

Grievance Hearings

June 22 2015

Hearings commenced at 4:00 PM

Listers present:

Ed Bedard

Art McNeil

John McNeil

Parcel 302007

Gary Scott

Eugene Bisson

Steve Craddock (representative)

Letters on file. The owners believe the house decreases the value of the property. The property was bought for \$30,000 after being on the market for two years. The condition of the interior is poor, there are no plumbing fixtures, no heat, old stone foundation with a short partial basement. Photos of the structure were provided as well as quote for costs of renovations (chimney, basement wallboard, plumbing, electrical). The owners were advised that we are obliged to value the building lot alone at 50,700, barring any flaws, and that the structure did have some value. The owners stated that the property sits on a dangerous intersection, and that the water is shared with an adjacent property.

Decision: Increase the depreciation to 60% (from 50%), remove plumbing fixtures, reduce water improvement to \$2500. Remove heat. Basement was already listed as partial stone foundation.

Parcels 002759 110207

Jim Fecteau

Letter on file. Owner presented market values for comparable properties and a map of the flood plain. Flood plain runs through the back of all the lots. Ed Bedard is familiar with the area and states the area is swampy. Lot #9 (in 002759) has a substantial area which contains septic (with easements) for all the lots.

Decision: Reduce grade of or swampy area to .5

Parcel 021670

Jeremy Weinsier (not present)

Letter on file. Recently filed survey shows lot is 34.9 acres.

Decision: Reduce other acreage to 32.9 (plus 2 acre lot for camp)

Parcel 035350

Thomas and Sharon McLaughlin (not present)

Flood plain map presented showing stream through backyard which makes one third of the property unusable for building or animal husbandry.

Decision: Stream is well-contained and does not impact the existing building lot. While it may limit some activities it could also be regarded as an asset. No change.

Parcel 012044

Karen Bunnell (not present)

Letter on file.

Structure is overvalued as described in letter

Decision: Reduce from 50% to 25% complete.

Parcel 302102

Letter on file

John Barnes

Almost entire lot is in flood plain. House had to be put on higher blocks and flood vents had to be installed in new garage per FEMA. Financing would not be obtainable without flood insurance. 035601 presented as comparable.

Decision: Reduce building lot to .7 grade.

Hearings adjourned at 6:00PM

June 23 2015

Hearings commenced at 4:00 PM

Listers present:

Art McNeil

John McNeil

Parcel 250002

Ernest Wilson

Kevin Wilson

Letter on file

Owners questioned the value of the outbuildings, wanted to see breakdown. Owners were advised that outbuildings were not all listed, especially the old house which is being used for storage. The barn was

incorrectly classified as a two car garage. The owners stated that the old house was removed previously because it had “no value” They were advised that a standing structure that was being used has a value. The shed attached to the old house was not assessed as it has nearly fallen down. Owners believe the toolshed behind the house is overvalued.

Decision: Toolshed reclassified as farm equipment shed to reduce value.

Parcel 302638

Steve and Carol McGanaghan (listers traveled to site)

Letter on file.

The new garage was built on the site of an existing outbuilding which was demolished. Vinyl siding was removed from old garage, replaced with T1-11

Decision: Remove structure, change siding on old garage.

Parcel 302740

Germain

Letter on file

Owners believe that the partially built garage is overvalued at \$5000. It is a concrete slab with three wall reclaimed from another structure. Concrete work cost \$2400-2500.

Decision: Reduce value to around \$3000

Hearings adjourned at 6:00 PM