

BCA Minutes & Decisions

7/10/17

BCA Present: Jared Cadwell (Jared), Chuck Martel (Chuck), Patti Lewis (Patti), Tom Bisbee (Tom), Rick Rayfield (Rick), Peter Forbes (Peter)

Jared reconvened the BCA meeting to hear appeals of Menard, Spector, and Shea, at 1:05 p.m. on 7/10/17. He explained that this meeting was to first act upon the minutes of 6/29/17, second to hear the inspection committee report from 7/6/17, and third to deliberate and act upon the aforementioned appeals.

1. After review Chuck made a motion to approve the meeting minutes from 6/29/17 with edits. Peter seconded. No further discussion, all in favor, minutes approved. See attached.
2. After review, Rick made a motion to accept the site visit report with edits. Jared seconded. No further discussion, all in favor, report accepted. See attached.

1:20 p.m. – Chuck made a motion to go into deliberative session. Tom seconded. No further discussion, all in favor, motion carried.

1:45 p.m. – Chuck made a motion to close deliberative session. Jared seconded. No further discussion, all in favor motion carried.

**DECISIONS MADE:**

**Alan Menard:** Parcel ID #03-042

Rick made a motion to deny as the BCA found that the lister assessment was correct and was not disputed by the appellant. Mr. Menard's contention was that his taxes were too high which is not in the purview of this board. Tom seconded, no further discussion, all in favor, motion carried.

**Allan Spector:** Parcel ID #06-089

Chuck made a motion to deny based on the BCA's conclusion that:

1. The comparable appraisals provided by the appellant were not, in fact, comparable.
2. Mr. Spector's contention that the lot could not be approved for septic was not supported with any evidence.
3. BCA's belief that Mr. Spector's contention that his residence would loom over a home on the lot could be countered by planting trees along the shared lot line and orienting the house toward western views. More trees on that lower lot would not obscure Mr. Spector's view.

Tom seconded motion. No further discussion, all in favor, motion carried.

**Brian Shea:** Parcel ID #14-041.003

Mr. Shea appealed the assessment on a lot he purchased in 12/2016 for 25% less than the asking price. His own real estate firm offered the land for sale. He argued the purchase price set the fair market value. The listers showed nine undeveloped lots sold in the last three years which validated the Lister conclusion. Furthermore, The Handbook on Property Tax Assessment Appeals shows that sales price is only one way to determine fair market value. Unlike the case cited in the Handbook, it is clear that the Town did in fact provide specific evidence that under the circumstances of the sale, the sale price was an inadequate indication of fair market value.

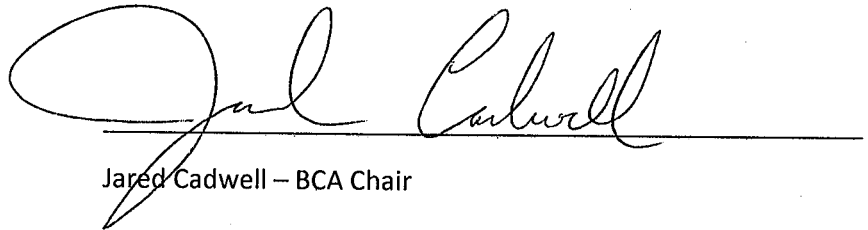
Rick made a motion to deny Mr. Shea's appeal in light of the Listers sales data. Tom seconded. No further discussion, all in favor, motion carried.

2:08 p.m. meeting adjourned.

Each appellant has a right to appeal their respective BCA decision to the Director of Property Valuation and Review or the Superior Court of this county by filing a written notice of appeal within 30 days after the date of mailing of the notice by the Town Clerk. The fee for the appeal to the Director is \$70.00, the fee for an appeal to the Court is \$250.00

Respectfully Submitted:

Patti Lewis



Jared Cadwell – BCA Chair