

**TOWN OF DERBY
BOARD OF CIVIL AUTHORITY
TAX APPEAL INSPECTION MEETING MINUTES
OCTOBER 7, 2020**

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

OTHERS PRESENT: Joseph Page

CALLED TO ORDER: Karen Jenne - Chair - called the meeting to order at 5:40 P.M. Karen asked the board if they would approve all of the previous meeting minutes of Sept 2, 3, 9, 10, 16 & 30, 2020 at once. Doug Spates moved to approve all the previous meetings minutes and Al Loukes seconded, all were in favor so moved. Karen reopened the appeals to hear the results of the hearings from the inspection committees.

JOSEPH PAGE APPEAL:

Frank read the report on Joseph Page's property, PARCEL ID # LAKPK020b1.T 212 WINDSWEPT DRIVE
Inspection Committee members: Frank Davis (Chair), Brian Smith & Steve Gendreau.
Inspection was on September 28th Joe was there to show the property.

The committee agreed with the Listers and Mr. Page about the property being very unique and hard to find similar properties to compare. Frank stated that the boat house was in considerable disrepair and is possibly unsafe the other buildings need repairs and upkeep due to normal wear and tear but have no bearing on reducing the market value in their opinion. The fair market value of the buildings and waterfront land would support the current 2020 assessed valuation. The committee recommends the value remain the same at \$1,139,000.00. Brian felt it a fair and accurate description on the property. Joe was good with the results.

Doug moved to stay with the current value the firm set at \$1,139,000.00 Sharron seconded the motion, all in favor motion carried.

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

DAVID & SUSAN FITZGERALD APPEAL:

Karen (Chair), David & Susan Fitzgerald withdrew their appeal due to the sale of their house.

Frank moved to stay with the value as set by the Listers, Al Loukes seconded, all in favor, motion carried.

Sharron moved to close the appeal Brian seconded, all in favor, motion carried.

NICHOLAS MOROSO APPEAL:

Elizabeth read the following report on Nicholas Moroso's property, PARCEL ID # EAGPT001A1.TR 23 POINT DRIVE
Inspection Committee members: Elizabeth Bumps (Chair), Doug Spates and Brian Smith.
Inspection was on September 24th.

The committee was shown the lake side of the property – there was no visible sandy beach; the bank along the shoreline is eroding into the lake so granite slabs were piled along the bank. The committee found the house in average condition and at a C average grade as set by the Firm NEMC, the committee recommends that 15% depreciation on the land be given which would reduce the value by \$36,100 that would change the value from \$241,000 to \$204,900.

Doug moved to accept the committee request and give the 15% depreciation on the land, Frank seconded the motion, all in favor, motion carried.

Brian moved to close the appeal, Doug seconded, all in favor, motion carried.

KEVIN BARRUP APPEAL:

Karen read the following report on Kevin Barrup's property, PARCEL ID # RT111090H7.T 2888 VT RT 111

Inspection Committee members: Karen Jenne (Chair), Frank Davis and Al Loukes.

The committee viewed the home with Kevin & Pam Barrup. When inspecting the house there were numerous issues found: poor design, uneven floors, cracks in the walls and ceilings, plumbing problems, roof leaks. The committee recommends land and yard item value stay the same and the house be reduced to \$328,800 for a total assessment of \$450,000.00.

Al moved to reduce the house value by \$36,600 as suggested by the committee, Frank seconded, all in favor, motion carried.

Brian moved to close the appeal, Doug seconded, all in favor, motion carried.

KEVIN BARRUP APPEAL:

Karen read the report on Kevin Barrup's property, PARCEL ID # RT111090H7.T 4 OPEN LAND ON VT RT 111

Inspection Committee members: Karen Jenne (Chair), Frank Davis and Al Loukes.

The committee viewed the property with the owners and felt that the comps provided by the Firm NEMC were not in line with the area and that the land value be reduced to \$3,500 per acre which would be a \$5,900 reduction for a total value of \$70,000.

Doug moved to reduce the land value by \$5,900 as suggested by the committee, Elizabeth seconded, all in favor, motion carried.

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

CONRAD & RITA LAWSON APPEAL:

Al read the report on Conrad & Rita Lawson's property, PARCEL ID # LAKPK033A1.T 1263 EAGLE POINT RD

Inspection Committee members: Al Loukes (Chair), Grant Spates and Frank Davis.

