

MINUTES OF THE MEETING
BOARD OF CIVIL AUTHORITY
August 8, 2016

Present: Jean Strong Linda Petty Linda Tucker
 Doris Eddy Alice Nitka Terri Gurdak Carter
 Ulla Cook – Town Clerk Herb Van Guilder Terry Thayne – Lister
 Mark Gauthier – Lister Margot Martell – Lister

The meeting was called to order by Chair Jean Strong at 10:00AM

Appeal for Marion Burch – 71 Ellisons Lake Road = 210136-000

Listers – Mark Gauthier stated this parcel contains 1.45 acres of land mainly classified as residential 1 with a contemporary building built about 1987 having primarily vinyl exterior and 2886 square feet, 1 unit, 1 bath, 1 ¾ bath, 1 half bath, 7 rooms total and 3 bedrooms. The property has frontage on Lake Rescue and good view of the lake and mountains. This property is assessed at \$796,900. We inspected the house in 2011 and at that time felt the kitchen was average. Two listers, Margot and Terry inspected the house on 6/7/16 and felt the kitchen to be good. Sales on lake properties include 22 Fishing Access valued at \$491,700 and sold for \$517,000, 79 Fishing Access valued at \$439,000 and sold for \$520,000 and 51 Carpenters Point valued at \$525,200 and sold for \$535,000. The analysis does include the sale of 71 Ellisons Lake Road in October 2014. The appellant sheet is not lake property, as presented to the listers. The sales analysis shows a median of 1.003 which is effective equivalent to a CLA of 100 percent.

Marion Burch was administered the oath. She is appealing the fair market value and the equalization rate. She stated that the best evidence of market value is the price paid in a bona fide sale. We purchase our house for \$705,000. She also presented two professional appraisals, the first was done when we purchased the property \$675,000, and the second was done in June 2015 showing \$725,000. We have upgraded the bathroom and the windows were replaced as they were not to fire code and were leaking causing drywall and wood damage and the deck railing was dangerously low – 2 inches below code. A local real estate agent gave me a recommended sale price of \$706,500 with comparable properties mainly on Okemo. In the initial reassessment and review of the property card I noticed that the condition of the rooms had increased in grade despite no remodel of the kitchen or bathrooms, only one was remodeled the others were painted. There was a kitchen removed on the lower level. The carpet floor was replaced with ceramic on the property card despite several cracks in the tile which is 30 years old. She presented a list of sales and the average of assessed value to price paid is 86 percent. She also presented a table showing the COD in Ludlow is 15.60 which is the measure of fairness of property tax assessments on the grand list. I feel that 71 Ellisons Lake Road is somewhere between 110 and 118 percent of fair market value. Also using the list of sales to assessed value, the 86 percent be applied to this property.

Mark Gauthier stated that on Exhibit 5 of recent sales in Ludlow, the last 16 sales occurred after April 1 so they cannot use them in their analysis. Also on the appraisal number 1 which took place in 2014 includes only one lake property in Ludlow and one mountain property and one in Wilmington Vermont which is not applicable. On appraisal number 2 none of the comparables are in Ludlow.

Inspection committee – Terri Gurdak Carter, Linda Petty, Doris Eddy.

Hearing recessed.

Inspection report for Joel and Bonnie Rosenthal – 195 Upper Crossroad – 220257-000

See attached.

Mr. Rosenthal stated his land value is too high based on the sale of the property across the street.

Closed session for deliberations.

Meeting reopened.

Alice Nitka made a motion to approve report as presented and to change the value of \$279,400 to \$282,000 with the changes made as recommended in the report. The Board wants to add a reduction of 5% for topography. Second by Doris Eddy. Motion voted and passed.

Meeting adjourned at 11:00AM

Respectfully submitted,

Ulla P. Cook, Clerk