

**TOWN OF DERBY
BOARD OF CIVIL AUTHORITY
TAX APPEAL INSPECTION MEETING MINUTES
SEPTEMBER 30, 2020**

BCA MEMBERS PRESENT: Elizabeth Bumps, Brian Smith, Al Loukes, Sharron Greenwood, Shirley Fournier, Karen Chitambar, Frank Davis, Chair - Karen Jenne, Clerk – Faye Morin

OTHERS PRESENT: Valerie Strunjo, Gary & Susan Ward & Francine Dupont (Phone)

CALLED TO ORDER: Chair, Karen Jenne called the meeting to order at 5:30 P.M to reopen the appeals and to hear the results of the hearings from the inspection committees.

GORDON QUIGLEY & VALERIE STRUNJO APPEAL:

Al Loukes read the following report on Gordon Quigley & Valerie & Thomas Strunjo's property, PARCEL ID # LAKPK018B1.T 130 LANDS END ROAD

The Inspection Committee was made up of Al Loukes (Chair), Frank Davis and Brian Smith.

The property is located on Lake Memphremagog. The committee was able to inspect the shoreline by boat. Al stated that the neighboring property – 57 Lands End Rd the shoreline was very obvious by boat and that the Quigley's property the shoreline only have 8 to 10 feet of usable shoreline.

The Committee decision was to reduce the shoreline frontage value from \$66,600.00 to \$40,000.00.

Brian moved to reduce the frontage value from \$66,600 to \$40,000.00 seconded by Sharron, all in favor, motion carried.

Frank moved to close the hearing, Al seconded, all in favor motion carried.

GARY & SUSAN WARD APPEAL:

Karen Chitambar read the following report on Gary & Susan Ward's property, PARCEL ID # TRD10005E2.T 167 LAKEWOOD DRIVE

The Inspection Committee was made up of Karen Chitambar (Chair), Sharron Greenwood & Doug Spates.

The inspection committee walked around the property, took an inside tour of the house and were guided to the lake access. The committee found the mound system in close proximity to the house, the house was in reasonable condition however a bit dated. The property's easement for a back up septic for the neighboring property was reduced by the committee from 10% depreciation on the 1st acre to 15% depreciation on the full house site of 2 acres reducing the 2 ac site from \$166,000 to \$141,600.00 for an new assessed value of \$410,700.00 the house remains the same value.

Frank moved to reduce the 2 acre site value from \$166,000 to \$141,600.00 as suggested by the committee seconded by Brian, all in favor, motion carried.

VINCENT ILLUZZI APPEAL:

Elizabeth Bumps read the following report on Vincent & Eileen Illuzzi's property, PARCEL ID # TRD66009F3.T 527 RIDGEHILL DRIVE

The Inspection Committee was made up of Elizabeth Bumps (Chair), Stephen Gendreau & Brian Smith.

The inspection committee walked outside the property and was shown the large electric cables running along the house, they then went inside the house and noticed the mildew smell in the basement and living space. The

committee proposes the building be lowered by \$27,500.00. Brian stated that he would be afraid to live in the house.

Elizabeth moved to reduce the value of the house by \$27,500.00 leaving a total assessed value of \$436,800.00, Shirley seconded, all in favor, motion carried.

Brian moved to close the hearing Al seconded, all in favor, motion carried.

LAWRENCE LEWIS APPEAL:

Sharron Greenwood read the following report on Lawrence Lewis's property, PARCEL ID #

TRD41028I2.T 575 PINE HILL RD

The Inspection Committee was made up of Sharron Greenwood (Chair), Karen Chitambar & Doug Spates.

The inspection committee walked around the house and viewed the inside of the house. The house has easy access. The land is wet especially by the spring and there is a lot of traffic on the road. The committee suggests the board lowers the 2 acre site by 10% depreciation lowering the value by \$5750.00 when rounded will lower the value to \$223,000.00.

Al moved to lower the property to \$223,000.00 as suggested by the committee. Shirley seconded the motion, all in favor, motion carried.

Frank moved to close the hearing Brian seconded, all in favor, motion carried.

