

MINUTES OF THE MEETING  
BOARD OF CIVIL AUTHORITY

JULY 11, 2022

Present: Jean Strong                      Terri Gurdak Carter                      Herbert VanGuilder  
                 Laura Lienhard                      Joyce Washburn                      Alice Nitka  
                 Ulla Cook                      Jeannie Stasz-Lister                      Doug Sheehanj-Lister  
                 Ryan Silvestri –Appraiser                      Eric Szyluk –Appellant

The meeting was called to order at 10:00AM by Chair Jean Strong. The oath was administered to all BCA members, listers and appellant.

Tax appeal for Grateful Investments 58 Pleasant Street, parcel230452-000

Ryan Silvestri presented for the Town that there was a grievance granted lowering the value from 437,000 to 386,900. This decision was made based on information from the owner that the interior is heavily unfinished. This property consists of a 6 unit multi-family home built around 1900. This home has approximately 5812 square feet of living space and is currently in good/very good condition with 25% added depreciation for work not finished on the interior. The building is listed as having 6 bedrooms (one per unit), 6 full baths and 6 kitchens. Also the building has recently been updated after being purchased for 90,000 on February 5, 2021. The observed exterior updates are as follows new roof, siding, windows, electrical service, porches and cosmetic updates to the lot. At this time all interior updates are assumed. Comparable sales are 3 Pleasant Street selling for 340,000 and 9 High Street selling for 680,000.

Eric Szyluk stated he purchased this property for 90,000. The place was only occupied by four units. I am only left with two the other four are uninhabitable units. I did redo the whole exterior which is roof, windows and siding, fixed the front porch. The electrical was updated to 6 units and an owners unit being the common area. There is no income coming in other than the two units paying rents of 850.00. I have put 75,000 to the exterior improvements. To increase my value from 138,000 to 386,900 which is an increase of over 230% in one year. Your comparables sales occurred in 2022 and we all know we are at the top of the market. The market is softening. I am trying to get these units fixed so I can rent to locals. It is easier to sell a two unit house as you can get homeowner financing, but purchasing a 6 unit you have to put down 20, 25 or 30% so it brings down the value.

Ryan Silvestri stated we are taxed at fair market value every year as of April 1. I do keep in mind when we look at capital improvements I do always keep in mind where the rest of the Town is set in the 20-21 reappraisal. So the assessments are still incredibly low still comparative to all the sales that have occurred in the last three years and moving forward thru this year. I do keep that in mind as far as equity.

Eric Stated there are two tenants. I believe the tenants have been there for 5-6 years. This building was one of the worst on the street and I believe some of the tenants were living in subpar conditions because they could not find anything else in my opinion. There were violations from the fire department that I had to attend to so we are all set with that and repairs have been done to the two units that the tenants occupy.

Terri Carter Gurdak questions using 11 Pleasant Street as that sale occurred after April 1. Ryan Silvestri stated we should not use it.

Inspection committee to consist of: Terri Carter Gurdak, Chair, Alice Nitka, Joyce Washburn, Jean Strong and Laura Lienhard. Ryan Silvestri requested permission to accompany the inspection committee. Inspection to be Wednesday, July 13 at 10AM.

Meeting recessed.

Respectfully Submitted,

*Ulla Cook*

