

TOWN OF CASTLETON  
BOARD OF ABATEMENT MEETING  
April 24, 2017 6:15PM

MEMBERS PRESENT: Deborah Rosmus, Nedra Boutwell, Lilian Sheren, Richard Combs, Jim Leamy, Gerard Ashton, Pat Albin-Diercksen, Nancy Trudo, Frank Giannini, Joe Bruno, Bob Spaulding, Zack Holzworth, Robert Grace, Judi Forbes, Nancy Mark, Mary Beth Hadeka.

OTHERS PRESENT: Lisa Wright, Assessor

Meeting was called to order at 6:15pm by Chair Debbie Rosmus. An oath was taken by all board members present.

Joe B made a motion to elect Debbie R as the Chair, seconded by Nancy M. All in favor, Motion passed.

Minutes from the January 23, 2017 Board of Abatement meeting were reviewed. Joe B made a motion to accept the minutes as written, Jim L seconded. All in favor, Motion passed.

37 Broadview LLC Parcel # 22-20-25

Lisa W. took her oath and John Schramm also took his oath. Lisa shared her findings of fact and recommendations. 37 Broadview was assessed for 2016 GL for \$404,800 total with \$136,900 for dwelling, \$14,800 for yard items and \$253,100 for land. The fire department reported as a 50% loss and uninhabitable and the Tax Department has computed the following for abatement consideration; \$808.19 based on full assessed value of the home multiplied by the daily tax rate multiplied by 105 days, which is the time period between the fire and end of the fiscal year, Municipal tax portion is \$190.33 and Education tax portion is \$617.86. Lisa submitted photos of the building taken on 4/4/17, it is her opinion there is a discrepancy between the 50% loss of dwelling reported by the fire department and the total loss reported by the owner. She recommends stating clearly to avoid confusion whether this is a total loss, meaning the cost of repairs would exceed the value of the dwelling, versus total loss, meaning the dwelling is 100% uninhabitable during this time frame. Lisa also recommends requesting further documentation to determine percentage of loss, a letter from the insurance company or estimates from a contractor for repair work.

John explained that the house is a total loss, the insurance company has officially totaled it and he can email a copy, he plans on tearing it down this week and having just grass by next week. He does not plan to rebuild, it will be for sale. The building is not inhabitable, anyone is able to look inside as there is a hole in the wall. Debbie asked for a copy of the letter from the insurance company.

Nancy T made a motion to abate the municipal portion at \$190.33 for the 2016/2017 tax year. Richard C seconded. Discussion followed. Someone was living in the structure at the time of the fire. We are discussing abating as a 100% loss, the motion should state that. Nancy stated she would amend the motion to include that. From the pictures it cannot be determined if it is 100%

loss. The motion will also be amended to state pending receipt of the insurance form which Mr. Shramm will get to Nedra within five business days.

Debbie called the motion, pending the receipt of notification from the insurance company that the loss is 100%, we will abate the municipal portion, which is \$190.33, as a credit to the tax bill. Robert G seconded.

John Burke asked if the motion was based on the fact you don't feel it is legal to abate or you don't have the ability to abate the education portion. Debbie stated we do have the ability but that portion is already committed, we have already paid it. John S asked for the educational portion to be abated also. Nancy stated that the Town still has to pay the state for that portion whether the structure is there or not. Discussion followed about whether it is legal to abate the education portion. The Board of Abatement has the power to abate town, town school district taxes and statewide property taxes. Insofar as the town may abate statewide educational property taxes, the town is still obligated to the state for the full amount of statewide educational taxes due. The value is based on the property's assessed value on April 1.

Debbie asked again for any questions, Motion had been made and seconded, All in favor, Motion passed.

Nedra explained there was one other fire, Parcel #43-51-01. Nedra spoke with Lisa Pelletier in regards to this on 4-17-17 and Lisa stated she was not requesting abatement at this time.

Nedra also let everyone know that Debbie R wrote a letter to the Governor on January 26 to ask that Larry Bond be appointed to replace David Seguin. Nedra just got an email Friday, 4/21, with an apology letting us know this will be expedited.

No other business.

Debbie R called for a motion to adjourn. Joe B. made the motion Richard C seconded. All in favor. Motion passed. Meeting adjourned at 6.45.

Respectfully submitted:

Nedra Boutwell, Town Clerk

Approved:

Date: