land one has, it is evaluated cheaper per acre. If the listers altered some land values too much, or incorrectly, it would unfairly skew the neighbors' assessments. The buildings on both lots could use some renovations.

Herbie asked if water quality mattered in evaluations. Jim Magner said it was possible, but currently both east and west shores of Alburgh are set the same. Laura Limoge added the criteria to do so are set by the state appraisers, not town listers. As a life-long resident of East Alburgh, Herbie confirmed the water quality is generally poor with muck and lots of seaweed. Jim Magner, who also lives on the lake, said the weather can also influence water quality from year to year.

Lee Kimball asked if water quality isn't currently a factor in assessed value, why is it even an issue?

Andrew Henry said the entire East Alburgh neighborhood is selling low. He has a home for sale assessed for \$300,000 and isn't selling in the 200K's.

Alton Bruso said lakefront is the biggest factor of an assessment, to which Jim Magner added lakefront is priced high for everyone in town.

The board of Civil Authority to discuss findings. The listers, appellant, and guests left the room.

The board conveyed East Alburgh water quality hasn't changed drastically in decades. Some comparison or sales data would have been nice to see. Cheryl Moomey pointed out the mobile home value went up instead of down which is not a normal trend. Herbie Pearo explained the two buildings were joined by a breezeway which may have influenced value.

Alton Bruso, Cheryl Moomey, and John Goodrich were named on the visiting committee and will go visit the property within 30 days.

APPROVAL OF 9/14/2017 MINUTES

Alton Bruso motioned to approve the draft minutes as printed. John Goodrich seconded, all in favor. Motion approved.

Chair Armand Premo opened the Board of Abatement meeting at 6:50 PM.

Terry Tatro joined the group to bring to attention seven mobile homes needing their taxes abated.

BR085: This trailer was destroyed without the 2017-18 taxes being paid.

- Laura Limoge motioned to abate the \$122.83 figure. Lee Kimball seconded, all in favor. Motion passed.

SS003: This trailer was gone in the 2017-18 tax year and taxes were not paid.

- Donna Bohannon motioned to abate the \$122.83 figure. Herbie Pearo seconded, all in favor. Motion passed.

GP036A 2016-17 and 2017-18 taxes were not paid. The trailer is gone.

- Cheryl Moomey motioned to abate the \$27.92 and \$27.50 figures. Laura Limoge seconded, all in favor. Motion passed.

GP109: This trailer was reportedly gone in 2016. The 2017-18 taxes were unpaid.

- Cheryl Moomey motioned to abate the \$49.50 figure. Lee Kimball seconded, all in favor. Motion passed.

BT022: Reportedly gone in 2016. 2017-18 taxes were not paid.

- Cheryl Moomey motioned to abate the \$122.83 figure. Lee Kimball seconded, all in favor. Motion passed.

ATF24: Trailer reported to be gone, did not pay 2016-17 taxes.

- Alton Bruso motioned to abate the \$83.76 figure. Lee Kimball seconded, all in favor. Motion passed.

ATJ03: Trailer reported to be gone, did not pay 2016-17 taxes.

- Laura Limoge motioned to abate the \$310.84 figure. Cheryl Moomey seconded, all in favor. Motion passed.

ADJOURN

Alton Bruso motioned to adjourn the meeting at 7 PM. Cheryl Moomey seconded, all in favor. Motion passed.

These are draft minutes not scheduled for approval until the next BCA meeting.

Respectfully submitted,
Danielle James Choiniere