

TOWN OF ORANGE
P.O. BOX 233 EAST BARRE, VT 05649
802-479-2673 www.orangevt.org

July 21, 2014 **Draft** of
BOARD OF CIVIL AUTHORITY MINUTES

BCA Members Present:

George Wild, Jr.	Kathie Felch	Dustin Comstock
Elsie Beard	Lee Martenson	

Others Present:

Art McNeil, Lister John McNeil, Lister Ed Bedard, Lister
Doug Denison & Sarah Field, Appellants

Kathie passed out the oath to the BCA members, Listers and Appellants to read and sign. Elsie nominated Lee Martenson as chair of the BCA, Dustin seconded the motion.

Lee asked if all present read and understood the procedures of the meeting.

Lee opened the meeting at 7:05 p.m.

John McNeil stated the property was located at 65 Preston Road, parcel ID 005601. The property was built in 1850. It has 7 rooms. The Listers have depreciated the property to 60% already and put 20 acres in at .50 grade for the wetland area which brought the assessment to \$265,700.00. Art explained that every 2 acre housesite in town is valued at \$51,900.00.

Doug and Sarah explained the extensive amount of work they have already done and the property still needs a lot of work. When they purchased the property it was not livable. They handed out photos to show the condition it was in. Sarah would like to see the assessment at the purchase price of

\$235,000.00 which is the definition of fair market value. A bank would not give a loan on that property and they cannot obtain property insurance in the present condition.

Lee asked if everyone was ready for a site visit to 65 Preston Road. We left to go at 7:20 p.m.

The meeting reconvened at Town Hall after the site visit at 8:45 p.m.

Lee asked the BCA members present if they saw any reason to lower the assessment. Elsie asked the Listers how does fair market value compare to other real values of other properties in town she felt the barn may be a little high. George went in and looked at the barn he said the barn was good and solid. They all agreed that the views justify most of the land being in at 1.5. On a motion by George and seconded by Elsie the BCA voted to put 40 acres in as wet land which reduces the assessment by another \$12,000.00 the others were in agreement. Dustin stated that the appellants should get the land surveyed to determine how much of land is actually wet.

Lee asked Kathie to send the appellants a certified letter containing the meeting minutes and the new Listers card with the assessment of \$253,700.00.

And for the record the appellants have the right to ask for another meeting and have more discussion with the BCA to discuss how they arrived at the new assessment. If the appellants choose to do that, notify Kathie and she will set up another meeting.

Lee asked if there was any more discussion. Hearing none he adjourned the meeting at 9:05 p.m.

Attest, Kathie Felch Town Clerk