

Board of Civil Authority Tax Appeal Minutes**5:30 pm****Town Offices****February 23, 2016****Appellant(s):** Mike Lee**Parcel ID:** 0320**Address:** 3065 Ethan Allen Highway**Acres:** 108.1**BCA Members Present:** Carole Hall, Doug Tolles, Kathy Barrett, Kathi Apgar, Paul Audy, Harvey Smith, Ed McGuire, Pam Kingman**Listers' Present:** Jon Christiano, Jay Best, Jr., Linda Cousino and Outside Contract Appraiser, Kermit Blaisdell**Others Present:** Mike Lee, Appellant, Terry Ryan, Consultant for Mike Lee**Inspection Committee:** Kathi Apgar / Paul Audy / Doug Tolles**Date of Inspection:** Saturday, February 27, 2016 9:00 am

The BCA will reconvene on Tuesday, March 15, 2016 @ 7:00 pm.

Pam Kingman appointed Kathy Barrett as Chair for this meeting.

Kathy administered the oath to Mike Lee and his consultant, Terry Ryan.

Listers: Kermit Blaisdell handed out copies of the map of the property, bordered on the west by Route 7 and on the north by Route 17 (Main St.). There is a total of 108.1 acres, most of which has been in current use for many years. The State recently has become more rigid on what can remain in Current Use and what cannot. Now property owners must remove wet lands and wooded areas if they are not farmers. Mike Lee removed 25 acres of wetlands, a 3 acre right of way and 12 acres of tillable land. There are 8 acres of woods which had not been in Current Use, so there is a total of 48 acres that are not in Current Use. There are no buildings on this property. Now that the whole parcel is not in Current Use, the Listers are tasked with adding a 2 acre building lot within the remaining property. Kermit also handed out copies of the Lister card. On the map he handed out, he colored in the wetland areas in yellow, and the wooded portion in red, and the tillage acres in blue.

Appellant's argument:

Out of the 108.1 acres, the 8 wooded acres has never been in Current Use. He is not appealing that, He is appealing the valuation of the 12 acres of tillable land (highlighted

in blue), he said the valuation of that portion is too high. The Listers have included the 2 acre building lot within that area, but it has no road access to it. He feels it is valued at \$60,000 more than it is worth. He has received 3 different tax bills on the property, and it has been very difficult to deal with. Earlier this year he removed from Current Use: 12 acres of tillage on the east side of the property; 3 acres on the south side for a powerline right of way, and 25 acres of swamp land. Mike Lee handed out copies of Bill Benton's appraisal of the property. Benton has the 12 acres appraised at approximately \$21,000.

Listers' response: The first 2 acres exist on every single lot; it is set up in the computer system that way, designed by the state. Anybody in town that has up to 2 acres, with road frontage or not, you place a value on those 2 acres at \$60,000, adjusted for grade. Kermit said he cannot appeal the total value of the property. An allocated amount goes to what is in the current use program, but he cannot lower the assessment. He has given the property a grade of .7, because the property can be wet and unusable at times. The Listers have the entire lot appraised at \$209,800. Kermit handed out a list of all properties in town in current use. As the BCA looked over the list, Doug Tolles suggested finding a similar property with 2 acres taken out, and no buildings on it. The BCA looked at the sheet finding that Craig Newton has a total of 256.3 acres with 2 acres out for a building lot, those 2 acres are valued at \$72,000. Kermit said adding the right of way to the property enhanced the value of the 12 acres, it implies intent.

Adjourn: 7:25 pm

Respectfully submitted:

Pam Kingman

Approved:

Chair, Kathy Barrett

Kathi Apgar

Paul Audy

Carole Hall

Ed McGuire

Harvey Smith

Doug Tolles

Pam Kingman