

TOWN OF WOODFORD
BOARD OF ABATEMENT
WOODFORD TOWN HALL
August 15, 2017

Members present: Steve Wright, Michael Charette, Ryan Thurber, Gail Rutkowski, Charlene Foster, Virginia Utilitch, Ron Higgins, Susan Wright

1. Call meeting to order

The meeting was called to order at 5:10pm by Susan Wright, Town Clerk. Oath of office was administered to all members present.

2. Election of Chairperson

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

3. Abatement for Linda Hayes

Susan explained that Linda had passed away in January of 2016. Her mobile home was re-possessed, sold and removed in July 2016 and all taxes were paid up to that time. Since this transfer occurred after April 1st the ownership remained in her name and a tax bill for this property was generated for September 2016 taxes.

Motion by Mike to abate taxes and fees for Linda Hayes for a total of \$571.24 for the reason the owner had died insolvent, 2nd by Ryan; All in favor, **Motion Carried.**

4. Abatement for Phyllis Smith

Susan explained that this bill is for 2013 and for the same parcel number as Linda Hayes. Phyllis passed away in 2012.

Motion by Mike to abate taxes and fees for Phyllis Smith for a total of \$157.95 based on the fact that the owner has passed away and the mobile home is no longer there, 2nd by Ryan; All in favor, **Motion Carried.**

5. Abatement for Diane Allard

Susan informed the board that this property may not qualify for abatement and further research will be necessary to address the taxes owed. On advice from VLCT, an attorney's advice should be obtained and survivor rights researched. Discussion followed regarding the property. The property is a camp located on National Forest land. According to one deed, the rights to use and occupy the camp were reserved solely for the duration of both the natural lives of the original owners. Even though the taxes have been delinquent since 2012 and qualifies for tax sale, it would be impossible to sell a camp that has no access to it.

Motion by Mike to table the Diane Allard abatement in order to consult attorney Kevin O'Toole for the best course of action, 2nd by Charlene; All in favor, **Motion Carried.**

6. Abatement for Town of Woodford

Susan explained that the two Town properties are from the Fema buyout in 2014. At the closing the property owner paid their portion of the taxes and the remaining tax assigned to the Town. Since the Town does not pay taxes on property owned by them, this balance should have been addressed at the time of the closing.

Motion by Mike to abate the remaining balances on the property formerly owned by Steven and Susan Wright for \$569.63 and on the property formerly owned by Diane Davis for \$352.33 for the reason that there was a manifest error, 2nd by Charlene; All in favor, **Motion Carried.**

7. Approval of Minutes

Motion by Mike to approve the minutes for December 14, 2016 as posted, 2nd by Steve; All in favor, **Motion Carried.**

8. Other Business

No other business

9. Adjourn

Motion by Mike to adjourn the, 2nd by Charlene; all in favor, **Motion Carried.**

Meeting adjourned at 5:50 pm.

Next meeting is Wednesday December 14, at 5:45pm.

Susan Wright

Clerk

TOWN OF WOODFORD
1391 VERMONT ROUTE 9
WOODFORD VT 05201
802-442-4895

PARCEL NUMBER : 000585-

HAYES, LINDA L
58 PENNY LANE LOT 4
WOODFORD, VT 05201

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2016	470.18	63.45	37.61	0.00	571.24 58 PENNY LANE

TOTAL AMOUNT DUE 571.24

New Delinquent Tax Collector - Mr. James Kinney

The taxes assessed against you as indicated hereon are placed in my hands for collection with a Warrant attached, upon which I am commanded to make a demand for payment from you.

I will receive taxes at home or at the Town of Woodford on any time Sunday thru Saturday BY Appointment only. If payment is made at that time summary action on my part will be avoided. Otherwise I am commanded to distrain the goods and chattels, until such taxes are paid in full. This is in accordance with the REQUIREMENTS of Law and I have no alternative but to comply with it. YOUR compliance will avoid legal proceedings and additional expense. Town Report with the listing of Delinquent tax payers and amounts will be published in February. REMEMBER: PAYMENT ARRANGEMENTS CAN BE MADE AS LONG AS THEY INCLUDE PAYING OFF ALL DELINQUENT TAXES AND NEXT YEAR'S CURRENT TAX BY SEPTEMBER 27, 2017.

