

**MINUTES OF THE MEETING  
BOARD OF CIVIL AUTHORITY  
JULY 14, 2015**

Present:	Linda Petty	Linda Tucker
	Terri Carter	Doris Eddy
	Harry Welch	John Boehrer
	Ulla Cook	Margot Martel – Lister
	Terry Thayne – Lister	Mark Gauthier – Lister

The meeting was called to order by Co-Chair Linda Tucker at 6:00PM

The oath was administered to all BCA members present, listers and appellants.

**Dale and Marilyn Comey – 84 North Ridge Road – parcel 040250-000**

Mr. Comey:

Property values were significantly impacted post 2008 and then when Mary Davis's home sold, since it is very near us and the same style, same builder, we heard what it sold for and what our assessment was at that time, we did grieve and were told that it was a distressed sale and did not have any impact on our assessment.

Mr. Comey presented an appraisal from Green Mountain Appraisals to establish the fair market value for the transfer of that value to their children under a Qualified Personal Residence Trust.

The Green Mountain Appraisal shows a fair market value of \$1,500,000. Prior to our grievance appeal the listers fair market value was \$1,878,700 which is 25% above the Green Mountain Appraisal. The listers did reduce our assessment by 4.3% recently to \$1,799,000 which remains about 20% higher than the Green Mountain Appraisal.

There are comparables in the Green Mountain Appraisal showing an average sales price of \$1,488,000. Also, we have examined the assessments of the other three completed homes on North Ridge Road and estimate that the value per square foot embedded in the listers June 16, 2015 fair market value of \$1,798,800 for our property is more than 50% greater than the average embedded value per square foot for the other properties on North Ridge Road. We estimate even the Green Mountain appraisal of \$1,500,000 has an embedded value per square foot more than 30% greater.

Listers – Terry Thayne:

This parcel contains 16.21 acres of land with a contemporary ski building consisting of 5371 square feet.

This property was lowered at grievance around \$100,000 the reason being we had this house listed as superb condition and no other house is rated that condition. We also had it listed as a contemporary, we changed that to contemporary ski home which is the grade we have the houses on Okemo at Solitude. Comparable sales are:

52 Solitude Road sold 4/4/2013 for \$2,550,000 has 5348 square feet, take out the land value of \$492,800 leaves sale price of \$2,057,200

991 Okemo Ridge Road sold 2/9/2015 for \$2,312,500 has 6036 square feet, take out the land value of \$500,000, leaves sale price \$1,812,500

4 Coleman Brook Drive sold on 1/31/2014 for \$2,300,000 has 5517 square feet, take out the land value of \$524,000, leaves sale price \$1,776,000

Lake Sale on 5/8/2015 sold for \$1,700,000.

Inspection committee to consist of Doris Eddy, Terry Carter (chair) and Linda Tucker.

Hearing Recessed.

**Joseph Wofchuck – Okemo Trailside 14B – parcel 060129-002**

Joseph Wofchuck:

The appellant was not present but stated in his letter that the value of this property in today's market is substantially below the assessment. He did not give any comparable values or sales.

Listers – Terry Thayne:

This unit consists of 2024 square feet. Mr. Wofchuck during his grievance supplied us with a letter from his broker suggesting a list price of \$355,000 and some comp sales of the unit next door 14A sold for \$325,000 on 4/13/2012 and 14C sold on 4/23/10 for \$300,000. Unit 14A sale is 3 years old and is 488 square feet smaller; unit 14C sales is 5 years old so it has no relation to the current market.

The location of this unit is a short walk across Okemo Trailside Road to the Sachem ski trail.

Comparable sales: Unit 15A sold 6/25/2014 \$342,000 1600 square feet  
Unit 17A sold 9/22/2014 \$340,000 1806 square feet  
Unit 22B sold 8/01/2004 \$469,500 2143 square feet  
Unit 21B sold 3/12/2015 \$425,000 2000 square feet

There were two sales in June 2015 Unit 49B sold for \$355,000 1800 square feet assessed value \$331,000 and Unit 45D sold for \$395,00 1800 square feet assessed at \$378,000.

Iroquois Village sales in the last year are showing a sale price averaging \$97,000 above the assessed value.

This property is fairly valued at \$403,000.

Hearing Recessed.

**James Ghia – 121 Ghia Farm Road – parcel 220147-000**

James Ghia:

The appellant was not present but stated in his letter he is appealing the \$176,000 increase in his home site.

Listers – Margot Martel

It is the opinion of the listers that changing the 2 acre site value and adding the excess value to the excess land is manipulating the figures to benefit the owner. Also the owner is in the Current Use Program. We have a land schedule as part of the appraisal procedure which has a 2 acre site value assigned to each neighborhood in the town. Mr. Ghia's property is in the residential mountain good neighborhood as are the other properties in that area. It would not be fair procedure to adjust the designated/assigned site value on just one property in a neighborhood and we must adhere to policy and procedure and be fair to all property owners.

The 2012 State Appeal hearing written by the hearing officer agreed with the overall value of the property but the numbers were manipulated to benefit this one property owner on the value of the 2 acre home site.

Inspection committee to consist of John Boehrer, Linda Petty and Doris Eddy, Chair.

Hearing recessed.

No further business. The meeting adjourned at 6:40PM.

Respectfully submitted,

Ulla P. Cook, Clerk