

Town Of Castleton  
Board of Civil Authority Grievance Hearing Minutes  
Continued July 31, 2018

Members Present: Scott Lobdell, Debbie Rosmus, Pat Albin-Diercksen, Gerard Ashton, Mike Bethel, Robert Grace and Nedra Boutwell, Clerk

Others Present: Bill Krajeski, NEMC and Paul Eagan

Scott L, Co-Chair, called the meeting to order at 4:00pm. Bill K took his oath.

**Michael & Jeanne Eagan                      05-01-00013                      1537 North Road**

Paul Eagan took his oath, Paul is here to testify with Mike Eagan.

Bill K presented the property as 339.95 acre property on North Road. It is a farm containing a main house and a secondary house, many outbuildings, and land in Current Use.

Paul stated the valuation of the camp is too high. He gave the same history as Mike, of the land being in Current Use and needing to take out two acres where the camp sits. When you take something out of Current Use, you pay a 10% penalty, \$6,100 and the release was recorded in May of 2017. We didn't realize we were in violation of Current Use. The land is not worth what it is accessed at, it has no power, no sewer, on ledge in the woods. Paul doesn't feel the land is worth \$6,000.

Bill explained that the secondary site has nothing to do with the camp. The property has two houses on it, a value was added as a secondary site lot and added to the second house. This should not have a secondary site fee. Bill would recommend removing this fee as there is no evidence of any other home lots in Castleton on a single lot having a second site added. After much discussion and rechecking the lister card and lister computer system, it was discovered the camp in question does not have a value assigned to it. Bill explained the lister card special features so the BCA members would be able to understand the Yard Items, outbuilding, on the site visit. Bill also stressed Fair Market Value versus cost. Bill's recommendation would be to remove the second lot and value the property at \$667,400. This is not taking into account the camp as the camp has not been assessed, only the land.

Mike stated the pole barn built last year was for equipment storage, is assessed at \$7,000, and should be under agriculture. Bill explained to Paul and Mike that when you apply for Current Use you can list the buildings that should be agricultural along with the land.

**Joshua Ferguson                      24-21-00025                      468 Blissville Road**

Joshua is still under oath.

Bill K stated he drove by the property today and looked at it. The building is barely salvageable. Bill is suggesting this be treated as a vacant lot. He recommends starting at a price of \$34,300, however, that is not the total answer as you have demolition which Bill feels would be \$5,000. That gives you a vacant lot price of \$29,300. The septic may not pass inspection and we are not sure of the well. Bill would not place any weight on the sale price as it was purchased from a bank. Bill also mentioned we do not know

the condition of the septic or well and we cannot speculate on that. We need to look at the property as is.

Joshua feels based on his calculations the demo would cost between \$10,000 and \$20,000 for the structure and waste. He doesn't have an estimate for the demo. He wants to make the driveway more accessible. He doesn't feel there is any asbestos in the structure. Joshua is taking the entire structure down and is hoping to salvage part of the foundation in the next two or three years. There are no known easements on the property.

**Joseph and Susan Sessock                      43-50-00038                      238 Route 4A West**

Joe was not present.

Bill K stated there was a misunderstanding at Joe's Assessor Hearing with Matt. Matt only copied one page of the appraisal that Joe presented. Joe gave Bill a full copy of the appraisal and he was able to review it. In the report they used a value and income approach. Bill selected the one comparable that best compared to Joe's property and came up with \$257,700. The income approach Bill used differed slightly. He did not include taxes as expenses and did not use a 10% return. His calculations for income came to \$262,200. This is a nice solid piece of property with good renter history and no vacancies. These assessments are very close and Bill recommends a Fair Market Value of \$262,200 for the property.

Discussion followed. The land value dropped from 103,500 to 70,600. Why? The buildings rose from \$135,300 to \$231,200. Did commercial property value drop?

Gerry A made a motion to accept the July 9, 2018 minutes as presented. Debbie R seconded. No discussion, All in favor, Motion passed.

Tabulator testing was discussed and Gerry A and Debbie R will come to the Town Clerk's Office Thursday August 2, 2018 at 10:00am to test for the August 14<sup>th</sup> Election.

We will meet on August 20, 2018 at 10:00am for deliberation on these properties.

Debbie R made a motion to adjourn, Pat D seconded. All in favor, Motion passed. Meeting adjourned at 5:21pm.

Respectfully submitted,

Approved:

Nedra Boutwell  
Town Clerk

Date: