

Waterbury Board of Civil Authority Meeting Minutes
July 26, 2016 ~ 5:00pm
28 North Main Street

Present: Tom Vickery, Town Assessor; Bill Woodruff and Dan Sweet, Listers.

BCA: Liz Schlegel Stevens, Chair; Jack Carter, David Myette, Jim Walton, Linda Parks, Polly Sabin, Judy Barker, Don Schneider, Carla Lawrence.

The meeting was called to order at 5:03pm and all were introduced. Members of the Board of Listers and the first appellant took the oath.

1st APPELLANT: Travis & Madaileine Kingsbury – 440 West Pinnacle Ridge Road

The Chair advised the appellant of the process.

Tom Vickery presented the property in question (with information packet). The property consists of 4.48 acres and a dwelling, built in 2014. The current assessed value is \$829,900.

T.J. Kingsbury distributed information on the property. He stated he previously talked with the Listers about two different methods to value the property. He stated that it cost \$699,022 to build the house. He looked at homes currently on the market and brought the Boards attention to comparable properties, included in the information he distributed. He then touched on some of the home deficiencies, including site deficiencies, water quality, that the shed is accessible only by ATV, the road is privately maintained, and there is no bus route for his children.

T.J. Kingsbury had CAD drawings done which show that the total square footage is 3,842, less than what is stated on the lister card. He reviewed several other concerns with information on the lister card, and stated that the Waterbury real estate market does not support the assessment.

T. Vickery distributed information on the property including the 2016 assessment, fee appraisal, and comparable properties. He stated the Listers had a hard time measuring the property and believes it is measured correctly, but they can measure again. An appraisal was done in 2014 which resulted in a value of \$805,000; with a wide range of values between \$768,000 and \$877,100. He then reviewed several recent sales in the area, comparing sales price to assessed value. T. Vickery emphasized that quality grade makes a significant difference. T. Vickery reiterated that the Listers need to review the measurements. He stated that the Board should consider fair market value versus the cost of construction. The Common Level of Appraisal is at approximately 100%, with a range between 90% and 110%.

The inspection team appointed included Jack Carter, Polly Sabin, and Liz Schlegel Stevens.

2nd APPELLANT: Michael McCarty (via phone) – 35 North Main Street

The 2nd appellant was given the oath.

T. Vickery presented the property in question (with information packet). The parcel is a 2 apartment dwelling on 0.1 acres, valued at \$86,900. It is a flood plain property that has not been renovated or lived in since Tropical Storm Irene hit in 2011.

M. McCarty explained that the property condition has been the same since post flood. The first floor was stripped to the studs to mitigate mold. An independent appraisal resulted in a value of \$70,000, and there was only one appraisal done on the property. The Listers increased the value in spring of 2016. The

property was valued at \$75,000 with a 30% economic factor after the flood. The Listers dropped the economic value to 15% which raised the value to 86,900. T. Vickery discussed some comparable properties. M. McCarty stated he has had offers to purchase at \$60,000.

The inspection team appointed included David Myette, Judy Barker, and Linda Parks.

3rd APPELLANT: Joan Rahavy – 190 Stagecoach Lane

The 3rd appellant was given the oath.

Tom Vickery introduced the property as a 9.62 acre lot and dwelling built in 2003. It has a 5.5 quality grade and is currently assessed at \$693,800.

The Appellant distributed a spreadsheet of key variables of neighboring properties and stated she believes the assessment is too low. The assessment is below the purchase price of the property in 2003. Other homes should have gone through a similar reassessment. The assessed value was \$743,900 in 2015 and was lowered in 2016 due to a drop in the quality rating from 6.0 to 5.5.

T. Vickery reviewed the history of values for the Rahavy and Carbone homes from 2009 to 2016, with quality grades included. He looked at the sale of the Carbone's home in 2016 and felt the quality grade was too high. T. Vickery stated he has always graded the Rahavy home and the Carbone home similarly.

The inspection team appointed included Jack Carter, Polly Sabin, Liz Schlegel Steven.

There being no further business, the meeting adjourned at 7:00pm.

Respectfully submitted,

Carla Lawrence, BCA Clerk