

TOWN OF CASTLETON  
BOARD OF CIVIL AUTHORITY MEETING - HEARINGS  
SEPTEMBER 9, 2015

MEMBERS PRESENT: Bob Grace, Chair; Nedra Boutwell, Clerk; David Seguin, Gerard Ashton, Nancy Mark, Judi Forbes

Also in attendance: Markell & Sheila Seitzman, Scott Lobdell, Terry Kemple, John & Karen Stringer, Dallas & Anne Skinner, Joe & Laurie Kamuda, Salvatore & Margaret Cintorino, Tera Dianne, Charles & Joan Kelly, Irving & Kathryn Abramson, Jan Wilson, Lister, Sharon Ryan, Lister

Chair Bob Grace called the meeting to order at 6:02pm. Introductions were made, Oaths for BCA, Listers and first appellants were read and sworn by all.

**Manor Properties LLC, Markell & Sheila Seitzman #38-50-00001 216 Booth Rd**

Lister Sharon Ryan described the property as appraised at \$1,132,400.00. this parcel has .87 acres of land with waterfront, A contemporary building built in 2010 with hard board exterior, asphalt shingled rood and a garage. Interior includes a concrete basement, plus first and second floor with 9 rooms. Property is considered grade B- Good. The property also includes an open porch, a patio, wood deck and a shed. Property is classified residential with a "Private Road".

Markell stated they are not disputing anything inside the house. The percent increase is 32.9% for their property and should not be more that 8.1% if you consider the Consumer Price Index. Reappraised value should be \$920,570.00. The 60 feet of lake frontage is unstable and it would be hard to get permits to make improvements. Also take into account the market and who would be interested in purchasing.

Comparables are Moe House – 660 Avalon Beach Rd \$1,147,100.00 – 19%  
Leamy – 1088 Johnson Spooner Rd \$231,800.00 0.84%  
Franzoni – 2015 Johnson Spooner Rd \$699,400.00 1.01%  
Moran Terrance – 905 Johnson Spooner Rd \$566,600.00 1%

Listers made no change to the property from their July 8<sup>th</sup> grievance. Appellants complaint was there was no municipality such as plowed road, garbage, mail, police, unstable lake front, value of house overstated, defect in siding, singles depreciate fast. Compared properties are 22-20-34 at \$1,147,000.00 and 20-20-34.2 at \$1,902,600.00. They do have a -5% for topography for the site and -10% for the topography water frontage.

In establishing who was going to do a site visit the Appellants decided to withdraw the appeal. (Markell stopped in September 10<sup>th</sup> and signed a withdrawal form.)

**John & Karen Stringer #39-51-00025 141 Hart Towers Road**

John & Karen took their oath.

Lister Jan Wilson described the parcel as .21 acres of land mainly classified as VCAN1 with a camp style building built in 1961. Exterior is clapboard and asphalt shingled roof. Interior includes 4 rooms, property includes a boat house and enclosed porch. Property is grade C average.

John spoke that fair market value is about \$180,000.00 and there have been no improvements made to the house. It has been for sale for the past year at \$180,000.00.

Property has deeded lake rights and \$60,000.00 has been added to their assessment for this. There are 117 properties that have beach rights and not everyone has been charged/assessed with the same \$60,000.00 for Neshobe beach. Also the beach is .23 acres and the Listers have it listed as an acre, in comparison to crystal beach we have no amenities, we could pay \$150.00 for a season pass to crystal beach and have more amenities. The main issue is the \$60,000.00 for the additional beach right assessment.

Lister, Jan, stated appellants did not grieve the beach rights at their grievance with them. Expressed concern that a new issue could not be brought up. Listers did not make any changes in assessed value of \$202,700.00. Comparables were 39-51-12 at \$194,700.00, 39-51-22 at \$194,600.00 and 39-51-24 at \$200,200.00

Bob stated we need to verify we can use the evidence in regards to the beach rights.

BCA chose three members, Bob G., Gerard A. and David S., to inspect the property on Thursday September 10<sup>th</sup> 2015 at 2:00pm

**William Madgwick      #10-01-00031      45 Parkers Road**

William took his oath.

Lister Sharon described the property as a parcel of 16 acres of land classified as residential 2. It has a conventional building built in 1983. The exterior has clapboard siding and asphalt shingles on the roof. The interior includes a concrete basement, a first floor, ¾ second story and ½ story with 7 rooms. The property also includes an open porch, an 18 x 36 pool, a stable, a lean-to and a garage. Property is a C- Average.

William stated the only reason he is here is the difference from last years assessment to this years assessment. House was involved in a fire a few years ago, he is slowly trying to rebuild. He is looking to see what the value is now.

Listers stated the assessment went from \$152,100.00 down to \$147,800.00 after his grievance with them, house is only at \$58,500.00. William stated that is all he was looking for.

William withdrew his appeal. (William came to my office on September 10<sup>th</sup> to sign withdrawal.)

**Dallas & Anne Skinner      #22-20-00039      110 Ryan Road**

Mr & Mrs Skinner took their oath.

