

**TOWN OF FAYSTON
BOARD OF CIVIL AUTHORITY
2010 SITE VISITS**

October 5, 2010

Board of Civil Authority: Ann Day, Lisa Koitzsch, Thomas Bisbee, Robert Vasseur, Jared Cadwell, Richard Schattman

12:05pm Francis Provencher, parcel ID 06-025

The Board visited this .04 acre site at the corner of Kew-Vasseur Rd. and Center Fayston Road. Mr. Provencher was not present. There is a mobile home that sits on the site. Mr. Provencher has disputed the size of his lot because it was originally noted by the listers as being .37 acres. This was an error and has been corrected by the listers. There is nothing for the Board to decide upon in reference to this site. The parcel is currently assessed at \$22,600.

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12:25pm Brian Lavery and Carolyn Shattuck, parcel ID 06-004.001

The Board visited the 40 acre parcel in the company of Carolyn Shattuck and listers Gussie Graves and Fred Spencer. The Board toured the home, a nicely appointed timber frame, and viewed the land surrounding the house. There are pleasant views from this property and it has a large pond. The owners of this parcel are most concerned about the assessed value of their land, specifically the 2 acre site where the house is located. The Board discussed whether or not this land is valued equally to similar properties and agreed to review comps for this parcel. The current assessed value of the total parcel is \$494,300. The two acre building site is assessed at \$149,600.

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1:00pm Tina Hoyt Darrow, parcel ID 06-060-002

The Board visited this 12 year old mobile home near the intersection of Phen Road and No. Nine Hill. Both the inside and outside of the trailer were inspected. The land and outbuilding are valued separately and do not belong to Ms. Darrow. The Board found the trailer to be in moderate condition and it seemed to be well cared for. The Board discussed the considerable depreciation of most mobile homes and noted that this factor should be taken into greater consideration in the assessment of this parcel. The current assessed value of the trailer is \$32,000.

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1:25pm Allan & Marcia Spector, parcel ID 06-037

The Board met to view the property with Tim Parker, a builder currently working for Mr. and Mrs. Spector, and listers Gussie Graves and Fred Spencer. Mr. Parker conveyed that there are many repairs that need to be done on this new home because of negligent construction by a now bankrupt building company. The Board saw that the retaining wall in the driveway is sinking, tiles around the indoor pool are peeling, the back deck is sagging, and the upstairs shower leaks into the sauna room below. The Board noted that there is a great deal of quality craftsmanship in the home, especially in the design, woodwork and cabinetry. The views from the spacious home were beautiful. The Board also toured the apartment within the home and Mr. Parker explained that the Spectors are not able to rent this apartment because it does not meet code for a rental unit. The parcel is currently assessed at \$1,300,000.

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2:00pm High Mountain Properties (Ralph Richter), parcel ID 06-047

The Board visited this 4.39 acre property off Stagecoach Road. The owner was not present. The land has a beautiful view of the mountains and there is an unfinished "carriage house" on the site. The Board discussed the fact that the owner is disputing the assessment of the 2 acre house site and reviewed comparable property assessments to determine if the land valuation for this parcel is fair. The parcel is currently assessed at \$323,700. The two acre building lot is currently assessed at \$244,800.

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2:30pm Albert & Donna Koppe, parcel ID 06-069

The Board visited this undeveloped 7.7 acre site on Phen Road. The owners were not present. Half of the property is considered non-buildable. The property has a one acre leach field that is used by the Fayston Farms development. There is a 3 acre no-build zone for this parcel. There is a water line across the property that serves the home across the street and the exact location of this line is unknown. The Koppes would not be able to tap into this line. The property was assessed at \$229,000; however, the listers have adjusted the current assessed value to \$202,000.

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3:00pm John & Lora Dunningan, parcel ID 06-034

The Board visited this undeveloped 10 acre lot on Stagecoach Road in the company of Christopher Nordle, a legal representative for the Dunningans, and listers Gussie Graves and Fred Spencer. The lot has great potential views. The parcel is a rectangular shape with only 278 feet of road frontage. Several acres near the road are relatively flat and offer good potential building sites. A grievance hearing is scheduled this month.