

**MINUTES OF THE MEETING
TOWN OF LUDLOW
BOARD OF CIVIL AUTHORITY
August 23, 2016
10:00 AM**

Present: Jean Strong Linda Petty Terry Gurdak-Carter
 Herb VanGuilder Ulla Cook, Town Clerk Margot Martell-Lister
 Mark Gautheri-Lister

1. Call to order- By Chair Jean Strong.
2. Inspection report for Burch- given by Terry Gurdak Carter (see report attached)
3. Deliberations (closed if necessary)-not necessary
4. Decision with the recommended changes to rating of the kitchen, ½ bath, full bath and flooring reduced the value to \$775,100. Motion made by Herb VanGuilder to accept the new value. Motion voted and passed.
5. Other Business-There was none
6. Adjourn at 10:15AM

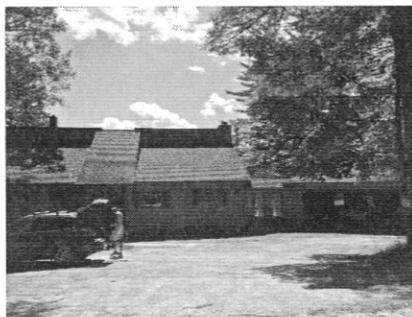
Respectfully submitted,

Ulla P. Cook, Clerk

REPORT OF INSPECTION COMMITTEE
LUDLOW, VERMONT

TO: Ludlow Board of Civil Authority

DATE: August 9, 2016



OWNERS: Marion and Simon Burch

PROPERTY: 71 Ellison Lake Road, 210136

INSPECTION DATE: August 8, 2016

INSPECTED BY: (3)

1. Linda Petty
2. Doris Eddy
3. Theresa Gurdak-Carter

Current Appraisal: \$796,900 Acreage: 1.45 Land Value: \$438,300
House Value: \$358,200 Square Feet: 2886

CONDITION: This contemporary lake house was built about 1987. It has primarily vinyl exterior and an asphalt shingle roof. It has 3 baths; one half bath, one $\frac{3}{4}$ bath and one full bath. It has 3 bedrooms and a total of 7 rooms.

COMPARABLE PROPERTIES AND SALES (listers):

1. Parcel ID# 210118, 22 Fishing Access, sold for \$517,000, valued at \$491,700. It has 2,775 square feet and 0.79 acres.
2. Parcel ID# 200234, 79 Fishing Access, sold for \$520,000, valued at \$439,000. It has 1,508 square feet and 0.23 acres.
3. Parcel ID# #200345, 1 Carpenter's Point, sold for \$535,000, valued at \$525,200. It has 2,124 square feet and 0.71 acres.

COMPARABLE PROPERTIES AND SALES (appellants):

1. 860 East Road, sold for \$350,000, valued at \$307,989.
2. 22 Fishing Access, sold for \$517,000, valued at \$491,700.
3. 1286 Route 100N, sold for \$475,000, valued at \$269,400.
4. 75 Fishing Access, sold for \$560,000, valued at \$541,000.
5. 52 Fishing Access, sold for \$545,000, valued at \$511,600.
6. 61 Fishing Access, sold for \$170,000, valued at \$105,290.
7. 79 Fishing Access, sold for \$520,000, valued at \$439,000. It has 1,508 square feet and 0.23 acres.

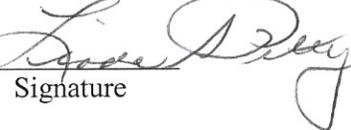
REASON:

The homeowner states that their house and land are valued higher than they should be and presented appraisals and comparable sales as evidence. The listers inspected the house on 6/07/16 and changed the rating of the kitchen and bathrooms from average to good. The homeowner states that, besides painting, the flooring, cabinets and counter tops remain the same, so those changes should not have been made. The listers state they stand by their ratings. The committee agrees that the countertops, cabinets and flooring remain the same, except for the painting. We found that the ceramic kitchen floor was cracked in several areas. We also found carpeting, tiles and laminate flooring, but no hardwoods as stated on the lister's card. This committee agrees with the appellant in changing the condition of the bathrooms and the kitchen back to average, with the exception of the ¾ bath. We agree with the rating of very good. We would also like the flooring changed to laminate. This committee found the parcel of land across the street to be of questionable value with its steep slope and possibility of the leach field/septic being located there. We noted the TOPO reduction on the card.

The property's value should be adjusted to reflect the changes to the rating of the kitchen, ½ bath, full bath and flooring.


Signature


Signature


Signature