

DRAFT MINUTES OF THE  
NORWICH BOARD OF CIVIL AUTHORITY  
AUGUST 1, 2018

Members Present: JP's: Carroll, Ciccotelli, Clinton, Dean, DeGasta, Gray, Leiter, Rotman, Smith and Teller-Elsberg. Selectboard: Brochu. Town Clerk: Munday.

Listers Present: Clement, Kaufman and Lindberg. Assessor: Potter.

Appellants: Munafo and Walsh.

Dean called the meeting to order at 7:00 PM. The tax appeal oath was given to Ciccotelli, Brochu and Smith. The Board introduced themselves.

Witness Oath was given to Munafo, Walsh, Clement, Kaufman, Lindberg and Potter.

Clement introduced the property under appeal which is located at 240 Douglas Road, ID # 10-144.100 with a current assessment of \$1,117,700. This property has seven rooms, three that are bedrooms with 2.5 bathrooms. There is a full basement with an attached two car garage. The total acreage is 10.2 acres.

Munafo/ Walsh are asking for a reduction in value based on the structure of the home. When they compared the property with other properties that they feel are similar to their home.

The first comparable is located at 408 Hawk Pine Road. This property is assessed at \$541,800 sold for \$579,000. The finished square foot cost of this property is \$408/sf which is higher than the \$336/sf of their property.

The second comparable used is located at 46 Douglas Road. This property recently sold at \$575,000. The assessed value was \$682,800. The finished s/f cost is \$242 which is lower than their \$336 s/f. The house has 4,168 s/f compared to their 3,537. It has five bedrooms compared to their three bedrooms.

The third comparable they used is located at 17 Bragg Hill Road. They have 4,209s/f; it has four bedrooms compared to their three bedrooms and 3,537s/f. This property is assessed at \$831,800.

The fourth comparable used is located at 833 Union Village Road. The structure value is \$861,600. This has 4,011s/f four bedrooms versus their 3,537 and three bedrooms. This house has higher quality construction with the structure being assessed at \$882,700 versus their \$963,200 structure.

The fifth comparable used is located at 1012 Turnpike Road. There are 5,004s/f to their 3,537s/f. This house has four bedrooms to their three and the structure is assessed at \$882,700. This house is good or has construction which is better than the construction of their house.

Dean asked what Munafo was asking the value of her house be set at, Munafo said that since there are no views or landscaping with their property, they felt that the value should be around \$800,000. Munafo feels that if someone is in the market for a million dollar home they would look at properties which held a view or had landscaping done around the property.

The Listers supplied the BCA with four Lister Cards to support that the assessment on this property is in line with what they have assessed the Munafo/Walsh property.

Property located at 143 Douglas Road has 10.1 acres of land and is assessed at \$822,600.

Property located at 179 Upper Turnpike Road has 11 acres of land and is assessed at 778,600.

Property located at 833 Union Village Road has 11.95 acres of land and is assessed at \$1,042,700.

Property located at 1012 Turnpike Road has 10.1 acres of land and is assessed at 1,045,100.

The Listers feel that these are all similar properties to the Munafo/Walsh Property and that three of these four properties have recently sold.

After the grievance hearing with the Listers, the Lister did go out and inspect the property and are in concurrence with what the Assessor had placed for a value on this home.

After general discussion, it was decided that an Inspection Committee be set up consisting of DeGasta, Carroll, Teller-Elsberg and Gray would inspect the property on August 10, 2018 at 10:00 AM.

When asked again what they hoped the assessed value of their property be set at? Walsh said that somewhere around \$900,000.

This hearing was recessed at 9:15 PM.

The board then addressed some suggested changes to be made to the "Rules of Procedure" as they currently read.

John Carroll is going to address some suggested changes and will supply the wording to Nancy Dean and Linda Gray for approval. It was understood that the changes would not affect this year's tax appeals and would go into effect for next year after adoption at the organizational meeting.

Respectfully Submitted,

Bonnie Munday  
Norwich Town Clerk

