

Board of Civil Authority
Grievance Hearings
Wednesday, August 14, 2019

The Board of Civil Authority met at 6:00 in the Pomerleau building to hear property tax assessment grievances.

Present were: Chairman Kevin Oddy, Town Clerk/Treasurer Stacy Jewell, Stephanie Churchill, Abby Pollender, Dennis Smith, Durward Ellis, David Brown, Al Dunn, Tim Angel, Brendan Hughes, Lisa Rivers, Will Rivers, Gretchen Hammer, John Goodrich, Matt Krajewski (Assessor), Robert Swartz (Lister), Paul Laramie (Lister), Donald Smith (Lister), Sanford Boyle, Les Morrison, Deborah Bucknam, and Charles Bucknam .

No public comment.

All board members, assessor, listers and appellants were sworn in. Rule of the hearings were explained to all present.

Sandford Boyle, 2589 Spaulding Rd, Parcel Id: 005151004.008. See attached document Lister #1 for presentation from Assessor's office. Mr. Boyle had concerns about his listers' card being incorrect. See attached document Boyle #1 for his presentation. He wanted to clarify that the second floor above the 3 bay garage was not a heated space, and that the garage was not on slab but on pillars. The sketch on the listers card doesn't represent the actual rooms in the house, the total square footage is listed higher than he has calculated. The property has about 5 acres that is covered by the powerline and easement that is unusable to them. The property is not in current use. He had it on the market for sale from 2017-2018 and did not receive any offers close to what they were asking. The assessed value is \$383,970, he feels the value should be \$350,000. Matt asked if he has tried to list recently as current sales prices of other properties have in between \$350,00-\$450,000. He has not tried to list it. The inspection committee will be John Goodrich, Tim Angell, and Lisa Rivers.

Town Garage LLC, 4434 Memorial Drive, Parcel Id: 012103034. See attached document Lister #2 for presentation from Assessor's office. Matt had received a copy of the appraisal during the lister grievances and had objections of the income approach and market approach were combined to come up with a value. He also felt that the comparable they used were not relevant to this parcel, as far as use, location and type. The full appraisal done by White Mountain Appraisal Inc., was submitted as exhibit Town Garage #1. This will be on file electronically in the town clerk's office. The appraisal company was not present to

answer questions at this meeting but will at the inspection committee report meeting to answer any questions. Mr. Morrison was accompanied by his Attorney's Deborah Bucknam and Charles Bucknam. Mr. Morrison purchased the property at an auction in 2012 for \$400,000. He currently uses some buildings for storage, soy processing, and rents out about 7000 square feet to Weidman. A portion of the parking lot is used by St. Johnsbury Academy for truck driving lessons. There are no other leases at this time. He has advertised with NVDA. The property is land locked and is only accessible across the railroad track that he has to pay for a lease with the State of Vermont. There is an artisan well on the property but no sewer to go with it. There is a building with a sewer but no well to go with it. As the property was purchased in an auction a complete title search was not done, and Mr. Morrison was not aware of the lease agreement for the crossing or that it was landlocked. He desperately needed the building for storage and just bought it. Renovations would need to be done to several of the buildings to make them more suitable to lease out. Mrs. Bucknam stated that comparable are hard on this property as there are not very many sales of this type of property and the income is very little. The current assessed value that came from Income approach of the appraisal company is \$623,000. He feels the value should be at \$493,000. The inspection committee will be Will Rivers, Al Dunn, and John Goodrich.

On a motion by Tim Angell, seconded by Al Dunn to continue these hearings until September 3, at 6:00 p.m. to hear from inspection committees. Motion passed unanimously.

Minutes written by: Stacy Jewell



Minutes approved by: Kevin Oddy



ST. JOHNSBURY BOARD OF CIVL AUTHORITY
WEDNESDAY, AUGUST 14
Pomerleau Building 6:00 P.M.
ATTENDANCE SHEET

NAME PLEASE PRINT NAME CLEARLY	TOWN OF RESIDENCE
Abby Pollender	St. J.
Ron Smith	St. J.
Bob Swart	St. J.
Jeffrey	St. J.
MATT KRATESKI	LYNDONVILLE
Tim. Angell	St. J.
al Dunn	St. J.
Wile Bunn	St. J.
Gretchen D. Hammer	St. J.
DURWARD C. ELLER	St. Johnsbury, VT 05829
David L. Green	St. J.
Stephanie L. Churchill	St. J.
John Groshol	St. J.
David Rivers	St. J.
Kerip Oddy	St. J.
Leslie E. Morrigo	Rochester
DEBORAH T. BUCKNAM	Walden
Charles Buchanan	Walden
Sanford Boyle	St. Johnsbury,