

MINUTES OF THE NORWICH BOARD OF CIVIL AUTHORITY  
Tax Appeal request from William/Williamson  
JULY 24, 2017  
**DRAFT**

Members Present: JP's: Carroll, Ciccotelli, Clinton, Dean, Donohue, Gray, Johnson, Leiter, Rotman, Sachsse and Teller-Elsberg. Selectboard: Flanders. Town Clerk: Munday

Listers Present: Kaufman, Dennis

Assessor: Krajewski, Bill and Matt

Also present: Judy Trussell, Assistant Town Clerk

Dean called the meeting to order at 7:05 PM. Introductions were made, Dean swore in the witnesses giving testimony.

Krajewski (Assessor) introduced the property located at 1415 Beaver Meadow Road which consists of a two-story colonial style home on 6.3 acres of land. The property was originally appraised at \$423,900 and reduced to \$381,400 at the grievance hearing. The house is rated as a C- grade home in average condition. After inspecting the property it was noted that the fascia and soffit boards were not in good condition that the house is not a high quality house and the driveway is in need of repairs. They agree with the appellant that the selling price of \$355,000 should be set as their assessed value.

There was a spirited discussion as to who has the correct authority to defend the values that the Listers have placed in the Grand List. After discussion, Lister Kaufman was asked to testify.

Kaufman stated that some improvements have been made to the property since the time it has been purchased. Due to the improvements made, the Listers feel that the BCA should retain the value of \$381,400 which was the result of the grievance hearing.

Matt Krajewski (Assessor) stated that most of the improvements that were done were cosmetic improvements such as painting.

Kristine Williams testified that they had purchased the property in July of last year. The property was on the market for a long time priced over \$400,000. The owners dropped the price and they had placed a bid on the property. Two other parties also had a bid on the property for the same price and neither of those buyers actually purchased the property. They were the third party and their bid was accepted.

At the closing they did receive a \$2000 cash credit as well as a \$2,000 credit of personal property. The house is in need of many repairs.

Williams stated the Vermont Law states that the best price for an assessment is the purchase price of the property. They did not include any comparable property information based on this belief.

Flanders made a motion seconded by Donohue to close this hearing. Motion passed.

An inspection committee consisting of Flanders, Johnson and Sachsse was formed and the property will be inspected on Tuesday July 25, 2017.

A motion made by Rotman, seconded by Donohue to accept the minutes of the July 13, 2017 meeting. Motion passed.

Munday spoke to the Board about the possibility of Tax Abatement request resulting from the storm of July 1, 2017 to remind the Board of an Abatement request vs a reduction in value of their overall assessed value.

Flanders, seconded by Donohue made a motion to adjourn. Motion passed.

Meeting adjourned at 7:45 PM.

Respectfully submitted,

Bonnie J. Munday,  
Norwich Town Clerk