

Board of Civil Authority Meeting
Wednesday August 15, 2018 at 5:00pm
Steele Community Room

The meeting was recorded in its entirety

BCA Members Present: Nat Fish, Liz Schlegel Stevens, Carla Lawrence, Polly Sabin, David Myette, and Judy Barker

Also Present: Phil Baker, Lister

Appellant: Jonathan Griffin

The hearing was opened at 5:00pm.

**Appellant: Jonathan Griffin of 1491 Blush Hill Road (Parcel #200-1491)
Report of the Inspection Team**

The inspection report was distributed to the meeting attendees for their review.

J. Griffin had a question on the statement that the two car garage is suitable for finishing at the upper level. He contended that there is no space for a second floor without taking the roof off and building up the walls. L. Stevens stated that it looked like that space could be finished and the original builder may have had this intention. J. Griffin responded that the space is used for storage and is less than chest high.

J. Griffin asked about the statement that there is a craft room serving as a bedroom. He stated that there is a bed in the room because they moved from a two bedroom home, but it is currently not serving as a bedroom but more of a storage room. He would eventually like it to become a guest bedroom.

J. Griffin stated he was curious about the inclusion of information from the appraisal report. L. Stevens stated that the appraisal report is part of what goes into the findings.

The report stated that the inspection team agreed with the Lister's recommendation to adjust the physical and functional depreciation thereby dropping the assessed value from \$452,000 to \$392,300. J. Griffin stated that no questions were asked about the physical depreciation during the inspection. The Board indicated that they saw the photos presented at the first meeting.

P. Baker stated he was curious about the mention of an income approach to valuation. This approach would not typically be used on a residential property.

D. Myette asked if the apartment was included in the assessed value. P. Baker stated that the value is based on the square footage of the building, and number of bedrooms, bathrooms, and kitchens. D. Myette stated that he feels the residence is more valuable because it contains an apartment. There seemed to be a question as to whether all bathrooms and kitchens were included on the lister card and whether the room count was accurate.

J. Griffin concluded with the comment that real estate is subjective and that he presented data that is not subjective; including that the sale was a bona fide sale, at market, handled by real estate professionals. He feels the property should be taxed at the market value. L. Stevens stated that it is the Board's responsibility to meet the needs of the Town and the taxpayers.

At 5:15pm, the Board entered into deliberative session, excusing J. Griffin and P. Baker. The Board exited deliberative session at 5:30pm. L. Stevens made a motion to sustain the Lister's recommendations. The motion was seconded by P. Sabin and passed unanimously.

The meeting was then adjourned.

Respectfully submitted,

Carla Lawrence,
Town Clerk