

Board of Civil Authority
Town of Marlboro, Vermont
August 22, 2018 – Minutes

Chairman T. Hunter Wilson called the reconvened meeting from August 1st with Michael & Susan DeMatteis to order at 7:05 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 Town Clerk Forrest Holzapfel. Appellants were not present.

Chair T. Wilson read aloud the inspection report from the inspection committee which consisted of Patti Smith, Linda Peters, T. Wilson. Appellant Michael DeMatteis met the inspection committee on August 15, 2018 and they inspected all buildings. The committee found that all data shown by the Listers and appraiser Brian DeCesare appeared to be factually accurate. The value discrepancies appear to be as a result of the differences in valuation methodology.

Patti Smith spoke about the comparison properties. Andy spoke about the differences in appraisal methodologies and wondered how we could accept the appraiser's number when the rest of the town is valued by the Listers methodology. T spoke about the comparisons and how there appeared to be a lot of wiggle room in how much the appraiser made adjustment to the comparables, and that a different method yields different results. Discussion varied around the valuation in question.

The Board moved out of deliberative session. Linda made a motion that the BCA deny the appeal, seconded by Marcia Hamilton. Unanimously voted yea. The BCA agreed that the Listers information was good, and that changing the valuation was unfair to other all other taxpayers.

Moved and seconded to adjourn the hearing 7:23 PM.

Respectfully submitted,



Forrest Holzapfel
Town Clerk