Lister Jan described the property as contains .32 acres of land, classified as residential 1 with a conventional building with water frontage, built in 2001. The exterior has vinyl siding with a standing seam roof. Interior includes post and beam construction, cathedral ceiling, concrete basement, plus first and ¾ second floor with 6 rooms. The property also includes a screened in porch, wood deck and sheds. Holding tank for septic as land won't perk. Property is considered grade C- Average.

Mr Skinner stated that their whole lot is completely overshadowed and cannot put any kind of septic or well on their property. They have lake water and a holding tank, they must pay a fee for every pumping. This effects the value of their land. The property is steep, the driveway is not accessible in the winter and big equipment cannot use it anytime of year. They used comparables of 40-50-14 at \$133,200.00, 40-50-26 T \$133,200.00, 40-50-23 at \$110,400.00, 40-50-13 at \$128,200.00, 40-50-09 at \$224,400.00, 40-50-06 at \$218,000.00, 22-20-34 at \$330,800.00, and 25-50-42.1 at \$60,800.00

Listers stated property was assessed at \$394,100.00 and was adjusted to \$381,300.00 from their July 24<sup>th</sup> grievance. They had a -5% for their topography and it was changed to a -10% for topography. They used comparables of 34-50-48 at \$393,800.00, 23-20-25 at \$328,100.00 and 38-50-11.1 at \$362,200.00, these comps have lake access where the Skinners comps are across the road and only have lake access.

BCA chose three members, David S., Gerard A. and Bob G., to inspect the property on Sunday, September 13, 2015 at 2:00pm.

**Joseph Kamuda      #41-51-000013      511 Abatiel Road**

Joseph and Lauren took their oath.

Lister Jan described the property as .33 acres of land classified as residential 1 with a contemporary building with water frontage, built in 2007. The exterior has hard board siding and asphalt shingled roof. The interior includes a concrete basement, cathedral ceiling plus a first and second floor to include 8 rooms. The property is grade B- good.

Joe stated they compared to the 355 Abatiel property that is .96 acres and essentially 3 lots with the house is at \$738,400.00. The windows leak and are fading, the leak ruined the floor and they cannot fix as they cannot stop the leaks. The sand bar has approximately 80 to 85 boats per weekend, they wash their boats there, stay all day, are very loud, no privacy. Comparables were 535 Abatiel Rd at \$739,600.00, 287 Abatiel Rd at \$551,200.00, 355 Abatiel Rd at \$738,400.00 and 1749 Creek Rd, 451 Abatiel Rd at \$765,300.00

Lister stated they made no changes to the assessed value of \$765,500.00. Stated the lake is state owned and they cannot take the lake traffic into account. They also do not assess seawalls. comparables they were given were vacation homes not residential. #32-50-25 965 Johnson Spooner Rd, \$722,700.00, #41-51-14 519 Abatiel Rd, \$822,200.00, #32-50-28 1025 Johnson Spooner Rd \$681,900.00 were used as comparables.

BCA chose three members, Gerard A., David S. and Judi F., to inspect the property on Tuesday, September 15<sup>th</sup> 2015 at 6:30pm.

**Irving & Kathryn Abramson      #21-20-00018      364 Cedar Mountain Road**

Mr & Mrs Abramson took their oath.

Lister Jan described the property as .17 acres of land classified as residential 1 with a contemporary building with water frontage built in 1994. The exterior has stone, marble, siding and slate roof. The interior includes a concrete basement with one and ¾ stories to include 8 rooms with a cathedral ceiling. Property also includes a shed, a gazebo, garage, wood deck, open porch and a shared well. The property is grade A- very good. Appraised at \$637,000.00.

Irving stated they have three bedrooms not four, the hot tub listed is inoperable: it doesn't work, cannot be fixed and cannot be removed without a crane. The property was in litigation at time of purchase and a portion was conveyed to the Kiss property so the lake frontage is only 130 feet not 160 feet. Do not agree with A rating as they have only replaced appliances in the kitchen. The master bedroom has no ventilation, with the concrete floors they have radiant heat however they cannot put in air conditioning and cannot turn off the heat in the winter. There are no comps in the area for a house built like theirs, idiosyncratic. Also the rebuilding of the State Park has increased the public use of the beach area and the noise. They have repaired the seawall twice and the wiring in the house. They believe the house was built in 1989 not 1994. They used 10 Acorn Lodge, 32-50-33 as a comp at \$539,700.00 and 314 Little Rutland Rd, 23-20-29 at \$547,700.00.

Listers stated they adjusted the value from \$694,600.00 to \$637,000.00. A 5% adjustment for the easement was made and a 10% adjustment for location depreciation, as it is next to the state beach. The seawall is not assessed. The deed for the easement is limited water rights, more recreational. They used comps of 23-20-22 at \$702,800.00, 39-50-11 at \$608,400.00 and 20-20-34.2 at \$1,902,600.00(square footage on this one is doubled).

BCA chose three members, David S., Gerard A and Bob G., to inspect the property on Friday, September 25<sup>th</sup> 2015 at 10:00AM.

