

TOWN OF CASTLETON
BOARD OF CIVIL AUTHORITY MEETING - HEARINGS
SEPTEMBER 21, 2015 at 6:00pm

MEMBERS PRESENT: Bob Grace, Chair; Nedra Boutwell, Clerk; Gerard Ashton, Pat Albin-Diercksen, Scott Lobdell, John Hale, Lilian Sheren

Also in attendance: Lois Witt, Lister

Chair Bob Grace called the meeting to order at 6:05pm. Introductions were made, Oaths taken by Lois for Listers, John Hale for BCA and Sharon Gage as first appellant present.

Sharon Gage #22-20-00017 910 Avalon Beach Road

Lister described the property as .55 acres of land classified as vacation 1. The property has a structurally sound camp style building on piers with water frontage built in 1949. The exterior has below average siding and a rolled roof. The interior has a first floor with 3 rooms. The property also has a screened porch, wood deck and open porch. The property is grade C+ average.

Sharon had this camp appraised and it came in at \$175,000.00. Camp was put on the market for \$200,000.00; she has given two copies of the appraisal to the listers at their grievance. They would like to sell the camp.

Listers object to the appraisal comparisons, see lister packet. They used sales comps of 22-20-52 & 34-50-45; comparables are 34-50-25, 31-50-21 & 22-22-23. Listers did not make any changes to the assessment of \$330,500.00, \$31,400.00 for the building and \$298,800.00 for the land.

BCA chose three members, Lilian, Scott and John, to inspect the property on September 23rd, 2015 at 1:00pm

Patrick Lombardi #35-50-00040 Route 30 North – vacant lot

Patrick took his oath.

Lister described the parcel as .02 acres of land classified as miscellaneous land. Parcel was reduced from \$37,200.00 to \$20,800.00. 40 feet on the lake.

Patrick stated this is 40' of unusable waterfront that is very steep and eroded behind the guardrail dropping down to the lake. Listers allowed us to see the pictures he supplied to them. There is no land, no dock and he can't even rent it out. The rate of increase is outrageous, the old value was \$6,000.00, now at \$20,800.00. You have to build a ladder to get over the guardrail then a staircase to get down the other side.

Listers did make an adjustment at his grievance of 50% to the vacant water frontage and 50% for the lake rights site, reducing his assessment by \$16,400.00. They supplied a certification detail by location, see attached. The comparables they used are 35-50-33, 35-50-35 and 35-50-38.

BCA chose three members, Bob, Scott and Lilian, to inspect the property on Wednesday September 23rd 2015 at 3:00pm

Donald Sprowl & Elaine Dill #31-50-00039 Mystery Point

Donald took his oath.

Listers described the property as .017 acres of land classified as miscellaneous land, vacant land. This is a lake good neighborhood (LG) with a neighborhood modifier good lake access (WG).

Donald is basing his appeal on two major points. First a parcel of the same size and description #31-50-43 was purchased in 2007 for \$8,500.00. It defies logic that the value has increased by a factor of 6 in the following time interval. Property values are recovering but not at this rate. Second, the following parcels, 31-50-40, 31-50-41, 31-50 40.1 and 31-50-39 are adjoining properties which when combined have a total of 60' of water frontage and a combined acreage of less than/equal to .08 acres but a combined 2015 taxable value of \$199,500.00. In comparison parcel 31-50-54 in the same area is .20 acres with 60' of waterfront but has a 2015 value of \$71,600.00. The major difference is the arbitrary application of the lake rights site value of \$20,000.00 that seems to be arbitrarily applied regardless of the parcel size. This is an unbuildable lot.

Listers gave the average assessment for 10 parcels on Mystery point at \$66,170.00. Sales detail was attached and the values for the 10 parcels was also attached. Comps for land used are 31-50-40 unbuildable lot, 31-50-38 unbuildable lot, 31-50-40.1 unbuildable lot and 31-50-54, this is the 60' lot Donald used as a comp. The listers did not make an adjustment to the assessed value of \$49,300.00.

BCA chose three members, Gerard, Pat and John, to inspect the property on October 1, 2015 at 5:00pm

Andrew & Eileen Simons #34-50-00040.1 Cedar Mountain Rd – vacant lot

Andrew and Eileen could not be present tonight and asked that we read the letter they submitted.

Listers described the property as a .02 acre of land classified as miscellaneous land.

The letter submitted states the lot leads from Cedar Mountain Rd down to Lake Bomoseen, 10 feet wide and 100 feet long. It is totally inaccessible, descends steeply to the lake, is thoroughly covered by trees, rocks, a discarded telephone pole and other debris, is totally unconnected to our property which is hundreds of feet to the east, it runs between two of our neighbors' houses, and is unsalable. It is not worth the \$8,200.00 currently listed as fair market value. It is worthless, I cannot sell it, it is not worth clearing and if we were to do so what we would have left with is a steep path down to the lake with ten feet of lakefront suitable for a five foot dock and a canoe.

