

Board of Civil Authority Meeting Minutes for July 23, 2018 Appeal of Listers Grievance (Un-Approved)

Members Present: Nancy Ertle, Russ Pazdro, Tim O'Dell, Bonnie Blodgett, Laurie Sheridan, Amy Peberdy, Kathy Chapman, Steve Long

Guests: Jen Brooks-Wooding, Linda Weiss, Karen Galayda and Mike Tkac

Laurie standing in for Linda as chair since Linda is a Lister called the meeting to order at 6:00 pm.

Review of the minutes for July 17, 2018. Amy moved to accept the minutes as presented, Tim seconded, the ayes have it.

Karen offered an introduction as to why we are here. Listers changed the data the BCA had given them last year. They fixed the four property's the BCA made changes to. Mike's had to have the square footage changed which in turn changed the unit cost. The square footage received from the BCA the year before made the porch the wrong size and made it not "fit" the house. Karen had to make the size smaller so it fit the drawings and the size of the house. Listers had to have a drawing that worked. This is all done by the program the Listers use. It changed the value of Mike's house from \$574,500.00 to \$572,200.00 a difference of \$2,300.00.

Karen (evidence #1) handed out a Statue interpretation from VLCT she received at a training. She read part out loud.

Linda wanted to point out that she was the normal Chair of the BCA but has recused herself for this meeting and will be participating as a Lister per Title 32 131 subchapter 4404 of the Vermont Statutes.

Mike referred to a court case Pronto vs. Castleton that states all tax payers need to be treated equally. (Evidence # 2) Mike passed out his Tax sheet for this year and (evidence # 3) last year He said his tax sheet this year changed his unit cost and not anyone else's. Laurie said lots of people had changes.

Linda stated the computer program used by almost everyone in the State changes unit cost based on information in the square footage line. Old square footage was 4218 new is 4185, which raised the cost of unit price. Karen said it is the same cost table as last year. When we do a town wide reappraisal we get a new cost table that has to be used until the next reappraisal.

Mike handed out (evidence # 4) a reappraisal Introduction and Guidelines sheet. Under the good rating it said the effective age is 11 to 30 years. Flooring and roofs had an age of 20. His quality went from avg/good in 2014 (evidence # 5) to good/vg in 2017-2018. Karen explained quality is about the construction, roof, windows etc. Condition affects the physical depreciation, wear and tear on structure, how it ages. Amy stated that it is a moot point since that was 2014 and we had a reappraisal in 2017.

Karen explained the BCA data is only good for a year. There was conversation about the porch and its size and fitting it to the house. Karen said the Listers are the appraisers and their value is valid. Tax payer has to prove Listers are wrong.

Karen requested that we deny Mike's appeal and let him go to the State to have the State appraiser come to his house to value it, which would be good for 3 years. There has to be evidence, not opinion.

Because of the meeting Mike said he understood it better and stated he wanted to withdraw his appeal. That it makes sense now. Appeal withdrawn.

No more business to come before the board. Russ moved to adjourn, Kathy seconded, and the ayes have it.

Meeting adjourned at 6:48 pm