MARTONE REV. LIVING TRUST APPEAL:

Frank Davis read the following report on the Martone Rev. Trust property, PARCEL ID # LKPKR004B2.T

64 LAKE PARK EXTENSION

The Inspection Committee was made up of Frank Davis (Chair), Doug Spates & Sharron Greenwood.

The inspection committee walked the property on 2 separate occasions. Stephen Gendreau didn't show up at the inspection so Sharron went the second night with Frank. After the committee walked the property they decided to lower the land value by \$6,000.00 based on the lot size of the property and that the land should be valued like the neighbors lots. The 2020 appraised value was lowered by \$200.00 compared to 2019. Frank said if the land looks the same as the neighbors then it should be assessed the same.

Karen Chitambar moved to lower the land value by \$6,000.00 Al seconded the motion, all in favor, motion carried.

Brian moved to close the hearing Shirley seconded, all in favor, motion carried.

ROBERT & PAMELA MICKNAK APPEAL:

Brian read the following report on Robert & Pamela Micknak property, PARCEL ID # TRD32084N3.T

HINMAN SETTLER ROAD LOT

The Inspection Committee was made up of Brian Smith (Chair), Grant Spates & Stephen Gendreau.

The committee looked at the property via drone. Chris Micknak's son had a drone. The property is mostly swampy with a beaver pond in the middle of it. The committee recommends the board drop the land value to \$1,000.00 per acre giving the land a total value of \$92,700.00.

Frank moved to lower the land value to \$92,700.00 Al seconded the motion, all in favor, motion carried.

Karen Chitambar moved to close the hearing Elizabeth seconded, all in favor, motion carried.

NORMAN GABORIAULT APPEAL:

Karen Jenne read the following report on Norman Gaboriault's property, PARCEL ID # RT10502616.T1
1153 ROUTE 105

The Inspection Committee was made up of Karen Jenne (Chair), Elizabeth Bumps & Sharron Greenwood.

The committee looked at the property with Norman, the property has access issues, and a brook only 3 feet away from the camp. The lake water access is mucky, shallow and weedy. The state has it labeled as wet lands. The committee recommends the value of the camp be removed all together, and the land reduced to \$75,400.00 which left the shed in at \$300.00 for a total assessed value of \$75,700.00. Karen Chitambar moved to lower the value to \$75,700.00 which includes removing the value of the camp, and leaving the shed in at \$300.00, Brian seconded, all in favor, motion carried. Al moved to close the hearing Sharron seconded, all in favor, motion carried.

BLAINE TULLER APPEAL:

Frank Davis read the following report on Blaine Tuller's property, PARCEL ID # TRD54090N5.T1 2373
BUSHEY HILL RD

The Inspection Committee was made up of Frank Davis (Chair), Beula Shattuck & Brian Smith.

The parcel is an un-landed mobile home. The mobile home is in very poor condition. The committee recommends the board reduce the value from \$14,600.00 to \$7,000.00 due to the age of the home, the past sale of the mobile home and the condition. Karen Chitambar moved to lower the value of the mobile home from \$14,600.00 to \$7,000.00 as proposed by the committee, Shirley seconded, all in favor, motion carried.

JACQUES DUPONT, JEAN DUPONT AND FRANCINE DUPONT APPEAL:

Karen Chitambar read the following report on the Dupont's property, PARCEL ID # WBCHL005D2.T
WHITE BIRCH LANE

The Inspection Committee was made up of Karen Chitambar (Chair), Doug Spates & Sharron Greenwood.

The committee visited the property and found the 1.54 acre lot to be very desirable. Nice maple, birch and pine trees on the property with nice slope features, building on the lot could be possible with the drainage from the slope. The building structure they found to be under- valued for the size of the building. The committee feels the property to be very fairly assessed with the reappraisal firm and propose the board kept the value the same at \$130,900.00. Frank moved to accept the inspection committee decision and leave the value as it, Brian seconded, all in favor, motion carried.

Frank moved to recess until October 7th 2020 at 5:30 p.m., Elizabeth seconded, all in favor, motion carried.

Faye Morin
BCA Clerk
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