The committee viewed the property with Conrad & Rita Lawson; after reviewing the buildings the committee recommends reducing the yard items from \$9,000 to \$8,000 because of the foundation issues on the cottage and reducing the land value from \$479,700 to \$474,700 due to the retaining wall on the north side giving way, for a total reduction of \$6,000 leaving a total assessed value of \$627,600.

Doug moved to reduce the yard item by \$1,000, land value by \$5,000, as suggested by the committee, Brian seconded, all in favor, motion carried.

Brian moved to close the appeal Doug seconded, all in favor, motion carried.

GILMAN HOUSING TRUST INC APPEAL:

Frank read the report on Gilman Housing Trust Inc property, PARCEL ID # MSTDL022A6.L 197 MAIN ST

Inspection Committee members: Frank Davis (Chair), Shirley Fournier and Brian Smith.

The committee viewed the property on September 16th 2020 by electronic/digital photos. The interior appears to be in satisfactory condition and perfectly suitable for residents with limited means and for the elderly. The committee recommends that the value of the property be set as \$262,900 as determined by the most current reappraisal and the Listers. Committee sees this property as being a State Subsidized Housing project valuing needs to be done by the income approach with the State guidelines so it's not up to them to determine the value.

Doug moved to stay with the current value the firm set at \$262,900, Al seconded the motion, all in favor, motion carried.

Doug moved to close the appeal Al seconded, all in favor, motion carried.

JOHNS RIVER APARTMENTS APPEAL:

Frank read the report on Johns River Apartments property, PARCEL ID # SMSDC013G5.C 22 WEST ST

Inspection Committee members: Frank Davis (Chair), Shirley Fournier and Brian Smith.

The committee viewed the property on September 16th 2020 by electronic/digital photos. The interior appears to be in satisfactory condition and perfectly suitable for residents with limited means and the elderly. The committee recommends that the value of the property be set as \$217,000 as determined by the most current reappraisal and the Listers. Committee sees this property as being a State Subsidized Housing project valuing needs to be done by the income approach with the State guidelines so it's not up to them to determine the value.

Elizabeth moved to stay with the current value the firm set at \$217,700, Brian seconded the motion, all in favor, motion carried.

Brian moved to close the appeal Elizabeth seconded, all in favor, motion carried.

RICHARD & CONSTANCE ISABELLE APPEAL:

Karen Jenne read the report on Richard & Constance Isabelle's property, PARCEL ID # FWDLN007D6.T

365 FOXWOOD LANE

Inspection Committee members: Karen Chitambar (Chair), Karen Jenne & Shirley Fournier.

The committee finds the building to be fairly assessed given the excellent design features and overall condition. On the land they feel an additional depreciation is recommended reducing the value per acre cost from \$1,691 to \$1,291 on the excess acreage of 26.9 acres for a total reduction of \$10,760 changing the assessed value to \$329,940.00.

Al moved to reduce the land value by \$10,760 as suggested by the committee, Frank seconded, all in favor, motion carried.

Brian moved to close the appeal Sharron seconded, all in favor, motion carried.

THOMAS & CLAIRE ROBERTS APPEAL:

Frank read the report on Thomas & Claire Roberts property, PARCEL ID # TRD03094A4.T 3094 BEEBE ROAD

Inspection Committee members: Frank Davis (Chair), Al Loukes and Sharron Greenwood.

The committee found the buildings in fair condition needing no serious repairs or maintenance for the age and construction. They did find that there is a ROW issue through the property and the property is in proximity to a severely restricted international border crossing, so recommended the total assessed value be reduced by \$6,000.

Doug moved to reduce the total assessed value by \$6,000 as suggested by the committee, Elizabeth seconded, all in favor, motion carried.

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

OTHER BUSINESS:

Faye (Clerk) stated that Bryan Davis sold some acreage and a house and wants to appeal his new assessment. He is in the time limit for grieving the assessment since the Current Use figures were just given from the State.

October 19th at 5:00 p.m. will be the Appeal for Bryan Davis.

Frank moved to adjourn the meeting all in favor motion carried.

Faye Morin

BCA Clerk

Unofficial