

**BOARD OF CIVIL AUTHORITY
SHREWSBURY, VERMONT**

Minutes – Meeting July 24, 2019

Present:

John Berryhill, Chair; Justice of the Peace, ; Adrienne Raymond, Justice of the Peace; Betsy Jesser, Justice of the Peace; Patricia Norton, Justice of the Peace; Lee Wilson, Justice of the Peace; Larry Carrara, Justice of the Peace; Barry Griffith, Justice of the Peace; Steven Nicolson, Selectman; Aaron Korzun, Selectman; Bert Potter, Selectman; Mark Goodwin; Town Clerk

Listers:

Sharon Winnicki, Chair Board of Listers; Ronaele Bowers, Lister; Susan Kennedy, Lister

Appellants:

Christopher Blanchard, Facey Goss & McPhee P.C. - Representative for Jeffrey Hanko and Gina Roberti, Appellant (007-0-0879)

Note: Members of the BCA and Listers were administered oaths pursuant to 32 V.S.A. § 4405 by the Town Clerk and Barry Griffith prior to the meeting being called to order.

Call to Order – 7:03PM by John Berryhill

Grievance Appeal – Jeffrey Hanko and Gina Roberti:

Chairperson Berryhill, reviewed the Rules of Procedure and pursuant to those rules administered the oath to the appellants.

Upon notice by the Chair in regards to anyone with a conflict of interest in the matter, no member was recognized.

Evidence was presented and collected from both the appellants and the Listers in the matter of the appraised value of the subject property.

Evidence from the appellant included: A letter dated July 8, 2019 outlining the rationale as to why the appellant believes that the assessment is too high. The primary justification was a recent appraisal completed in connection with a mortgage refinance. The appraisal, based on sales, determined that the fair market value of the property as of March 14, 2019 was \$585,000, were as the Shrewsbury Listers have the property appraised at \$1,128,800.

Comparable Shrewsbury sales submitted by the appellant consisted of 1037 Bailey Rd. selling in June of 2018 for \$780,000, 2460 Lottery Rd selling in April 2019 for \$650,000 Acres and 514 Robinson Rd, selling in April 2019 for \$650,000. Also submitted was the appraisal of the property completed by Hometown Appraisals of Hubbardton, VT., that included recent sales within the \$455,000 to \$800,000 range, one property in Shrewsbury; 514 Robinson Rd. One property in Tinmouth, 367 Mountain View Rd. in Tinmouth. And, one property in Danby, 1638 Lilly Hill Rd. for \$640,000. The appraisal submitted includes value adjustments of the comparable properties based on a number of factors and specific features.

The Shrewsbury Listers presented their justification for the appraised value of the subject property in detail utilizing a comparison of those components such as materials utilized, overall quality of craftsmanship, overall square footage, number and type of features such as decks, porches, fireplaces, extensive stonework and overall acreage of the subject property among the other factors which make up the total valuation of the property. Including the pertinent adjusted cost of the subject property and of recent sales within Shrewsbury as well as two other properties outside of Shrewsbury. The Shrewsbury Listers presented comparables sales in Shrewsbury based on a sales with cost adjustments to include: 1204 Bailey Rd, 2460 Lottery Rd. and 329 Old Farm Rd. and properties in other Towns: 647 Trailview, Killington appraised at \$976,410 and selling in May 2019 for \$2,300,000, and 1503 Hitchcock Rd., Pittsford appraised at \$1,332,000 and sold in December of 2017 for \$2,300,000. Also included in the evidence presented by the Listers was an explanation of the adjustment values configured on a Cost Basis for these comparables which is the method by which Shrewsbury conducts all appraisals throughout the Town in order to have an equalization of properties for taxation purposes, in so far as the Listers can not speculate as to what a property might sale for in the future.

In the determination of the Fair Market Value it was noted by the Appellant that the determination can only be evaluated by sales of a willing buyer and a willing seller, and particularly within the same town. The Listers also presented an update to the statutory language to include that “the determining estimated fair market value, the sale price of the property in question is one element to consider, but is not solely determinative”.

An inspection committee was assigned comprised of: Lee Wilson, Betsy Jesser and Adrienne Raymond. Listers were given permission to accompany the Inspectors. Inspection is slated for July 31. The inspection committee will be contacted by Mr. Blanchard in respect to coordination with the caretaker in order to access to the property.

The BCA will meet in deliberative session on Tuesday August 20 in order to receive the inspection and to determine the findings of the BCA and soon after write a finding in response to the appeal.

John Berryhill adjourned the meeting without dissent at 8:00 PM.

Respectfully submitted,
Mark Goodwin
Town Clerk

Approved _____
John Berryhill, Chair Board of Civil Authority

These minutes are unofficial until approved by the Board of Civil Authority at the next regularly scheduled meeting.