

Minutes of the Board of Civil Authority
Town of Marlboro, Vermont ; 510 South Road
October 8, 2026 4pm Marlboro Town Office

At this reconvened meeting, the Board members present were:

Select Board members Molly Welch ; Justices of the Peace T. Hunter Wilson, Marcia Hamilton, David Holzapfel, Mimi Brill, and Andy Reichsman; and Town Clerk Forrest Holzapfel.

Also present were Listers Eric Matt and Evan Wyse (Chair) and as well as appellant **Christopher Landin**.

Chairman T. Hunter Wilson reconvened the meeting from September 8, 2026 at 5:05 pm.

T. Hunter Wilson, Marcia Hamilton, and Andy Reichsman formed the Inspection Committee which inspected the subject property, a dwelling and 69.5 acres at 3328 North Pond Road on October 5, 2026 at 10:15 AM. Appellant **Christopher Landin** met the inspection committee on October 5 and they inspected the site and buildings.

Inspection Committee report dated October 5, 2026 was accepted into the record, and is attached to these minutes.

The residence is in very good condition, with 4 bedrooms (two on the basement level), 3 bathrooms, a living room, kitchen, office, and porch, 2,786 sq. ft. finished, on 69.5 acres. The Listers' information was factually accurate. The highest and best use is residential, as currently used. The current value under appeal is \$518,000.

Appellant's rebuttal: Chris Landin refers to his supplementary document entered as CL-2 and reviewed the Listers' comparable sales:

- 249 Cowpath 40: Not comparable. It is much larger, of different construction, built in 2010, with a two-car garage.
- 2574 Vermont Route 9: An off-market sale he could not verify as arm's length, built in 1958.
- 4222 Vermont Route 9: A good comparable despite being about 400 sq. ft. larger. It sold for \$465,000 but is listed at \$533,900, a 14.8% difference. Adjusted to resemble his property using the Listers' own adjustments, it indicates about \$433,000.
- 2671 Higley Road: Sold for \$315,000 but is listed at \$531,900, which he cited as evidence of inequity.
- Mr. Landin's cost approach indicated \$426,100 and his sales comparison approach about \$425,000. He concluded that the correct Fair Market Value of \$426,500 under 32 V.S.A. § 3481.
- He also stated that the town-wide increase (48.09%) exceeds the equalization study figure (about 30%), questioned the Listers' use of the Consumer Price Index for time adjustments, and discussed how finished living area should be measured in the CAMA system.
- He said he has more than 20 years of experience, including about 12 in mass appraisal, and trains assessors. He has not obtained a third-party appraisal; the value is based on his own analysis. He feels the Listers have reappraised with inequity, and not just his property. He feels that if he sees something, he has to say something due to his work position and training.

Listers' Response and Discussion

- Lister Eric Matt responded that all properties in town are run through the same valuation system using the same data to keep assessments equitable, and that the Town cannot adjust its cost approach based on a single property or a few selected sales.
- T. Hunter Wilson stated that concerns about the town-wide reappraisal are beyond the BCA's authority, and that the BCA's role is limited to this individual appeal. Mr. Landin agreed, and said the question before the BCA is whether his analysis supports his value.

MOTION: To close the hearing on this appeal and adjourn until October 15, 2026, at 4:00 PM, when the BCA will deliberate and make its decision. Moved and seconded. ***Passed.***

Inspection committee members will email their reports to the clerk for the official record. The hearing was adjourned at approximately 5:33 PM.

Forrest Holzapfel made a motion, seconded by Marcia Hamilton, that the BCA set a time and date of October 15th at 4 pm to deliberate on the final decision.

Chairman T. Hunter Wilson will file the decision with Town Clerk Forrest Holzapfel, who will mail the decision by Certified Mail to appellant Christopher Landin by October 23, 2026.

Moved by David Holzapfel and seconded by Andy Reichsman to adjourn the hearing 5:33 PM

Respectfully submitted,

Forrest Holzapfel
Town Clerk

Note: These minutes are generated with the assistance of a ZOOM-generated transcript and Claude.ai. Because host-account labeling in the source transcript did not reliably distinguish individual speakers, remarks are summarized by topic and party rather than attributed to specific individuals except where the transcript clearly identified the speaker. Minutes are reviewed for accuracy and completeness prior to adoption.