

Board of Civil Authority Meeting Minutes for July 27-2021 UNAPPROVED

Members Present: Nick Kramer, Carl Demrow, Tim O'Dell, Allegra Shumway, Anne Margolis, Kathy Chapman, and Amy Peberdy

Guests: Karen Galayda-Lister, Geoffrey Hoots, David Smith, and Carolyn Locke.

Meeting called to order at 6:16pm.

Change of Agenda: To add election of Chair to the Board

Amy nominated Allegra as Chair of the Board Kathy seconded. Allegra accepted nomination. The ayes have it.

Change of agenda: To hear Geoffrey Hoots' case first because David Smith is not present currently.

To hear the Tax Appeal of Geoffrey Hoots. Karen spoke first for the Listers. Karen spoke how the process works with the appellant coming to the Listers office first to appeal the change of appraisal. She spoke to PVR and was advised that she was to use the current fair market value. She spoke about the appellant having to prove the Listers wrong.

Karen had Evidence #1 a current picture of Geoffrey's house, Lister card, pictures and VPTTR's for comparables. The house even though it is burnt must have a value. She has taken off \$55,000.00 for items no longer viable such as plumbing, heating, electrical and floor etc. With the fair market value, it can still be sold for what it is appraised for.

Her comparables were Piersa's house purchased for \$284,500.00 in 2015 which was torn down and removed. Martha Knowles house which sold in March 2021 with 169 ac. for \$389,000.00 and if they are going to renovate it, it would cost several hundred thousand dollars.

All 3 of the homes have lovely house sites.

Geoffrey Hoots spoke about he's not disputing the value of the land just the house itself which is now valued at \$65,00.00 and his opinion is that it should be more like \$35,000. He questioned Karen's Piersa house comparison. He said his house was 1717 square feet at a value of \$69.98 a square foot.

Karen stated the house was valued at \$125,000.00 and is now at \$65,000.00 which is fair market value.

Allegra spoke about inspection committees visiting the property and asked for volunteers. Amy, Kathy, and Tim volunteered for the inspection. The inspection committee will go to the house on Aug. 2nd or 4th then report back. Tim noted that plumbing, heating etc. already has a negative value on the appraisal sheet. Geoffrey wanted to note the smell is very and bad and has been told it won't ever go away.

This part of the meeting was adjourned until after the inspection.

Second part: Appeal of David Smith

Karen had Evidence # 2. She said it was hard to find a comp in the same state of construction as Dave's but found one in Calais. This property was just listed for sale at \$229,000.00. It is partial construction with no septic etc. This house has less acreage than Dave's, so she made an example of Dave's Lister card to compare them by lowering the acreage on Dave's to 35 acres. This gave a comparable value of \$124,500.00.

Dave spoke and said he doesn't believe his is 37% done the way Karen has it listed. Karen showed him a valuation sheet and explained what she took off his house after the grievance he had with the Listers. Dave understood better after this was explained to him. He said no inspection committee is necessary that he now understood the numbers and redacted his appeal.

No other business, Nancy moved to adjourn Nick seconded, the ayes have it. Meeting adjourned at 7:16pm