We would be happy if the board would offer us \$8,200.00 for it, certainly no one would offer the newly inflated value of \$18,700.00.

Listers made an adjustment to the topography of 50%, dropping the assessment from \$28,700.00 to \$18,700.00. They gave us a certification detail by location for vacant land and two sales, see attachment. The comp for lake good neighborhood is 34-50-51 and the comp for access to the lake is 21-20-18.

BCA chose three members, Bob, Lilian and Pat, to inspect the property on September 25th, 2015 at 4:15pm.

David Mealey #35-51-000021 3030 Route 30 North

David called on 9/15/2015 and stated he spoke with the listers and is satisfied with his assessment he would like to withdraw his appeal. Nedra received the Withdrawal of Appeal letter on 09/22/2015 signed and notarized.

Mary Sheldon #10-01-00023 702 Birdseye Road

Mary could not be present so she sent in a letter.

Lister described the property as 1.58 acres of land classified as residential 1. The property has a cape styled building on a concrete foundation built in 1987. The exterior has clapboard siding and an asphalt shingled roof. The interior has a first floor and a ¾ story with 7 rooms. The property also includes a garage, a wood deck, cathedral ceilings and a pool. The property is grade C Average.

Mary wrote a letter stating that her back is broke in four places so she can't attend this hearing. The value of the house/land is depleted by numerous dollars due to all carpets must be replaced due to puppy's bathroom before it has any value or anyone could live here. No cleaning done due to two year disability and continuing. All rooms in the house are affected.

Listers did not make any changes to the property, they attached a certification detail by location, see attached. Property was measured and inspected on 05/21/14 by NEMC, Ryan. Sales comps used are 42-51-22.1, 02-01-17 and 10-01-20.1. Comps for the building are 08-02-65.17, 08-01-32.1 and 42-51-22.1. Parcel is assessed at \$176,500.00, building is \$136,800.00 and land is \$39,700.00.

Nedra called Mary and the BCA chose three members, Gerard, Lilian and John, to inspect the property on September 25th, 2015 at 2:00pm.

Jo Ann Peters #05-02-00004 196 Eaton Hill West

Jo Ann was not able to be here.

Listers described the property as 5.36 acres of land classified as residential 1. The property has a camp style building on concrete foundation built in 1970. The exterior has wood siding and an asphalt shingled roof. The interior has a first floor with 4 rooms, which is outdated. There is

water in the basement and mold. The property also has an open porch and a wood deck with some rotten boards. The property is grade C average.

Jo Ann feels the property is well overvalued. Property adjacent or diagonally across the street is listed for sale at \$25,000.00 for 12 acres. The land value is way below what the assessor believes, only a small cleared area around the house, intermittent brook on site that had a severe washout in Irene and had to be rebuilt at great expense. House has not been lived in for more than three weeks a year and is in need of many repairs. Deck and railings need to be replaced, water gets in the basement, mold issues. Bathroom has water damage and rot. Estimates for repairs are \$8,000.00 for proper drainage around the basement walls, \$7,000.00 for new deck supports, deck and railings, \$2,500.00 for bathroom repairs. I believe the well is going bad. The house is isolated and has been broken into 4 times. Property is listed for sale at \$96,000.00.

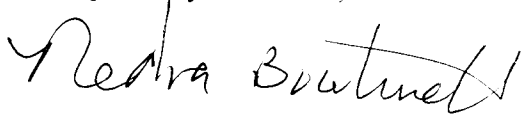
Listers made an adjustment to the depreciation from 43% to 48%, a reduction of \$4,800.00. The average assessment for East Hill West is \$290,300.00. Comps for building only are 39-50-44, 20-20-03, 31-50-26 and 21-20-22. Assessed value is \$112,500.00, building is \$46,000.00 and land is \$66,500.00

Nedra called Jo Ann to set up an inspection time, she had Jay Murratori call back and set up a time for him to meet with the BCA. BCA chose three members, Scott, Gerard and Bob, to inspect the property on September 29th, 2015 at 5:30pm.

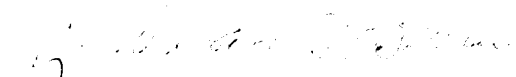
Meeting minutes were reviewed from the September 9th meeting. Bob made a motion to approve the minutes as read. Gerard seconded the motion, all in favor. Motion passed.

Bob moved that the meeting be recessed until the BCA reconvenes to hear the inspection reports and deliberate. Meeting recessed at 8:22pm.

Respectfully submitted,



Nedra Boutwell
Town Clerk



Approved Sept 30th 2015