

Members Present: Nancy Ertle, Chris Groschner, Jack Learmonth, Steve Long, Amy Peberdy, Linda Weiss, Allen Locke, Lois Jackson

Guests: Mike Tkac, Margaret Loftus, Jonathan Durham, Karen Galayda, Jen Brooks-Wooding and Melisa Mahony

Linda called the meeting to order at 6:38 pm

Review of the minutes to the July 10, 2014 meeting. Amy moved to accept the minutes as presented. Jack seconded. The ayes have it.

Linda was on the inspection committee and spoke about corrections the inspection committee made to their square footage numbers on the Tkac property before the meeting. Steve asked if the deck counted in the numbers, Linda said the porch's decks and work shop etc. don't get included. The discrepancy was on the second floor part of which was a loft and part of which was open to the floor below. Jack said the appraisal and inspection report are different and Chris asked if the inspection committee though they had accurate numbers and Amy, Linda and Allen said yes. Linda recommended using the square footage of 4344. Listers had 4886, which included a full second floor.

Linda asked Mike Tkac if he had any further evidence and he said no.

Karen said the Listers value with the new square footage and 50 acres is \$519,000.00. Allen mentioned the functional depreciation would have to change to coincide with the new square footage because the functional depreciation was based on an over sized house and the square footage had gone down.

Steve moved to accept the inspection committee's report and to direct the Listers to work out the functional depreciation for the square footage as per the inspection report and to recalculate value and to notify Nancy within 15 days of the inspection committee report. Nancy seconded and the ayes have it.

Jack asked if we would have to have another meeting for this and Linda said no.

Linda re-opened the Margaret Loftus and Jonathan Durham appeal and called on the Listers to open with their statement. Melisa said this was grievance for 109 Gristmill Rd. Jon thought the assessment was too high. The changes the Listers had made on the property were to combine the Ding Dong house on Cookeville Rd with the Church house on Gristmill Rd. for a total of \$404,399.00 which is the value on 2 houses and 33.70 acres.

The Melisa and Jen representing the Listers went to the house on Gristmill Rd for an interior inspection and entered Evidence I. a letter on their findings.

Jack asked if the Listers had made any changes, they said no but they found things that "may" change the value on the church property only.

John Durham spoke and said they weren't actually grieving the whole value but they had gotten a Lister's card and the value went up over 10% with no reason. They hadn't made any changes to the property and didn't feel there was a reason for the value to go up so much. They had a meeting with the Lister's and the Lister's came up with a slightly smaller number. The last time the property was inspected was 2007.

Linda asked why it went up 10%. John said it went from \$370,000.00 to \$420,000.00. Karen said it went up \$10,500.00 for site improvements and \$27,500.00 for house site value when the Ding Dong/Cookeville Rd house was added for a total of \$38,000.00. The year before they were taxed on the Ding Dong house but not the site or improvements. John asked "what improvements, there weren't any". Jack asked what the site improvements were. Karen said "water \$5000.00, septic \$5000.00 landscape \$5000.00 and pond \$5000.00. The house site for the Ding Dong house and 2 acres was left off last year and is \$27,000.00. Jack asked if all house site values are the same. Karen said it depends on the neighborhood and land.

Margaret didn't know it was for the Ding Dong house and thought the Church house increased. When they went for a mortgage to combine the two properties' W.R.S.B. said the Church house added no extra value and they couldn't get a mortgage on the open market for it because it was an unconventional house. Margaret said they were grieving the total value. John said there were too many areas in CAMA to change around and it affects the value.

Linda said we must appoint an inspection committee to inspect the house. The \$38,000.00 had been omitted and that was corrected. If the Listers could change the value without the BCA maybe we don't need to send an inspection committee. Margaret asked if they can request that the Lister's redo CAMA and see if it helps. Linda asked if the Loftus's would withdraw the appeal if they did that. Karen said no it is done and the grievance is done and it is up to the BCA. Allen said that was being too rigid and if Listers conclude it should have been done differently it could be done through errors and omissions and brought to the Selectboard for changes to the Grand List. Linda said if Lister's brought it to the Selectboard Loftus's would have to withdraw their appeal. The Lister's were asked if they would be willing, Jen spoke and said yes and that she would be disappointed if they didn't use the Lister's report after the time it took to do the reevaluation. Lister's will recalculate. Linda asked Margaret if they were willing to withdraw the appeal and Margaret said yes if there were results.

Loftus's have withdrawn appeal with expectations. Jen and Melisa will reevaluate the value and take it to the Selectboard for change. John asked what if it didn't work out. He was told he could grieve again next year.

The members then moved on to review the changes to the check list and approve names of people to work the polls. Jack moved to approve the names Chris seconded the ayes have it.

The volunteer's to take ballots to the sick and elderly were Linda and Amy.

No other business to come before the board so Jack moved to adjourn Chris seconded. The ayes have it. Meeting adjourned at 7:50 pm