

Board of Civil Authority Appeals Meeting Minutes for July 31, 2017 Approved

Members Present: Nancy Ertle, Linda Weiss, Chris Groschner, Kathy Chapman, Tim O'Dell, Amy Peberdy, Bonnie Blodgett, Hal Drury, Laurie Sheridan, Steve Long and Russ Pazdro

Guests: Karen Galayda, Jen Brooks-Wooding and Christine Minery- Listers. Tom Cain- Hired Appraiser Gary Bahlkow and Jim Boudrow.

Meeting called to order at 6:00 p.m. Linda announced this was a continuation of the BCA Hearings and reviewed the structure of the meetings.

The minutes to the July 27th meeting were reviewed. Chris moved to accept them Hal seconded the ayes have it. Amy abstained she wasn't present at this meeting.

Gary Bahlkow case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis for the 25 acre parcel and evidence #3 Appeal Sheet with Lister cards and tax map with evidence #4 Sales Analysis for the 108 acre parcel. For the first parcel of 108 acres. It is a Super Fund site, which does have a mine on it. She said there is no visible tailing piles. Tom spoke on the sales analysis comparable's. One being the Eureka which sold in 2012 for \$70,000.00 with comparable contaminates. It was listed for \$100,600.00 before grievances and the house site grade was .8 and after grievance the Listers changed it to .7 with the value now being \$98,000.00. Linda asked how they decided the level of degradation. Karen said that tailings etc. don't show. Russ said there were no leaching or tailings. Linda asked the Listers if they walked the property or viewed a map, Karen said a map.

Gary said information by the EPA he submitted for evidence shows that the brook on his property also has leeching of pollutants. It was designated as a Super Fund Site more than 10 years ago. He has information on what's been studied and the location of water testing stations. He said based on the tests the water quality is equal with the Eureka Mines. Gary noted that the first comparable 2025 Richardson Rd. the Eureka Mines, is the most similar and realistic. He also spoke about the Northern Long Eared Bat which is an endangered species has recently been found in the Mines on his property in the Smith Mine. Timber harvesting is controlled in the bat protected area which impacts his property from a value standpoint. He submitted evidence #5 a map showing the Federal Protection Zone for the bats and evidence #6 EPA Superfund Site information. The Federal Guidelines are still to come. He reiterated his points: it's on a trail not a class 4 road, the water pollution/quality, endangered bat area and EPA Superfund site. He said realtors told him it is basically unsaleable. The BCA had a few questions. Gary said there were visible tailings piles, not as big as the other mines.

Karen spoke on the 25 acre parcel. She said it hasn't been seen by Listers since 2000, no one can find it. After grievance they lowered the house site from .9 to .8 and land from .8 to .7. The Eureka site is a 6. Neighborhood. Linda asked how they increase the value on property they haven't seen. Karen said land grades and site grades went up along with cost of camp so value changed. Lister's are welcome to go with inspection committee to view property. Tom spoke of sales comparisons.

Gary made his points of: near SFS, on legal trail not road, he takes substantial issue with the comparable's they are not the same thing at all. Same watershed at Eureka Mines.

Linda asked for people to visit the site: Russ, Hal and Steve will go on August 15th at 4:00 p.m.

Change of Agenda: The Board will hear Jim Boudrow first since Christine Wilson and Mary Kent aren't present.

Jim Boudrow case: Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. She said it went from \$120,600.00 in 2016 to \$180,400.00 in 2017. After grievance they lowered it by \$15,100.00 for quality and reduced acreage. They updated the acreage from 2 acres to 1.2 acres. She said they gave it a bit more functional depreciation. The average is 25% for an old house like that and they gave it 35%. They also raised the functional depreciation from 5% to 7%.

Tom spoke on the sales Analysis, he read the comparable sales.

Linda asked if there were any questions, there were none.

Jim spoke about the Listers comparable's, he said 909 Village Rd sold for \$100,000.00 because the woman had died and it was a distress sale, it was originally listed for \$290,000.00. That it had been completely redone from top to bottom including new foundation making it not comparable at all. Jim submitted evidence #3 Pictures of his house, barn and sugar shack. They showed many things wrong with the house including failed septic, steps, old bad plumbing, rotten carrying beams, bad electrical, doors, sagging floors, holes in floors, need new windows, ceiling falling in, cracked walls, rotten decks, bad footings, bad roof, sagging barn with peeled up roof.

Karen said the barn was at 40% depreciation. Jim said couldn't sell the house because the water quality and septic won't pass for a sale.

Linda asked for 3 people to go, they are Laurie, Linda and Kathy.

Christine Wilson case: Christine was not present. Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. Karen said the cost tables changed from what they were in 2006 and that is the only reason they went up, that there was no other adjustment. Jen spoke about a turnbuckle inside that helps hold the foundation. Hal said the assessment almost doubled. Linda said it was due to inflation between 2006 and 2016 with the new cost tables. Tom went over the comparable's. Linda asked if there were questions. Chris commented that the new appraisal was to gain fairness throughout the town. In her letter Christine mentioned losing land to the new bridge. It was discussed. Karen said the Listers had an appointment at 10:00 a.m. with Christine. The Board asked her to see if they could come at 3:30 the same day. Bonnie, Amy and Linda will go if she is available.

Mary Kent Case: Mary was not present. Karen spoke for the Listers. She entered evidence #1 Appeal Sheet with Lister cards and tax map attached and evidence #2 Sales Analysis. She said there has been a mix up about the second floor square footage. Previously it was listed as 240 square feet and it is really 648 square feet, so the house size was wrong and that made the value go up a bit. She said the porches and decks came in different costs because of the new cost tables. Tom measured second floor. Tom read the analysis and comparable's. He spoke about the rough-ins which are washing machines and dish washers. Mary had asked about that in her letter. A hot water heater is a fixture as is sinks, showers etc. which there are 11 of. The basement size was measured which increased the size of it the original measurement being in error. Karen said decks and porches are valued separately now, in old cost tables they were valued together. They gave her a discount for "over Porch" of 4% which gets given when your house has too many. Nancy read evidence #3 which was a letter from Mary Kent. It addressed the issues talked about above. Linda asked for 3 people to do a site visit, they are Kathy, Chris and Steve and they will go on Thursday August 17th at 12:00 p.m.

Continuation meetings were set for reports from inspection committees, any new evidence and deliberations. The first meeting will be on August 15th at 6:00 p.m. and will go over the reports for Tkac, Wilson, Duffy and Copolous. The second meeting will be on August 21st at 6:00 p.m. and will go over the reports for DePalma, Thurston, Sprafke and Boudrow. The third meeting will be on August 29th at 6:00 p.m. and will go over the reports for Kent, Bahlkow and Lavallee.

No other business to come before the Board, Chris moved to adjourn Steve seconded, the ayes have it meeting adjourned at 9:00 p.m.