

Board of Civil Authority Meeting Minutes for July 21, 2020 DRAFT

Members Present: Nancy Ertle, Tim O'Dell, Amy Peberdy, Kathy Chapman, Jane Conner, Anne Margolis and Russ Pazdro

Guests: Karen Galayda- Lister, and Eugene and Cobelena Bisson

Meeting called to order at 6:03 pm.

Approval of minutes: Amy moved to approve the February 18, 2020 meeting minutes as written, Jane seconded, the ayes have it.

Amy moved to approve the May 28, 2019 meeting minutes as written, Anne seconded, the ayes have it.

Amy moved to approve the June 16, 2020 meeting minutes as written, Jane seconded, the ayes have it.

Tax Appeal hearing for Eugene and Cobelena Bisson.

Karen passed out Evidence #1 which contained 3 picture and a sketch table of the house. Also, Evidence #2 which contained the Lister card and 2 comparable' s.

Karen stated that the house is 3700 square feet which is a large house. It is a cabin with an addition. She stated the Paronto's had it on the market for 3 years and had to sell it for less because they had moved and needed to get rid of it. The Listers increased the functional depreciation at the Grievance hearing with the Listers on June 23, 2020 from 16% to 20%. This raised the amount of money taken off for functional depreciation from \$67,000 to \$ 97,000.00.

Eugene Bisson said Paronto's settled for a lot less money when Eugene bought the house because the house couldn't be sold easily because of the functionality. He said he had it on the market for a year and it was a beautiful house but not salable. He submitted Evidence #3 which was an appraisal report written by Richard m Lagerstedt, that was done for NorthCountry Federal Credit Union that listed the value as \$240,000.00. Eugene thinks \$240,000.00 is what it is worth. Eugene also passed out Evidence #4 which is two sales agreements one between him and Paronto's and one between him and his buyer showing the sales price.

Karen noted that it is fair market value that is important not sales price. She stated Eugene's comparable' s aren't comparable and not in our town. Karen stated that with the adjustment taxes on the property went down to \$5600.00. The comparable's the Listers gave one of them is valued at \$167.00 a square foot and another at \$122.00 a square foot whereas the Bisson's is down to \$58.00 per square foot and that is extremely fair.

Eugene stated that it had bad features like low ceilings and steep stairs.

Karen stated it has to be valued equitably with other properties.

There was discussion on quality ratings, materials to build the house and log home construction.

With Covid the inspection can be waived. Bisson's didn't want to do a video inspection and didn't have access to the house at this time because of tenants. Everyone agreed to waive the inspection.

The board thanked the Bisson's and Karen and dismissed them to go into deliberations at 6:50 pm. The board came out of deliberations at 7:10 pm.

Amy moved that Eugene and Cobelena's appeal be denied based on the written decision of the Board. Jane seconded, the aye's have it.

Agenda item # 3 skipped

To approve the names of poll workers to work the Statewide Primary on August 11, 2020. Jane moved to approve the names of poll workers as read by Nancy. There were 12 names. Tim seconded, the ayes have it.

Jp's chosen to take ballots to the infirm and elderly are Kathy and Anne. No action needed.

Amy moved that two members of the BCA open ballots prior to the Primary Election, Jane seconded, the ayes have it.

No other business to come before the Board. Jane moved to adjourn; Russ seconded the ayes have it. Meeting adjourned at 7:30 pm.