

**TOWN OF WILMINGTON
BOARD OF CIVIL AUTHORITY
MONDAY, JULY 23, 2012 AT 5:30PM
MINUTES**

The Vice Chair called the meeting of the Board of Civil Authority to order at 5:30 p.m.

IN ATTENDANCE: A quorum was achieved with 8 out of 14 qualified members present: Justices of the Peace – Marcia Dorey, Tom Fitzgerald, Fred Houston, Tom Manton, Elizabeth McEwen and Franklin Reeve; Selectboard – Meg Streeter & Susie Haughwout (also as Town Clerk). Absent: Tom Consolino, Diane Chapman, Jim Burke, Rosemarie Blair, Frank Spencer and Bill Hamilton; Listers - Jerry Osler & Diane Schipke; no other members of the public were present.

Property Owner Steve Budow requested the BCA's consideration to hear his tax appeal. The request was not received in time to meet the deadline for requesting an appeal. Mr. Budow explained that the Result of Grievance sent to him by the Listers was delayed nearly 10 days in the mail at White River Junction, as evidenced by the postmark on the envelope. He asked that we grant his request to hear the appeal.

Motion to hear the tax appeal of Steven Budow for 35 View Road was made by Meg Streeter, seconded by Franklin Reeve.

Voice Vote - All in favor – So voted.

The chair swore in the BCA members, Listers, and Appellant for the tax appeal to be heard this date.

TAX APPEAL:

BUDOW - PARCEL ID#00CHB108.000 – 35 VIEW ROAD - \$225,000

Appearing for the Listers: Jerry Osler & Diane Schipke

Appearing as Appellant/Witness: Steve Budow (by phone)

Summary of Appellant Testimony: The Appellant testified that there are other similar houses in Chimney Hill that have sold recently and are better comparables than those used by the Listers. Specifically, 49 High Top Rd – exactly the same as subject with unfinished basement - listed at 236,000 closed for 210,000 on 07/01/2011. Another property of same style, sq ft, same bedrooms, and crawl space was 170 Binney Brook Rd - listed at 198,000 closed for 177,500 on 10/03/11. Another property was 6 Greer Court – listed at 194,900 closed at 177,000 on 11/15/2011. He purchased his house in December of 2006, it has a crawl space, original kitchen with possible linoleum and formica update in 2003. The subject property was listed on the market for \$222,000 for most of 2011, and is currently listed for \$199,000.

Appellant exhibits: Appellants submitted Exhibit A-1

Summary of Lister Testimony: The Listers testified that they reviewed the sales from April 2011 until present and there were 7 sales in the last 18 months. For most sales the property on market as long as 901 days. The fastest sale was 14 Meadowview (B82) reduced to \$217,000 and had been dropped \$52,000. There are a lot of properties on the market, but not a lot of sales. The Listers reduced the subject at grievance from \$250,000 to \$225,000. They noted that 15 West Road was listed for \$219,000 and sold for \$209,000. This was one of the only three sales for this year. The Listers only reviewed properties which sold from \$200,000 to \$250,000. Two of the Listers' comparables have full basements.

Lister exhibits: Listers submitted Exhibit L-1

INSPECTION COMMITTEE FOR BUDOW – Marcia Dorey/Meg Streeter/Tom Fitzgerald – report to be presented August 13, 2012.

INSPECTION REPORTS - The following reports were read for tax appeal hearings conducted on July 9, 2012:

AHERN presented by Franklin Reeve
HAYSTACK HIGHLANDS R2 (LoRusso) presented by Fred Houston
TRYJANKOWSKI presented by Fred Houston
HAYSTACK HIGHLANDS undeveloped land (10 lots) Fred Houston
KETTERER presented by Meg Streeter
RUTKIN/OLDHAM presented by Marcia Dorey
SHUKIE presented by Tom Fitzgerald

DECISIONS SETTING VALUES:

AHERN - PARCEL ID#:HSCOUNTR.010 - 17 FIRST LANE-UNIT 10 - \$220,000

Motion made (subject to the Board's written Decision) by Franklin Reeve, seconded by Tom Manton to set the value of the property at **\$140,000**.

Voice Vote – All in favor – So voted.

TRYJANKOWSKI – PARCEL ID#: HSHIGHLN.N02 - 33 FORE SEASONS DR #N2 - \$385,000

Motion made (subject to the Board's written Decision) by Fred Houston, seconded by Tom Manton to set the value of the property at **\$365,000**.

Voice Vote - All in favor – So voted.

LORUSSO – PARCEL ID#:HSHIGHLN.R02 - 7 GREEN TEE PLACE - \$298,000

Motion made (subject to the Board's written Decision) by Fred Houston, seconded by Tom Manton to set the value of the property at **\$244,000**.

Voice Vote – All in favor – So voted.

HAYSTACK HIGHLANDS LLC – PARCEL ID#:HSHIGHLN.000 - LAND ONLY - \$300,000

Motion made (subject to the Board's written Decision) by Fred Houston, seconded by Tom Manton to set the value of the property at **\$300,000 (10 lots at \$30,000 each)**.

Voice Vote – All in favor – So voted.

KETTERER – PARCEL ID#: 02121088.000 - 76 EAST MAIN ST (LAND ONLY) - \$60,000

Motion made (subject to the Board's written Decision) by Meg Streeter, seconded by Marcia Dorey to set the value of the land for parcel ID#02121088.000 at **\$20,000**.

Voice Vote – All in favor – So voted.

RUTKIN/OLDHAM – PARCEL ID#:01001006.011 - 52 Spruce Lake Estates - \$600,000

Motion made (subject to the Board's written Decision) by Marcia Dorey, seconded by Meg Streeter to set the value of the property as follows: **House = \$410,000; Land = \$60,000; Site Improvements = \$30; for a total value of \$500,000**.

Voice Vote – All in favor – So voted.

SHUKIE – PARCEL ID#:02321043.000 - 239 LAKE RAPONDA ROAD - \$250,000

Motion made (subject to the Board's written Decision) by Tom Fitzgerald, seconded by Marcia Dorey to set the value of the property as follows: **House = \$110,000/Land = \$25,000/Site = \$5,000, for a total value of \$140,000.**

Voice Vote - 7 in favor - 1 recusal (Meg Streeter) – So voted.

OTHER BUSINESS: Next meeting scheduled for August 13, 2012 at 5:30pm.

Motion to adjourn made by Franklin Reeve, seconded by Fred Houston – All in favor – So Voted.

Adjourned at 6:45pm.

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE MINUTES ARE A TRUE AND OFFICIAL RECORD OF ALL ACTION TAKEN AT THE BOARD OF CIVIL AUTHORITY MEETING HELD, JULY 23, 2012.

MINUTES PREPARED ON JULY 31, 2012.



ATTEST: _____
Susan Joy Haughwout

DATE: July 31, 2012

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE MINUTES ARE A TRUE INDICATION OF THE BUSINESS OF THE BOARD OF CIVIL AUTHORITY MEETING HELD, JULY 23, 2012.

ATTEST: _____

DATE: _____

ATTEST: _____

DATE: _____