

Waterbury Board of Civil Authority
July 24, 2014
Main Street Fire Station

Present: Tom Vickery, Assessor; Phil Baker, Dan Sweet, Bill Woodruff, Listers; Liz Schlegel Stevens, BCA Chair; Anne Imhoff, Polly Sabin, Mary Dunster, Joyce Lowe, Roger Fraser, David Myette, Judy Barker, Jack Carter, Stan Amadon, Chris Viens, Kathi Grace, Ted Willis, and Carla Lawrence.

Appellants: Thomas Buonomo, Jr. (via phone); Ken Kero; Pam Eaton and Eric Poitras.
The meeting was called to order at 5:30pm.

The meeting was called to order and the hearing opened at 5:35pm.

The oath was given to the BCA, Listers, and appellants. It was determined that there were no conflicts of interest.

PROPERTY ASSESSMENT APPEALS

Property #1 - Thomas Buonomo, Jr at 111 Fuller Acres, Waterbury Center.

The Assessor introduced the appeal and passed out a packet with the independent appraisal, as well as cost sheets for the comparable properties used in the appraisal.

Tom Buonomo presented his appeal. He had an independent appraisal done last summer that came in well below the then listed value of \$469,700. He appealed the bank appraisal at that time and a slightly higher value was returned in the amount of \$437,000. The Town assessed value is currently \$462,900. He appealed to the Board of Listers and was denied.

The Listers responded that the appraisal is within 5.6% of the Town valuation. They also reference Mike MacLeods property which is on the market for \$443,000. Mr McLeod wanted the property value raised and the Listers increased the land grade. He had a contract on the property last year for \$447,000. The Listers stated they are trying to give the BCA as much information as possible to make comparisons, and to see if there is room to negotiate.

L. Stevens explained the factors in the tax bill and reemphasized that the hearing is about the value of the property and dwelling.

T. Vickery compared and explained some of the quality grades of several comparable properties. He stated that the MacLeod house is not as high in quality as the appellants.

K. Grace asked about the acreage. This property has 10 acres of land which is comparable to some of the information distributed. Only one comparable, on Pinnacle Ridge, is smaller.

The Chair appointed J. Carter, D. Myette, and J. Lowe to the inspection committee.

Property #2 - Ken Kero, 1353 Shaw Mansion Road, Waterbury Center.

The Listers introduced the property as 4 acres and a dwelling built in 1968, with a one story addition added on 1997. The valuation is \$365,200.

K. Kero discussed his property valuation compared to his neighbors. The surrounding properties all had decreases in property assessed value. He feels it is arbitrary to increase the value of his property.

T. Vickery stated that the site grade was lowered. The Listers looked at the property, and felt that the property was in average good condition. The depreciation on a house this age was discussed, and this was not increased. T. Vickery gave the BCA five other sales that have occurred on Ripley Road, Loomis Hill Road, East Wind Drive, Maple Street, and Laurel Lane.

It was asked why the Kero valuation did not go down, while several neighbors did. T. Vickery explained that a large drop in value on one property was due to deferred maintenance. T. Vickery will provide property cards on the neighboring properties. The depreciation was less than the neighbors.

L. Stevens pointed out that the comparable properties are not just in the neighborhood. K. Kero stated that the condition of the Brueckner's house decreases the value of his property.

K. Grace asked about upgrades inside the house. T. Vickery explained that the bathroom was renovated and a sunroom was added about 15 years ago. These were included in the 2008 appraisal.

The Chair appointed J. Barker, K. Grace and P. Sabin to the inspection committee.

Property #3 – EM Properties, 1080 Waterbury Stowe Road, Waterbury, VT.

Represented by Pam Eaton and Eric Poitras.

T. Vickery stated that the property was purchased in May 2012 for \$375,000. He recommended a change in value due to an enclosed porch that is not actually there which would reduce the current appraisal from \$349,800 to \$344,200. T. Vickery then distributed comparisons. He stated that the economic factor was kept on due to ingress and egress issues to and from the property. T. Vickery suggested that the property owned by Joel Baker at 77 South Main Street is similar in age, location, function, and size.

The appellant stated that they received a letter stating that the property underwent new construction, renovations, and permitting. EM properties did not do any new construction, just renovations to porches to make the property safe. They also replaced signage. Any improvements were done to make the building more worker friendly. There is a sewer easement on property for the benefit of 1100 Waterbury Stowe Road. The assessment sheet states overall average quality. The building is an old mansion converted to an office building. The appellants reviewed some quality ratings on neighboring properties and suggested that their quality rating be decreased. They also asked that the sewer improvement be dropped, and to consider a functional decrease.

T. Vickery stated that water and sewer improvements are not property specific, and do not add much contributory value to property.

The Chair appointed D. Myette, J. Carter, and R. Fraser to the inspection committee.

The next meeting of the Board of Civil Authority will be held on Thursday August 21st at 5:30pm.

OTHER BUSINESS

C. Lawrence stated that the State Primary coincides with the first day of school and that this will prove very difficult for the children, parents, and voters.

A. Imhoff made a motion to change the polling location for the State Primary on August 26th to the municipal offices at the Main Street Fire Station. The motion was seconded by P. Sabin and passed unanimously.

There will be ample signage and advertisements to direct voters.

There being no further business, the meeting was adjourned at 6:45pm.

Respectfully submitted,

Carla Lawrence
Town Clerk