

Board of Civil Authority
Town of Marlboro, Vermont
August 1, 2018 – Minutes

Chairman T. Hunter Wilson called the meeting to order at 7:03 PM.

Board members present were: Select Board member ~~Patti Smith~~, Tyler Gibbons, ~~Jesse Kreitzer~~ and; Justices of the Peace Marcia Hamilton, Linda Peters, T. Hunter Wilson, ~~David Holzapfel~~, and Andy Reichsman; and Assistant Town Clerk Julia von Ranson.

Also present were Listers Evan Wyse, Forrest Holzapfel, and Eric Matt as well as appellants Michael and Susan DeMatteis as well as appraiser Brian DeCesare.

The Chair noted that David Holzapfel, Patti Smith and Jesse Kreitzer were unable to attend the meeting.

The appellants Michael and Susan DeMatteis, as well as appraiser Brian DeCesare arrived at 7:00 PM.

BCA members, Listers, and appellants all took the oath, which is attached at the end of these minutes.

The Chair reviewed the procedure and format of the hearing with the appellants.

DeMatteis

Lister Evan Wyse presented the property under consideration: a log house with stick-built attached garage with an upstairs apartment on 13 acres of land. It is quality graded as "Good", has 3,222 square feet of finished area, and valued at \$104.56/sq.ft.

He submitted the following documents as evidence:

- L-01 – Listers' card for DeMatteis property
- L-02 – Listers' letter to DeMatteis granting grievance appeal to lower value
- L-03 – Sales 4/1/2015 to 4/1/2018
- L-04 – Chart of comparables sorted by grade, price per square foot, and square footage
- L-05 – Land Grading Influence Factors
- L-06 – Tax Map of parcel
- L-07 – Report showing additional housesite value / multiple sites

Appellant DeMatteis submitted a fee appraisal by Brian DeCesare. The appraisal was entered as evidence:

- A-01 – Appraisal for property at 286 Lucier Road (2 copies)

A-02 – Appeal letter to BCA

A-03 – A Handbook on Property Tax Assessment Appeals, VT Secretary of State, et al.
Rev. 2009

A-04 – Exhibits, Quality Ratings and Definitions, version 1.6

Appraiser DeCesare presented a Uniform Residential Appraisal Report for the property and reviewed guidelines for property tax assessments.

The Listers followed with their analysis of the valuation of the DeMatteis property.

The Board asked several questions and some discussion followed.

T. Wilson stated that the appellant will be contacted to set up an inspection of the property. The BCA will reconvene this hearing on August 22nd, 2018 at 7 pm, while the decision will follow no later than 15 days after the inspection report is received.

DeMatteis left the hearing at 8:05 PM.

The Board decided the inspection committee shall consist of: Patti Smith, Linda Peters, T. Wilson.

The Chair read aloud the inspection report from the Bourne property inspection, dated August 1, 2018.

The Board unanimously approved the appeal for the Bourne property and will direct the Listers to remove the 2 acre site value on the 55 acre parcel of land.

Moved and seconded to recess the hearing until August 22 , 2018 at 7 PM, at which time the Board will make decisions on the above.

Respectfully submitted,

Julia von Ranson
Assistant Town Clerk