

Board of Civil Authority

Grievance Hearings

9/9/20

The Board of Civil Authority met at 5:30pm in the Pomerleau building.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Abby Pollender, Lisa Rivers, Will Rivers, Durward Ellis, Al Dunn, Tim Angell, Pierre Berube, Diane Holmes, Mark Bickford, Brendan Hughes, Nancy Darrah, Maurice Chaloux, Casey Rodd, Natalie Rodd, Bob Swartz (BOA), and Bill Krajewski (Assessor).

All board members, assessor, BOA and appellants were sworn in. Rule of the hearings were explained to all present. Due to Covid, no physical inspection of properties will take place.

Walden Mountain Enterprises, 19 Pearl Street, Parcel ID: 262048. See Assessor packet #1 for explanation of values from Assessors office. No one was present from the property. Copies of the packet send to town clerk's office was give out to the board. Assessor's value is \$128,100, value presented in packet from Paul Stewart of Walden Mountain Enterprises was \$76,600.

Walden Mountain Enterprises, 39 Pearl Street, Parcel ID 262047. See Assessor packet #2 for explanation of values from Assessors office. No one was present from the property. Copies of the packet send to town clerk's office was give out to the board. Assessor's value is \$128,100, value presented in packet from Paul Stewart of Walden Mountain Enterprises was \$76,600.

Ralph & Nancy Darrah, 596 US RTE 2 E, Parcel ID 120068. See Assessor packet #3 for explanation of values from Assessors office. The assessors used an income approach on this property, as it's a commercial type garage. Nancy Darrah explained that is has no public use, there is no bathroom and no septic on the property. Maurice Chaloux presented a market analysis, see Darrah #1. Since the building hasn't ever been rented and is used only for Mr. Darrah's work truck and equipment it should not be a commercial property. Mr. Chaloux value for the property is \$95,000.

Ralph & Nancy Darrah, 1087 Chesterfield Hollow Rd, Parcel ID 072017. See Assessor packet #4 for explanation of values from Assessors office. Maurice Chaloux presented a market analysis, see Darrah #2. He questioned why properties in Burke were used as comparisons. They feel those are not comparable to our town properties because of the mountain. They have several out buildings but are not heated and some are just sheds. There have been no improvements in the house in 19 years. The land is in current use. Mr. Chaloux value for the property is \$550,000.

Carol Havemann-lynn, 1058 Goss Hollow Rd, Parcel ID 050038. See Assessor packet #5 for explanation of values from Assessors office. No one was present for this hearing. Ernie

Begin had sent packets for members, see Havemann-Lynch #1. Their requested value is \$750,000, they feel the barn and smalls buildings are overpriced.

The inspection committee of Lisa Rivers, Tim Angell, and Durward Ellis was assigned.

Natalie Rodd Trust, 183 Overcliff Road, Parcel ID 231043. See Assessor packet #5 for explanation of values from Assessors office. The year of building had been corrected, which brought the total value down to \$162,900. Mr. Rodd stated that the basement is unfinished, 1/3 is crawl space, it wet with a sump pump that runs all the time. The front entrance is on the water tank road, it's a dirt road, no sidewalks, and no street lights. Their view is of the town water tanks. They feel the cost of square footage should be \$57.06, not \$79.89. The assessor's office present spreadsheets of, Base \$/sf #7, Land schedules #8, Land Sales #9.

Natalie Rodd Trust, 187 Overcliff Road, Parcel ID 231037. See Assessor packet #10 for explanation of values from Assessors office. Mr. Rodd was only grieving the land value. Assessed value is \$84,300, they feel it should be \$62,544 based on other properties price per acre. The property is full of ledge and there are no additional building site on it.

Natalie Rodd Trust, 192 Hillside Ave, Parcel ID 291029. See Assessor packet #11 for explanation of values from Assessors office. Mr. Rodd state the house was bought in a foreclosure, and had a lot of water damage. They had to do repairs to the floors. The basement is not finished and the kitchen is still from 1980. It also needs a new roof. They feel the value should be \$139,085 based on their comps.

Natalie Rodd Trust, 407 Rodd Rd, Parcel ID 111010. See Assessor packet #12 for explanation of values from Assessors office. Mr. Rodd is only grieving the assessed value of the land. 230 acres are in current use, the remaining 3 acres are not. They feel the value of land should be at \$306,632.66. It is steep, has ledge and powerlines that run through it. The view is not that good to have an influence factor of +25%.

Major L. Rodd the Roofer Inc., 51 Perkins St, Parcel ID 241008. See Assessor packet #13 for explanation of values from Assessors office. This parcel is for the building only. There are multiple sections of this building that have multiple uses. It is hard to assess the property because multiple uses of the building, recreation, apartment, office and cold storage. It was assessed with the income approach. Based on Mr. Rodd's comps of other large commercial spaces he feels the value should be \$1,073,161 based on \$20.58 per sq. ft.

Inspection committee of Mark Bickford, Brendan Hughes and Al Dunn was assigned to all of these properties. The hearing was recessed until September 23 to hear the inspection committee reports.

Minutes written by: Stacy Jewell_____

Minutes approved by: Kevin Oddy_____