

MINUTES OF THE MEETING
BOARD OF CIVIL AUTHORITY
JULY 21, 2014
10:00AM
TOWN HALL

Present: Jean Morrill Alice Nitka
 Nataile Gruber Linda Tucker
 Phil Dunwoody Doris Eddy
 Herb VanGuilder Terri Carter
 Ulla Cook, Town Clerk Margot Martell, Lister
 Terry Thayne, Lister Mark Gauthier, Lister

The meeting was called to order by Chair Jean Morrill.

Reorganization – Motion to nominate Jean Morrill as Chair, second Doris Eddy; motion to nominate Linda Tucker as Vice Chair, second Alice Nitka; motion to nominate Ulla Cook as secretary, second Doris Eddy. All motions were voted and passed.

Administer Oath to Listers and BCA members – oath was given by Ulla Cook to listers and BCA members and signed by all.

Tax Appeals - Daniel Ferrara Unit #211 The Mill [parcel ID 230410.018

Appellant - Mr. Ferrara was not present but sent a letter stating he felt he has an unfair assessment compared to other similar properties. There have been only two sales in the last two years and the prices continue to decline, one was a one bedroom for \$63,000 in 2014 and the other a two bedroom for \$125,000 in 2013. Based on that 2 bedroom sale over a year ago things have only declined, his 743 square foot units fair market value is \$93,813 and he asked the listers to reassess his unit to \$94,000. If you compare his unit to the one bedroom, the fair market value would be \$79,069. In fact another two bedroom is listed at \$89,000 and mine is at \$100,000 if I still decide to sell. There are comparable two bedroom assessments, they are not only larger but assessed at a much lower \$/sqft than mine which is at \$147.00 sq/ft; Unit 210, 892 square feet at \$129.00 sq/ft, Unit 212, 1019 square feet or \$117.00 sq/ft and Unit 209, 1216 square feet or \$106.00 sq/ft.

Listers – There have been 3 sales Unit 201, 688 square feet assessed at \$106,700 and sold for \$107,500; Unit 401, 990 square feet, assessed at \$127,100 and sold for \$125,000 and Unit 205, 592 square feet, assessed for \$71,800 and sold for \$63,000. Lister Terry Thayne there is a certification of detail report where the listers submit the valuation on all the Mill units to show that we do have a system in place which we are reviewing on a yearly basis and if we see sufficient evidence to suggest that all units are not fairly assessed and or treated equally, we will change all of them. We gave no weight to the appellant's listing as listings can and have been cancelled.

Inspection committee to consist of Terri Carter, Jean Morrill and Doris Eddy.

The Board of Civil Authority recessed.

Board of Abatement

Same attendees as above.

Michelle Chapman – parcel 060438-021 - 21 Tuckerville Parkway - \$155.10 – mobile home abandoned and therefore lost or destroyed. Mobile home park now owned by Housing Trust of Rutland and they wish to dismantle it. Motion to abate made by Terri Carter, second Linda Tucker. Motion voted and passed.

Michael Davis – parcel 060438-024 – 24 Tuckerville Parkway - \$76.13– mobile home abandoned and therefore lost or destroyed. Mobile home park now owned by Housing Trust of Rutland and they wish

to dismantle it. Motion to abate made by Phil Dunwoody, second Doris Eddy. Motion voted and passed.

No further business. Board of Abatement adjourned.

Respectfully submitted,

Ulla Cook, Secretary
Town Clerk