**Salvatore & Margaret Cintorino      #08-01-00048.1      1112 Sand Hill Road**

Mr Cintorino took their oaths.

Listers described the property as 2 acres of land classified as residential 1 with a ranch building built in 1985. The exterior has clapboard siding and asphalt shingled roof. The interior includes a first floor with 5 rooms. The property also includes a shed, a lean-to, concrete basement, a wood deck and an updated septic. The property is grade C- average. Assessed at \$170,600.00.

Mr Cintorino feels his property should be assessed at \$153,875.00 using the average percent of change on the preliminary report for the other 33 Sand Hill properties which is 1.08848485. Also the assessors could not see that the roof has deteriorated and he presented an estimate of \$7,900.00 to repair this with standing seam. The back entrance also needs work. His main point is the percent of the change, doesn't seem to jive or be fair.

Listers were not presented with any comps at their grievance, they are using the following for their comps, 08-01-51 at \$172,100.00, 25-20-51 at \$167,100.00 and 25-20-30 at \$180,000.00. No changes were made to his assessed value of \$170,600.00. Jan asked Sal if he has ever filed for homestead.

BCA chose three members, Judi F., David S. and Bob G., to inspect the property on Tuesday, September 22<sup>nd</sup>, 2015 at 6:15pm

**Tera Dianne      #02-01-00021                      282 Pencil Mill Road**

Ms. Dianne took her oath.

Listers described the property as 8.09 acres of land classified as residential 2 with a conventional building built in 1960. The exterior has wood shingled siding and asphalt shingled roof. The interior has a parged foundation, a first floor to include 4 rooms. The property also has a shed and a wood deck. The property is grade D+ Fair(+). Assessed at \$84,800.00.

Tera stated this started last year when she did her homestead and her property was listed as commercial. She received a corrected bill for 2014-2015 with the homestead listed as \$43,560.00. This years has the figure of \$62,460.00 for the homestead. Her taxes are higher. The new appraisal has gone up however her value has gone down.

This issue is more of a tax/homestead issue and the BCA is not sure what they can do. The listers state the house site value is correct at \$78,100.00 with the first two acres for this year with land value at \$6,700.00. The house site for 2015 is \$30,500.00. The tax bill for 2014-15 revised bill is \$1876.36 with a state payment of \$718.00 for a total due of \$1158.36, the tax bill for 2015-16 is \$580.84 with a state payment of \$210.00 for a total due of \$1370.84.

Sharon and Bob asked that Tera come in and sit with the listers and Mary Ann to go over her tax bill to explain as this is not something the listers can resolve. If this gets resolved we will not do a site visit, if Tera thinks it still needs to go to the BCA we will meet with you again. Tera and the listers agreed with this. Explained to Tera she would need to sign a withdrawl when/if she is ready to withdraw.

Tera will call to let us know if she is satisfied with the meeting with MaryAnn and the listers.

**Charles & Joan Kelly      #36-50-00004                      161 Prospect Point Road**

Mr & Mrs Kelly took their oaths.

Listers described the property as 1.31 acres of land classified as residential 1 with a ranch building built in 1979/1980. The exterior has TEX 111 siding and asphalt shingled roof. The interior includes a concrete basement, first floor to include 8 rooms. The property also has a shed, wood deck, open porch, well w/town sewer and pump on separate lot. This property is grade C- average. Assessed at \$722,500.00

Mr Kelly stated when they purchased the property it was considerably less and a few years ago the taxes more than doubled. They have an excessive slope on the back of the property by the lake. Driveway is constantly under repair. Drilled a new well at 700 feet at a gallon and a half a minute however it is sediment and sulfur. They had to go back to the old well that doesn't hold much water and they had to put in a cistern. The house sits on pilings that are only down three feet and the clay is pushing them out. Would like to see the value at \$650,000.00, however if it stayed the same as last year they would accept that. Also the lake is full of milfoil.

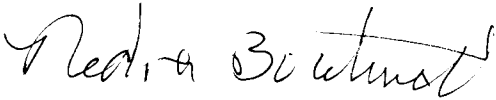
Listers stated they made a change to the topography of 5% bringing the assessed value from \$747,800.00 to \$722,500.00. Comps for the buildings only were 08-02-69 at \$143,300.00, 08-02-65.12 for \$145,100.00 and 32-50-02 for \$132,700.00. Comps for land values were 36-50-3.5 at \$537,400.00, 36-50-3.2 at \$768,200 and 36-50-3.4 for \$504,000.00. Stated they are in an excellent portion of the lake, not a lot of boat and swimmer traffic, last house on the private road.

BCA chose three members, David S., Bob G. and Gerard A., to inspect the property on Monday, September 14th, 2015 at 10:00am.


BCA members present read the minutes from the September 2<sup>nd</sup> meeting. Bob made a motion to approve the minutes as read, David seconded. All voted in favor, motion passed.

Bob moved that the meeting be continued until the BCA reconvenes to hear the inspection reports and deliberate. Meeting dismissed at 9:15.

Respectfully submitted,



Nedra Boutwell  
Town Clerk



Approved: Sept. 21, 2015