

**TOWN OF DERBY  
BOARD OF CIVIL AUTHORITY  
TAX APPEAL MEETING MINUTES  
AUGUST 22, 2017**

**BCA Members Present:** Louise Gosselin, Grant Spates, Elizabeth Bumps, Patricia Thomas, Brian Smith, Ruth Ann Fletcher, Al Loukes, Sharron Greenwood, Shirley Fournier, Loren Shaw, Chair - Karen Jenne, Clerk – Faye Morin

**LISTERS PRESENT:** Tom Roberts & Sue Best

**CALLED TO ORDER:** Chair, Karen Jenne called the meeting to order at 5:30 P.M.

**MINUTES:**

Meeting was recessed so there is no need to approve the minutes of the Tax appeal meeting of July 25, 2017.

**SUNDAY & SCOTT FRASCOIA APPEAL:**

Brian Smith read the following report on Scott & Sunday Frascoia's property, PARCEL ID # ELMST015A5-T06 1068 Elm Street Derby

As required by 32 VSA, §4404 (c), an inspection of the above-mentioned property was held on July 31<sup>st</sup>, 2017.

The Inspection Committee was made up of Brian Smith, Inspection Chair, Beula Jean Shattuck, Ruth Ann Fletcher & W. Perry Hunt.

The property consists of a mobile home and 10.2 acres located at 1068 Elm Street.

The appellant states that the \$22,500.00 assessed value isn't a fair value for the property. He claims that the land was used as a former dump site and he is worried it may have possible health risks and potential liabilities. He has tried several times to sell the property but didn't succeed.

The Inspection committee feels that the 8.2 excess acres should be reduced to \$300.00 per acre which would be the same as the dump site. Reducing the total assessed value from \$22,500.00 to \$21,360.00.

Karen Jenne asked for a motion, Louise Gosselin made a motion to accept the Inspection Committee Report and reduce the value of the excess 8.2 acres to \$300.00 per acre Ruth Ann Fletcher seconded the motion. Motion carried.

**GOTTFRIED & PAULA HALBEDL APPEAL:**

Al Loukes read the following report on Gottfried & Paula Halbedl property, PARCEL ID # MDWLN002A6-L 75 Meadow Lane Derby Line

As required by 32 VSA, §4404 (c), an inspection of the above-mentioned property was held on August 2<sup>nd</sup>, 2017.

The Inspection Committee was made up of Al Loukes, Inspection Chair, Shirley Fournier, Louise Gosselin, Patricia Thomas and Sharron Greenwood.

The property consists of a house and .46 acres of land at 75 Meadow Lane.

The appellants state that the property value of \$180,900.00 is not acceptable they said that the property had a formal appraisal and was evaluated at \$159,900.00

The Inspection Committee feels that the Listers have set the square ft price way too high for the house and recommend lowering the price per square ft for both floors. The comparable properties had 8 ft ceilings and the cost per square ft was lower on all and these properties and this property has only 7 ft ceilings with a much higher cost per square ft. Ruth Ann and other members of the board did not feel comfortable with that recommendation. After discussion the board came up with a reasonable reduction value of \$9,000 off the house value, changing the value from \$180,900.00 to \$171,900.00.

Karen Jenne asked for a motion, Al Loukes made a motion to reduce the building value by \$9,000.00 motion was seconded by Brian Smith. Motion carried.

**MARTIN & LORI BEFORE APPEAL:**

Elizabeth Bumps read the following report on Martin Before property, PARCEL ID # TRD56025B4-T 152 Prevost Rd, Derby

As required by 32 VSA, §4404 (c), an inspection of the above-mentioned property was held on August 14<sup>th</sup>, 2017.

The Inspection Committee was made up of Loren Shaw, Inspection Chair, Brian Smith, Ruth Ann Fletcher and Elizabeth Bumps.

The property consists of a house and 335 acres of land at 152 Prevost Rd.

The appellant stated that she is contesting the appraisal of the 163 acres of farm land and the 60 acres of misc. land. Listers appraised land at \$1200 per acre. She feels that the land value is too high.

The Inspection Committee feels that after going through the property by ATV found the property to be rocky, with hills and steep banks and wet and said that the value should be reduced. The board decided to reduce the value on the 60 misc. acres by \$200 per acre. Al Loukes made a motion to reduce the value of the 60 acres by \$200.00 per acre for a total reduction of \$12,000.00. Louise Gosselin seconded. Motion carried. Grant Spates excused himself from the committee's decision being a neighbor to the appellant, he was the chauffer only.

Brian Smith made a motion to adjourn at 6:30 p.m. seconded by Louise Gosselin.

Submitted by:

Faye Morin  
BCA Clerk  
Unofficial