

Board of Civil Authority
Wednesday July 20, 2022

The Board of Civil Authority met at 5:30 pm in the Town Office Building for property assessment grievance hearings.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Stephanie Churchill, Durward Ellis, Robert Holmes, Anne Cosgrove, Frank Empsall, Robert Swartz, Donald Smith, Matthew Krajeski, Bruce McDowell, Steven Isham, Al Dunn, Tracy Zschau, Abby Pollender, Leslie A. Cadwell, Jason Gray, Holly Gray, and Matthew Taylor (by telephone).

There was no public comment.

Oaths were given to all present. Rules of the meeting and the property inspection were gone over.

Bruce McDowell, 1572 Crepeault Hill Road, Parcel ID: See Assessor packet #1 McDowell, for explanation of values from Assessor's Office. Matthew Krajeski presented for the Assessor's office. The value of the property has not changed since the 2020 reappraisal, \$46,500. The view from the property is better than the surrounding properties. The sale price of the surrounding properties are consistent with the value of this property. Mr. McDowell asked that his value be changed to the same as the surrounding properties assessed values. He stated his taxes on his house in town were too high and the land was also. Chairman Oddy asked him if he had any questions for the assessor. Mr. McDowell stated if we weren't going to change anything he would just have to pay the taxes. He then stood up and walked out of the building. Chairman Oddy went to the parking lot to talk with him and explain the process of the hearing again. Mr. McDowell decided he was all done. Chairman Oddy came back into the building and stated the appeal would be considered withdrawn because the hearing and the process couldn't be completed.

Matthew Taylor, 1487 Main Street, Parcel ID 232093: See Assessor packet #1 Taylor, for explanation of values from Assessors office. Matthew Krajeski presented for the Assessor's office. The value of the property changed from \$197,200 to \$323,900. Mr. Taylor purchased the property on 7/16/2021 for \$355,000. After the initial assessment hearings, the data on the property card was fixed and the new value of \$323,900 was set. The assessor's office is using current sales with the CLA for vales on this property. Mr. Taylor was on the telephone and wanted to confirm that the property card had been updated to reflect the correct amount of rooms in the house. The card had been updated. See Appellant packet #1 Taylor. Mr. Taylor stated they had not done the renovations so they were not sure why the value change so much after they purchased it. The Assessor stated the sale and the price of the sale promoted the changed in the

value. When Mr. Taylor purchased the house in July of 2021 the value was \$197,200. The taxes were based on that value, and that is what they had budgeted for in 2021 & 2022. Now the value has almost doubled the do not have the budget for the taxes. Mr. Taylor referred to comparable of other properties on Main Street that are in far better historical condition with updates, and higher sale prices that their values didn't change.

The inspection committee will be Frank Empsall, Anne Cosgrove and Stephanie Churchill.

Sunny Acres LLC, 2703 Portland Street, Parcel ID 111059: See Assessor packet #2 Sunny, for explanation of the values from the Assessor's Office. Matthew Krajeski presented for the Assessor's office. The value of the property changed from \$111,900 to \$173,600. The classification of the land had been changed from residential to commercial which made the value increase. After confirming the information from the state statue on Uniform Capacity Tax, the land under the solar plant cannot be taxed differently. The Assessor recommends the value be changed back to the previous year's amount of \$111,900. Leslie Cadwell was present to represent Sunny Acres LLC, she had no comments after the presentation of the Assessor's Office.

The inspection committee will be Steven Isham, Abby Pollender, and Kevin Oddy.

Dale J. Gray, 384 Spring Street, Parcel ID 232016: See Assessor packet #3 Gray, for explanation of values from Assessor's Office. Matthew Krajeski presented for the Assessor's office. The value of the property changed from \$164,200 to \$187,000. A zoning permit was issued to Mr. Gray and this prompted a new inspection of the property. The property was only inspected from the driveway. The grade of the building was changed from a C to a C+ which changed the value of the building. Mr. Gray was frustrated with the value change as no changes had been made to the property, and no full inspection was done. He presented several comparable of properties on his street that had lower values then his. He felt he was being singled out because he maintains his property better than some of the neighbors. The property at 400 spring sold for \$295,000 and when they went through the grievance process the value was lowered by almost \$100,000. If sale prices are used for comparable why did their value change so much. Mr. Gray stated again without any physical changes to his property his value should have not changed again.

The inspection committee will be Stephanie Churchill, Frank Empsall, and Kevin Oddy.

The meeting was recessed until August 17 at 5:30 to hear the inspection committee reports

Minutes written by: Stacy Jewell_____

Minutes approved by: Kevin Oddy_____

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