

MINUTES OF THE MEETING
BOARD OF CIVIL AUTHORITY
July 9, 2019

Present: Jean Strong Beverly Stepp Alice Nitka
Harry Welch Terry Carter Ulla Cook-Town Clerk
Terry Thayne-Lister Margot Martell-Lister

Citizens – Scott Murphy
Attorney Matthew Birmingham

The meeting was called to order by Chair Strong at 9:00AM.

The oath of office was administered to the BCA members and Listers.

Tax appeal for Antoine Dirk Roeland, 41 Apache Ridge Road, parcel 030662.000

Listers – Terry Thayne the BCA is familiar with this property as they were there last year. It was purchased for \$350,000 was completely remodeled inside. After BCA last year we made a 35 percent depreciation adjustment to reflect that. Now that it is finished and they built a 24 by 30 garage on the property and finished the interior remodel. We now have it at \$444,200. We have a lot of comps as presented in Exhibit A all of them smaller. This home is a short walk to the Base Lodge and ski area. Chairman Strong asked if the listers had been in the home since the remodel and Mr. Thayne responded yes. Then Ms. Strong asked if they had done any landscaping and Mr. Thayne responded no.

Attorney Birmingham represented the property owner and he stated they toured all three properties under appeal yesterday. This is a 50 year old structure on Apache Ridge, a postage size lot. This property was purchased for \$350,000 in 2017. There is the marketplace price for this property. There has been some interior remodeling done. Attorney Birmingham maintains the lower floor was remodeled and not the upper floor and a bath was reduced to a ¾. A garage was built which the listers have assessed for \$15,000. He claims it is a 10 minute walk to the ski are. It is a very small house, only 1300 square feet. Last year on appeal it was lowered to \$362,000. Two issues we raise is what affect does the purchase price have two years ago and is there \$80,000 worth of renovations. The value is not \$362,000 anymore nor is it \$444,200.

Terry Thayne corrected Attorney Birmingham that the building is 34 years old and not 50.

Attorney Birmingham did not have any other information or comps other than just the lister card.

Inspection committee to consist of Terri Carter, Chair, Jean Strong and Alice Nitka.

Hearing recessed.

Appeals for Thomas Mendel and Elizabeth Schuette were withdrawn per Attorney Birmingham. Mr. Mendel and Attorney Birmingham agreed to withdraw the appeal. Attorney Birminham stated that the listers had reduced the Schuette property during grievance and the listers had lowered to \$962,400 and on that basis the appeal is withdrawn.

No further business. The meeting adjourned at 9:20AM.

Respectfully submitted,

Ulla P. Cook, Town Clerk