

**TOWN OF FAYSTON  
BOARD OF CIVIL AUTHORITY  
2012 SITE VISITS**

**July 12, 2012**

Board of Civil Authority (BCA): Lisa Koitzsch, Robert Vasseur, Rick Rayfield, Ed Read

8:05a.m.      Cary & Vivien Hardy      Parcel ID 07-028003

BCA members visited the 10.6 acre parcel in the presence of Vivien Hardy and her daughter. BCA members first walked around the home to assess the exterior condition of this four story structure and to view the grounds. The property has a spectacular view, a medium-sized pond, a garage and beautiful landscaping. Mrs. Hardy informed the Board members that most of the windows in the house were replaced this summer due to negligence on the part of the original builder. The entire exterior of the home and the property appeared to be very well maintained. BCA members toured the home and found it to be in excellent condition with no water damage, mold or visible structural deficiencies. The lister's sheet had a few mistakes: there are four bathrooms not three; there is a double fireplace, not a single; and porch #1 does not have a screen. The basement is unfinished with some visible electrical wiring and there is an unfinished room on the upper level.

The owners of this parcel are most concerned about the assessed value of their home given the current real estate market and the assessed values of comparable properties. The current assessed value of this parcel is \$794,800.

Submitted by Lisa Koitzsch

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Board of Civil Authority (BCA): Robert Vasseur, Rick Rayfield, Ed Read

9:00 a.m. High Mountain Properties (Ralph Richter), parcel ID 06-047

BCA members visited the property and accessed the building using a key obtained from Bill Elliott of Sugarbush Real Estate.

The building and property matched the lister's worksheet. The building appears finished from the exterior, but is a shell inside. The three-level (plus loft) concrete/foam block building system is covered on the exterior with white vinyl clapboard, but exposed on the interior. No electrical work is in place save a few circuits (the breaker panel is notably mostly empty), no plumbing or heat, no floor, wall, or ceiling finish. Despite a few residential features, such as semicircular windows facing the view of the mountains, the layout and garage doors give the impression of a storage building rather than a residence. At present there is no framing for bedroom, bathroom, closets, etc. The two regular and one over-size garage doors might be filled in, leaving some challenges in using the floor space in its current configuration due to the oversize motor home bay on the second floor, and the resulting loft above. The motor home bay impinges on what might be living space in the third floor, with large beams defining a loft there.

The property is in a great location with spectacular views. There is no landscaping. The property is currently assessed at \$290,600.

Submitted by Rick Rayfield