

TOWN OF ORANGE
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July 15, 2015
Draft of Minutes

BOARD OF CIVIL AUTHORITY HEARING 6:00 P.M.

Those present for the meeting:

Appellants: Eugene Bisson, Steve Craddock, Gary Scott

Listers: John McNeil, Art McNeil

BCA: Lee Martenson, George Wild, Ron Tallman, Dean Smith

Others: Kathie Felch, Lynn Craig

Lee opened meeting at 6:00 p.m. and all parties took the oath. Lee asked if there were any conflicts of interest, with none being heard he asked the Listers how they came up with the value of the property located at 1213 U.S. Route 302. John McNeil said the base structure is valued at \$71,600. With a depreciation of 60% the structure is at present is listed at \$33,000.00. After the grievance hearing the Listers increased the depreciation and removed plumbing fixtures as there is no functional plumbing. The original value was to \$121,800.00 and then after the assessment was grieved the Listers lowered it to \$105,300.00. The Appellants asked for a grievance hearing and the Listers lowered it to the present assessment of \$91,200.00

Lee asked the Appellants to state why they feel the assessment is too high.

Steve Craddock who is representing the Appellants stated the property was on the market for 2 years before Gary and Gene bought it for \$30,000.00 and the prior owner bought it from a foreclosure and paid \$32,000.00. They got an estimate from builder who stated it would take about \$62,000.00 to make it habitable again. It has a poor stone foundation, no plumbing and the electrical is questionable. It is located at a very bad intersection which makes it hard to get in and out. Steve said the listed value should

be equal to the fair market value. He said this was an arm's length deal and they understand the minimum is \$50,000.00 for the lot value but the structure is a liability and not an asset at this point. Basing the value on square footage is not a comparable for an inhabitable property. Gary Scott plans to live there after it has been remodeled. They feel the building is still not the value it should be even with the depreciation. Gene stated that he has helped Gary and has no vested interest in the property but he has no doubt Gary will fix it and bring it up to the current assessment someday.

The Listers provided comparables to the BCA both have been empty for a long period. (Denison and Riddel property)

Gary Scott believes he should only be paying on the value of what he purchased it for. Steve stated fair market value is different than appraised value.

Lee asked to appoint an inspection committee. Ron, Lee, Dean and George were going to the site along with Gary.

The meeting recessed at 6:25 p.m. to travel to 1213 U.S. Route 302.

Attest, Kathie Felch
Town Clerk/Treasurer

Decision:

The Board of Civil Authority inspection committee, appointed by Lee Martenson {chair} consisting of Lee Martenson, Dean Smith, Ron Tallman and George Wild met at the property of Eugene Bisson and Gary Scott at 1213 RT US 302, parcel ID #302007 at approximately 6:40 Pm on Wednesday July 15, 2015 for the purpose of reconsidering the assessment of said property.

The meeting reconvened at Town Hall and after careful inspection of the property the committee's recommendation is that the assessment be lowered to a total of \$70,000.00.

Respectfully submitted by,
Lee Martenson, Chairman