

Board of Abatement Hearing
August 28, 2019

Board of Abatement (BOA) Members Present: Doug Mosle (Doug), Sarah Stavraký (Sarah), Rick Rayfield (Rick), Lisa Koitzsch (Lisa), Chuck Martel (Chuck), Patti Lewis (Patti), Mike Jordan (Mike), Jared Cadwell (Jared), and Peter Forbes (Peter)

Appellant Present: Keith Kuegel (Keith)

9:00 a.m. – Jared called the hearing to order for Keith Kuegel, Parcel ID 03-086.001.

Keith asked permission to record the meeting which was granted.

Jared administered the oath to Keith and asked if there were any Board Member conflicts of interest, to which there were none.

Jared asked Keith if he had received the rules of procedure and Keith responded that he had previously but did not have them with him. He had no questions about them.

With Rick's help, Keith identified 24 V.S.A § 1535 (4) Manifest Error or Mistake of the Listers as the section allowing him to come before the Board of Abatement (BOA).

Keith stated that he was asking for abatement of taxes back to at least 2009. He said the Listers lowered the value of his property in 2019 and that this reduced his 2019 tax bill by about \$1,000 from his 2018 tax bill. He would like that amount abated back to at least 2009.

Doug stated that there had been no Lister error.

Lisa pointed out the lister card handouts from 2018 and 2019 which showed the difference in assessed value. Attached.

Rick noted a copy of the BOA decision dated 12/10/18 in which the BOA had determined there had been no Lister error. Attached.

Keith again requested a refund or rebate of taxes paid since 2009.

Doug explained that Keith had requested the Listers visit the property which they did in May 2019. They stated the home was in poor condition, specifically citing the roof, trim and siding. He stated the Listers had agreed to lower the value due to these conditions.

Keith disagreed with this assessment of the property to which Doug asked if Keith was grieving his assessment up or down.

Keith responded that he was closing the hearing because he said it was a farce. Keith stormed out announcing his feeling that this process was a farce and arguing that his house is not in poor condition.

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After Keith left, Sarah noted the Listers had lowered the home value by \$50,800.00 and the land value by \$30,600.00 in 2019. The land value decrease was noted on the lister card as "bulk land grade reflects that there is an approved 5-lot subdivision, but that a corrective deed is required to develop those lots".

9:10 a.m. – Lisa made a motion to go into deliberative session. Mike seconded. No further discussion, all in favor, motion carried.

9:35 a.m. – Peter made a motion to close deliberative session. Lisa seconded. No further discussion, all in favor, motion carried.

DECISION:

Lisa made a motion to deny Keith's request to abate his taxes based on the BOA finding there was no manifest error or mistake by the Listers going back to 2009 or prior.

The reasons for the Board's decision were:

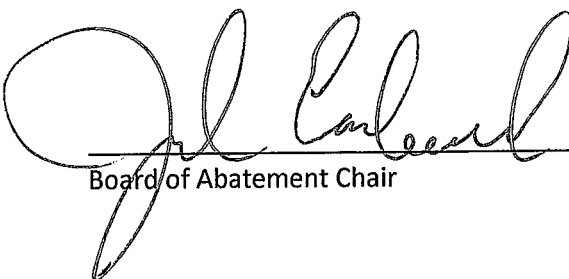
Keith's grievance request was addressed by the Listers in May 2019 which resulted in a lowered property value.

Evidence presented by Keith did not support retroactive abatement to 2009 or prior.

Further, based on three prior hearings on this issue, the BOA requests that BOTH owners listed on the deed, or their duly authorized representatives, apply for any further abatement request.

9:40 a.m. – Peter made a motion to close the hearing. Mike seconded. No further discussion, all in favor, motion carried.

Respectfully Submitted:
Patti Lewis



Board of Abatement Chair

9.10.19
Date