

MINUTES FROM THE BOARD OF CIVIL AUTHORITY MEETING ON NOVEMBER 29, 2006

Board members present were Gene Armstrong, RJ Vallie, Pat Mallow, Brenda McKeown, Deborah LaRivière, John Devine and Paula Gervia. Also present were Appraiser Kermit Blaisdell and Town Lister Theresa Stockwell. BCA Chair Brenda McKeown called the meeting to order at 5pm. The first order of business was to swear in Board members and then to review the cases to be heard. Inspection teams were put together consisting of Gene, Pat and Paula for one group (Team #1), inspecting properties on December 16 and Brenda, Deb, RJ and John (Team #2) for the other, inspecting on December 09. The Board will hold another meeting on Monday December 18, 2006 at 5pm to review the findings of the inspection committees. (Dinner will be served)

The following are brief synopses of the discussions that transpired between each of the appellants, the Town's Listers and Board members.

#1

Charles and Susan Rooney: The Rooneys are questioning the difference in land values and neighborhood codes. In comparison to several businesses located along Route 2, the Rooneys land grade code is slightly higher. The Rooneys stated that even though they have gas tanks and pumps and do a business with the gas station, their profit margin is minimal. They also do not own the gas pumps and feel the pumps are more of a liability than a positive impact on the property. It is their opinion that the profits generated from their business should not be a factor in determining the value of the property.

Listers: Appraiser Kermit Blaisdell explained that the value did not necessarily lie with the tanks but with the pumps. The fact that this property is a 1/3 acre and consists of a home, a gas station and a store is a very valuable part of the assessment. With current zoning, this would not be allowed. One of the comparables used by the Rooneys was LTS. Blaisdell stated that LTS received a grade adjustment due to being in the flood plain.

#2

Gertrude Martell: Mrs. Martell doesn't understand why her property increased from the mid \$80 thousand dollar value in 1993 to

the low \$200 thousand. Two of the dwellings on the property are mobile homes and in her opinion trailers should depreciate not appreciate. In addition, they are not always rented out, but she is still obligated to pay the taxes.

Listers: Appraiser Kermit Blaisdell explained that in the past ten years (since the last re-appraisal) the real estate market has changed dramatically. Also, three dwellings on one site is no longer allowed and is very valuable. He also mentioned that possibly the previous assessment was too low. He reminded the board that two of the dwellings on the property are income generating.

#3

Warren Kirschbaum: Mr. Kirschbaum questioned the difference in the percentage increase from the previous value to the current value when compared to other properties in his neighborhood. The percentage increase of his property is substantially higher than others in the vicinity. He also remarked that the Town's listing shows him with 5 bedrooms when in fact the house has four. Kirschbaum stated that at the time of the purchase of the property (June 2006) the house was largely uninhabitable and considerable work had to be done. The property was inspected by the Town in 2003 and he feels between that time and April 01, 2006 when the values on the property went into effect the condition of the house severely deteriorated. He does have pictures of the house from that time (prior to any renovations) and will submit them to the inspection team for review by the Board.¹

Listers: Mr. Blaisdell explained that when appraisals are being done, the old values aren't really taken into consideration. An appraiser looks at the property as a current value. Part of the basis of the value of Kirschbaums's property are the multiple sales in the neighborhood over the past two years. The walk-

¹ It was agreed by all Board members and both the Town Lister and Town Appraiser that the photographs, even though not presented at this hearing as required, will be accepted by the inspection team to be brought before the full Board.

out basement and the apartment in the basement are added value as well. Blaisdell listed the quality grade as excellent on the property, indicating that the original construction and fixtures are of high quality.

#4

Thomas Burns for Brian Burns: The only question Mr. Burns had, was the acreage listed for the property and the location of it on the tax map.

Listers: Blaisdell stated that the tax mapper uses the description in the deeds to calculate the lot size. If the inspection team finds the description does not meet the lay-out on the map they may make a small change, however, without a survey map, the Town is really not in a position to make a change.

All four properties will be inspected; Team #1 inspecting the Martell and Kirschbaum properties and Team 2 inspecting the Rooneys and Burns' properties. Written decisions will be issued after the Board meets on December 18, 2006.

There was no other business to be brought before this Board at this time. Pat motioned to end the meeting. Gene seconded. The meeting ended at 7:30.

Attest:

Deborah LaRivière
Town Clerk

Minutes are unofficial until approved

*These minutes were read and approved by the Bolton Board of Civil Authority on
December 18, 2006. _____ For the Board.*