

Board of Civil Authority Meeting Minutes

Tuesday, July 29th, 2014 at 6:30 pm

BOCA members present: Barbara Dickey, Dan Churchill, Wendy Regier, Michael Ripley, Brendan McNamara, Jackie Blanchard, Diane McNamara

Listers Present: Diane McNamara, Jane Pixley, Ginny Garrow, Al Coonradt

Appellant or Representative Present: Clarence Heath with Galen A. Crandall, Frank Provance, representative of David Fedeles.

1. Open meeting

Dan Churchill, Chairman, called the meeting to order at 6:35 pm.

2. Hear appeal on each property and schedule inspections:

a. Clarence Heath, Parcel I.D. #2R03-042

Diane McNamara, Town Treasurer, provided each of the Board of Civil Authority members with a copy of the documents submitted by the Appellant (see attached). Diane reviewed the parcel information as follows: Clarence Heath owns a house and 9.10 acres of land located at 140 Leblanc Road in Cavendish. Galen Crandall, speaking for Clarence Heath, stated that he and Mr. Heath believe that the value of \$145,000 is an unrealistic figure. He stated that less than \$70,000 was expended for the purchase of the land, water, septic, foundation, concrete work, power and building materials. Mr. Crandall pointed out that Mr. Heath built the single family residence himself. He also noted that Mr. Heath is on a fixed income and cannot afford to pay taxes for a property that is assessed at that high of a value.

Dan Churchill, Chairman, asked if the Listers had inspected the property. Al Coonradt, who completes the valuation work for the Town of Cavendish listers, stated that he inspected the property and tagged the building as 90% complete. Al said he also rated the first 2 acres of land at a 0.80 grade and the remaining 7.10 acres at a 0.70 grade. Al noted that the land schedule used to value the parcel is the one that was in place for 2011. The land was assessed

at \$55,300 when purchased for the amount of \$25,000. Dan Churchill asked what kind of land this is. Clarence Heath replied that it is mostly wooded.

Al Coonradt pointed out that we are not considering Fair Market Value but are considering the value of the property at the time of the 2011 reappraisal update. Al said that this creates a fair and equitable appraisal for properties town wide so that all properties are on the same page. He added that if the Board of Civil Authority lowers one person value, you need to consider lowering all of the values for all of the properties in town.

Al informed Mr. Heath that the Board of Civil Authority will send three people to inspect his property.

Jane Pixley, Lister, pointed out the Vermont State Property Tax Rebate program and wondered if Mr. Heath had taken advantage of that. Mr. Heath said that he was not considered a resident for this year.

Dan Churchill asked Mr. Heath if he would like the Board to review his property and Mr. Heath replied that he would. Dan took Mr. Heath's contact information and said he would contact Mr. Heath to schedule a convenient time for an inspection.

b. David Fedeles, Parcel I.D. #1V20-168.UN1

Frank Provance was present to represent David Fedeles (see attached letter). Frank submitted Real Estate Property Cards on four Castle Condominium Units for the Boards review. He stated that the last three sales of two bedroom, two bath units closed as follows: Unit P3 for \$230,000 on 2/11/11; Unit G-3 for \$258,000 on 2/25/11; Unit L-1 for \$250,000 on 05/16/14. A discussion ensued regarding the current Common Level of Appraisal (CLA) and the current Coefficient of Dispersion (COD). Frank inquired when the town expected to do another reappraisal. Diane McNamara explained that the State of Vermont, Department of Property Valuation orders the town to do so when either the CLA or COD is off by approximately 20%. Frank stated that condominium complex is tetering on the 20% value. Jane Pixley, Lister, pointed out that the Castle Condominiums have been reappraised twice since they were purchased in 2006 and that values have been lowered both times.

Dan asked Al Coonradt if he had any comments. Al said there is nothing that he hasn't already said.

Dan Churchill told Frank Provance that the Board of Civil Authority could schedule an inspection of Mr. Fedeles unit if he wished. Frank said that would be good and they agreed to meet at Unit N-1, 32 Proctor Circle on August 4th at approximately 4:15 pm.

It was agreed that the Inspection Team would consist of Brendan McNamara, Dan Churchill, Jackie Blanchard and Mike Ripley. They decided to meet at the Cavendish Town office on Monday, August 4th at 4:00 pm and drive to the Castle Condominium, Unit # N-1. Frank instructed them to go to the very top and Mr. Fedeles unit would be in the first building on the right, lower left unit.

3. Schedule BOCA meeting to determine outcome of appeals.

The Board agreed to meet back at the Town Office meeting room on Monday, 8/4/14, at 6:00 pm to discuss their findings.

4. Adjourn

Mike Ripley moved/Barbara Dickey seconded a motion to adjourn the meeting at 7:30 pm. All voted in favor.

Approved: Daniel W Churchill

Date: 08/15/14