

**TOWN OF DERBY  
BOARD OF CIVIL AUTHORITY  
TAX APPEAL HEARING MINUTES  
October 19, 2020**

**MEMBERS PRESENT:** Brian Smith, Elizabeth Bumps, Sharron Greenwood, Frank Davis, Al Loukes, Grant Spates, Shirley Fournier & Karen Jenne-Chair, Town Clerk-Faye Morin.

**LISTERS PRESENT:** Susan Best, Stephen Cross, Nancy Moore

**DISCUSSION OF OTHER BUSINESS:**

Karen asked if there was any other business. Susan mentioned the ROW issue with Tom & Claire Roberts property from the previous appeal. After discussion and reviewing the minutes from that meeting the Board decided there was no issue.

**MEETING CALLED TO ORDER & OATHS:**

Karen-Chair gave the oath to all present in previous hearings.

**BRYAN DAVIS PARCEL ID # TRD01012A8-T 880 HOLLAND ROAD 5:20 P.M.**

Karen-Chair explained the rules of procedure to Bryan Davis and gave him the oath over the phone. She also reminded them that each meeting will be only 15 minutes, 8 for the appellant and 7 for the Listers. Karen-Chair then read the Vermont State Law requirements with the COVID 19 about appeals and inspections. Inspections need written approval in advance.

**Appellant – Bryan Davis**

Bryan apologized for leaving town before the appeal which is the reason he is doing the appeal remotely by phone due to COVID restrictions.

Bryan is only appealing the land value of 3 acres removed from Current Use. He feels the value is set too high, the property is wet, it holds the springs for the 3 houses and the barn.

Current Use penalties for early withdrawal of land/acreage changed 3 years ago, now 10% of the value assessed by the Town on stand-alone land is the amount due to the state for the penalty.

Bryan grieved the value and the Listers changed the value from \$42,000.00 to \$30,000.00. Nancy Moore asked Bryan what he felt was a good value for the land and he said \$20,000.00 she asked him what value would you put on a property that feeds and waters your farm, he said he can't answer that, it's at Mother Nature's mercy if it doesn't rain then the land is dry, if it rains constant than it's wet and swampy. The land is the main spring source for all properties on the farm. Bryan kept the ROW for the spring when selling the house and land to Nick Flynn.

**Listers – Sue Best**

Stephen handed out information packets. Sue stated the parcel ID number and the location of the property. Sue stated that the Listers changed the value at the grievance appeal reduced it by \$12,000.00. The Listers decided to give a 30% topography on the 1<sup>st</sup> acre reducing the value of that 1<sup>st</sup> acre to \$28,000 on the 2 & 3 acres they assessed it at \$1,000.00 each totaling the 3 acres to \$30,000.00 for the land being wet. The Listers job is to assess property as a stand-alone parcel that's comparable to other properties similar in size in town. Listers feel the property is fairly assessed.

Bryan said he would be happy with the 3 acres being assessed at \$20,000.00. Bryan said when you come to inspect the land better bring your boots.

Karen Chair – The board will have 30 days to inspect the property and you will receive the results by mail.

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

Meeting Recessed until inspection is complete.