

Town of Corinth Board of Civil Authority Appeals Continuation August 21, 2017 (Unapproved)

Members Present: Tim O'Dell, Linda Weiss, Laurie Sheridan, Amy Peberdy, Bonnie Blodgett, Kathy Chapman and Nancy Ertle

Guests: Karen Galayda- Lister, Robin and Jeff DePalma and Gary Thurston

Linda called the meeting to order at 6:00 p.m.

Nancy gave the witness oath to Karen, the DePalma's and Gary Thurston

The minutes to the August 15, 2017 meeting were reviewed. Laurie moved to accept the minutes, Steve seconded. Linda moved to amend the minutes to include "Karen stated that Nancy was discussing the particulars of a property inspection with Susan Fortunati." Tim seconded the ayes have it.

Linda wanted to review the minutes for July 25, 2017 meeting. Linda moved to fix an error of fact. In the second to last paragraph it should say "Location of the property is on a class 4 Rd and is 950' from a class 3 Rd. which lowers it."

Linda moved to change wording in the July 27, 2017 minutes 3rd paragraph from bottom of first page, change from "98% complete to 98% good." Laurie seconded the ayes have it.

Steve moved to change wording in the July 27, 2017 minutes 3rd paragraph from bottom on second page, change from "75% complete to 75% good" Linda seconded the ayes have it.

Linda moved to change wording in the July 31, 2017 minutes 2nd paragraph from bottom from "The Eureka site is a .6 neighborhood which is determined by the road it is located on to The Eureka site is a 6. Neighborhood." Steve seconded the ayes have it.

Gary Thurston case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Linda asked Gary if he had any more evidence he would like to submit, he said he had none. He did ask about the Inspection Report talking about the house site being 3 acres and part pasture. He was told that wasn't his official house site listed by the Listers but an observation of the Inspection Committee. Linda asked Karen if she had anything she said she didn't.

Robin and Jeffrey DePalma case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Robin asked some questions about the report that were clarified for her. Tim told her the report was for the BCA so they can "see" what the inspection committee saw. Linda explained how the deliberation session and the decision is made. Jeff entered evidence #5 a quote from an online calculator that simulates an amount a bank would lend on their property. Robin stated if a buyer were looking for a loan they wouldn't be able to get enough money to buy their house. There was discussion about where the banks that do the online quotes get their information. Jeff said they get it from free information online. Karen stated the only thing online for our town is the Grand List, which doesn't have any of that kind of information on it. Tim stated a printout online is no guarantee from anybody. Jeff said taxes are less from the comparable #2. There was talk about the inspection report saying the fixtures are builder grade. Karen said Listers didn't value basement as finished.

David and Linda Sprafke case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Amy passed out the pictures and a disk for the file. Linda asked if the Listers had anything

Karen said nothing really. She did speak on camps values starting at 70% complete then take off percentages for other things. She explained how the Listers got to 85%. No other questions.

James Boudrow case: Nancy passed out the Inspection Committee report which was reviewed by everyone. Karen said the standard depreciation is 28% for an antique house and about 24% if it has been renovated. She said the Listers gave it a 35% depreciation. Linda asked if there were any questions for Karen, there weren't any.

Russ moved to go into deliberative session at 7:40 p.m., Bonnie seconded the ayes have it.

Out of Deliberative session:

Tim moved to change the value of Robin and Jeffrey DePalma's located at 4260 Maplewood Rd. from \$259,000.00 to \$256,600.00 because of in grade value of house site from 1.1 to 1.0. Steve seconded the ayes have it. Amy abstained she wasn't at the first meeting.

Linda moved we add 5% functional depreciation to David and Lynda Sprafke's camp located at 2631 Coppermine Rd. for limited use of fixtures because there is no running water or septic which results in a \$2304.00 drop in property value for a total of \$77,896.00. Amy seconded, the ayes have it.

Linda moved we subtract the value of porch #3 at the James Boudrow property located at 1892 Cookeville Rd. because it is unusable. We also raised the physical depreciation to 40% and raise the barn to 50% good giving us a total value of \$157,254.00. Russ seconded, the ayes have it.

Linda moved we change at the Gary Thurston property located at 1049 Fairground Rd. the square footage of porch #1 to measure 270 square feet which changes the value to \$7,319.00. Laurie seconded, the ayes have it. Tim moved that functional depreciation of the house goes from 0 to 3% on account of stairway, bathroom and closet which results in a decrease of \$6110.00. Linda seconded, the ayes have it. Linda moved we adjust the grade value on 96 acres from .8 to .9 based on a comparison property of Jeff and Robin DePalma, the value becomes \$124,992.00 and also change the grade of building lot to 1.0 with a value of \$25,000.00. Russ seconded, 6 yea's 2 nay's motion passed. Tim moved to change the % good from 75 to 65 because of 2 bay doors absent, 1 person door, six windows, wiring and fixtures absent, intended loft with no usable floor, stairs no railing, building not sides, changes garage from \$22100.00 to \$19,164.00. A total value adjustment comes to \$361,193.00, Linda seconded the ayes have it.

Steve moved to adjourn Russ seconded, the ayes have it, meeting adjourned at 10:00 p.m.