

**Board of Civil Authority  
Tax Appeal Minutes  
6:30 pm  
Town Offices  
August 6, 2024**

**Appellant(s):** Ronald Yara with Appraiser, Bill Benton      **Parcel ID: 0439.400**  
**Property name:** WAF, LLC  
**Address:** 149 Sherman Lane      **Acres: 12.20**

**BCA Members Present:** Chair, Kathi Apgar, Kathy Barrett, Mike Audy, John Roleau, Susan Smiley, Gail Freidin, Pam Marsh, Al Karnatz, Harvey Smith and Pam Kingman  
**Members absent:** Marie Jewett and Bruce Many

**Listers Present:** Jay Best, Jr. and Ted Foster  
**Town’s Outside Appraiser:** Spencer Potter

Chair, Kathi Apgar opened the Hearing by administering the BCA Oath and then the Appellant and Lister Oaths.

**Inspection Committee:** Kathi Apgar, Kathy Barrett and Al Karnatz  
**Date of Inspection:** Tuesday, August 8, 2024 @ 6:00 pm  
**Hearing will re-convene** after the inspection report is completed

**Listers:**  
**Outside Appraiser, Spencer Potter:** The listers value the house and property at \$2,244,400. The explanation of value was given at the Yara grievance. The methodology establishes the current fair market value, is based on equity and the States Common Level of Appraisal. The Listers felt that was the proper procedure. The Listers have come up with a different fair market value than the appellants.

**Appellant:**  
**Ron Yara** said he and wife Maggie Eaton own the house at 149 Sherman Lane. He handed out a booklet on his tax appeal, labeled as “Exhibit A”. In the booklet it describes how and why they chose to move to New Haven from Carmel California. He hired Dia Jenks of LandVest to put together a “profile of buyers in the \$2 million plus category, looking for and purchasing property in Vermont.” Most people in that dollar range are looking for second homes that are close to the larger recreation areas such as Stowe. Likewise, when folks look for lake front property on Lake Champlain. Ron said he did spend \$3 million to build the house, which was reflected in the Grand List.

The current assessed value is \$2.7 million. If you pull out the Common Level of Appraisal adjustment, you end up with \$3million. Ron said he had the house built on one level thinking towards their future, with ADA accessibility in mind and large rooms to accommodate their large family gatherings. The house sits on a 12.20 acre that he refers to as a “bacon strip”, it’s long and narrow; with no views. They moved into the house in 2019, which has over 5,000 sq. ft.

**Appraiser, Bill Benton:** he owns his own appraisal business in Vergennes, he appraised the Yara home in May 2024 and assessed it at \$1.7 million using comparative sales in the area.

**John Roleau:** The market Value says \$2.4 million.

**Bill Benton:** The town has it assessed at approximately \$2.6 million, he said he and the Listers are \$600,000.00 difference.

**Kathy Barrett:** asked Spencer Potter for clarification on the amount the lister have the property assessed at as the tax bill had an amount of \$2,273,400.

**Spencer Potter:** Said he mistakenly said the wrong number, it is assessed at \$2,273,400. He added the actual cost to build is \$3 million; and the cost for construction has increased over the last 5 years. High end buys use high end construction materials. Spencer added a recent sale in Cornwall sold for \$2.6 million. The house sits on a busy paved road with no view, and it has quality construction.

Bill Benton: rebutted saying the house in Cornwall is close to the road, but not much traffic. He added after a fire, the house was totally gutted and rebuilt in 2019. There is over 6,000 sq. ft in that house.

**Kathi Apgar:** The BCA must conduct a site visit, write up a report and give their report to the rest of the BCA, Listers and Appellants within 30 days. Kathi asked for volunteers to be on the Site Visit Committee. Kathi Apgar, Kathy Barrett and Al Karnatz will visit the Yara home on Thursday, August 8, 2024 @ 6:00 pm.

This Tax Appeal Hearing will continue after the inspection report is completed. in the Town Offices.

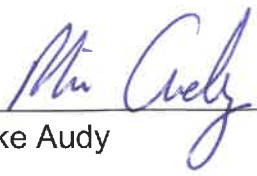
Adjourn: 7:05 pm

Respectfully submitted:

Pam Kingman

Approved: 10-15-24

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Chair, Kathi Apgar

  
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Mike Audy

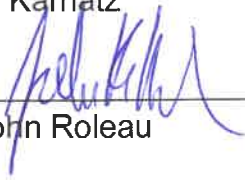
  
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Kathy Barrett

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Gail Freidin

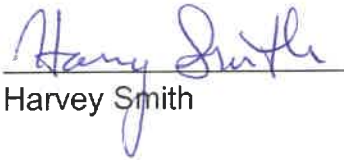
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Al Karnatz

  
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Pam Kingman

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John Roleau

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Susan Smiley

  
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Harvey Smith

