

TOWN OF WOODFORD
BOARD OF CIVIL AUTHORITY MEETING
WOODFORD TOWN HALL
July 27, 2016 5:00 P.M.

Members present: Steve Wright, Michael Charette, Maureen O'Neil, Susan Wright (clerk)

Also Present: Betty Charette, John Dovitski (lister), Linda Dovitski (lister), Nancy Coleman (appellant)

1. Call meeting to order

The meeting was called to order at 5:05pm by Susan Wright, Town Clerk.

2. Election of Chairperson

Motion by Maureen to elect Mike Charette as chairperson, 2nd by Steve; all in favor, **Motion Carried.**

3. Oath of Office for Members

The oath of office and signature sheets were given to all members present by Susan.

4. Appeal from Nancy Coleman & Richard Frantz

Mike stated that the appellants are appealing the valuation of their property from \$300,000 to \$265,000 based on a professional appraisal done on Nov. 10, 2015.

Nancy stated that the appraisal was a very thorough appraisal done by a professional company. She felt that since it was done professionally and it was a recent appraisal, then the Town should also accept it as their valuation. She also stated that the appraisers could not find anything comparable in Woodford so used comparable homes from other towns.

John responded that the house was appraised for \$299,000 before an addition was added. That raised their taxes to \$304,200 but was decreased to \$300,000 through grievance. He also stated that good sales in Woodford are way down which could have a large dollar effect on taxation. He also commented that the listers have to attend training classes to certify them to be listers. In addition to this the State actually controls what values are placed on property. They are restricted as to what they can do without State approval.

Steve asked how long ago the current town appraisal was. The response was that the last entire town reappraisal was done around 2008 and are close to having another one. He also asked if the appraisal was done for mortgaging purposes. It was confirmed that it was necessary for re-financing. He stated that bank appraisals today have come in lower than they have before because the banks have been burnt before. Bank appraisals almost always come in lower than a town's valuation.

Betty recommended to the appellant to obtain a check list from the listers of what is on record for their property and do their own review. This would ensure that everything is accurate since mistakes can happen. It was noted that this option is available to all property owners from the listers.

Mike recapped the discussion. The decision is to whether or not to lower the current town appraisal from \$300,000 to \$265,000 or to reduce it below the \$300,000 value based on a professional appraisal submitted by the appellant. Mike asked each member what their opinion was.

Nancy stated that anything other than \$265,000 would not be acceptable and would proceed to appeal to the State of Vt. It does not seem as though the Town's valuation is an exact figure.

Susan stated that based on personal experience with bank refinancing, the banks appraisals have always been lower than the Town's value and does not necessarily give a true value of the home.

Steve stated that if they lowered it some it may effect the appellant's appeal to the State since they were looking for the entire amount requested amount. He did not agree that the Town should do that and make a precedent on bank appraisals.

Maureen stated that she also did not feel as though the property can be lowered as much as requested. The listers are trained and have a support staff with the State.

Mike stated that the State sets certain guidelines and the listers are following these guidelines with their help and guidance.

Motion by Mike to lower the property value as requested from the appellant, 2nd by Maureen. All in favor- 0 All opposed-4. **Motion Denied.**

5. Approval of Minutes

Motion by Maureen to accept the minutes for July 14, 2015 as presented, 2nd by Mike; All in favor, **Motion Carried.**

Motion by Maureen to accept the minutes for July 22, 2015 as presented, 2nd by Mike; All in favor, **Motion Carried.**

6. Update Voter Checklist

Susan presented the purged voter list and the added voter list from 7/14/2015 to 7/27/2016.

7. Other Business

No other business

8. Adjourn

Motion by Mike to adjourn the BCA meeting, 2nd by Maureen; All in favor, **Motion Carried.**
Meeting adjourned at 5:40 pm.

Susan Wright
Clerk