SINCERELY, JAMES KINNEY DELINQUENT TAX COLLECTOR
Please Remit to :

James Kinney

31 Sycamore Lane
Woodford, VT 05201
802 688 4583

Please note that interest at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes. Checks are to be made PAYABLE TO: TOWN OF WOODFORD.

KEVIN M. O'TOOLE
ATTORNEY AT LAW

3390 ROUTE 30, SUITE 4
P. O. BOX 766
DORSET, VERMONT 05251-0766

PHONE: (802) 867-5711
FAX: (802) 867-2280
kmotoole@sover.net

January 26, 2017

Mr. James Kinney
Woodford Delinquent Tax Collector
31 Sycamore Lane
Woodford, VT 05201

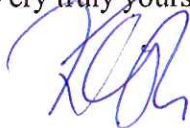
RE: TOWN OF WOODFORD DELINQUENT TAXES; PARCEL NO. 000585
PROPERTY OWNED BY LINDA L. HAYES

Dear James:

Melissa Brown telephoned this office to let me know Linda L. Hayes passed away on January 4, 2016. The mobile home, which was the subject of my letter to Mr. James dated January 13, 2017, was repossessed by the lender sometime last year and is no longer at the mobile home park. There is another mobile home now located in that space.

You should contact the Board of Abatement so that these taxes, penalties and interest are officially abated.

Very truly yours,



Kevin M. O'Toole

KMO:dt

TOWN OF WOODFORD
1391 VERMONT ROUTE 9
WOODFORD VT 05201
802-442-4895

PARCEL NUMBER : 000585-

SMITH, PHYLLIS L.
P.O. BOX 382
BENNINGTON, VT 05201

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2013	93.11	57.39	7.45	0.00	157.95 58 PENNY LANE

TOTAL AMOUNT DUE 157.95

New Delinquent Tax Collector - Mr. James Kinney

The taxes assessed against you as indicated hereon are placed in my hands for collection with a Warrant attached, upon which I am commanded to make a demand for payment from you.

I will receive taxes at home or at the Town of Woodford on any time Sunday thru Saturday BY Appointment only
If payment is made at that time summary action on my part will be avoided. Otherwise I am commanded to distrain the goods and chattels, until such taxes are paid in full. This is in accordance with the REQUIREMENTS of Law and I have no alternative but to comply with it. YOUR compliance will avoid legal proceedings and additional expense. Town Report with the listing of Delinquent tax payers and amounts will be published in February. REMEMBER: PAYMENT ARRANGEMENTS CAN BE MADE AS LONG AS THEY INCLUDE PAYING OFF ALL DELINQUENT TAXES AND NEXT YEAR'S CURRENT TAX BY SEPTEMBER 27,2017.

SINCERELY, JAMES KINNEY DELINQUENT TAX COLLECTOR
Please Remit to :

James Kinney

31 Sycamore Lane
Woodford, VT 05201
802 688 4583

Please note that interest at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes. Checks are to be made PAYABLE TO: TOWN OF WOODFORD.

TOWN OF WOODFORD
1391 VERMONT ROUTE 9
WOODFORD VT 05201
802-442-4895

PARCEL NUMBER : 000077-

ALLARD DIANE
545 GORE ROAD
BENNINGTON, VT 05201

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2012	746.17	581.92	59.69	0.00	1,387.78 0
2013	741.85	456.32	59.35	0.00	1,257.52 0
2014	761.33	357.82	60.91	0.00	1,180.06 0
2015	784.12	239.12	62.73	0.00	1,085.97 0
2016	813.89	109.89	65.11	0.00	988.89 0

TOTAL AMOUNT DUE 5,900.22

New Delinquent Tax Collector - Mr. James Kinney

The taxes assessed against you as indicated hereon are placed in my hands for collection with a Warrant attached, upon which I am commanded to make a demand for payment from you.

I will receive taxes at home or at the Town of Woodford on any time Sunday thru Saturday BY Appointment only
If payment is made at that time summary action on my part will be avoided. Otherwise I am commanded to distrain the goods and chattels, until such taxes are paid in full. This is in accordance with the REQUIREMENTS of Law and I have no alternative but to comply with it. YOUR compliance will avoid legal proceedings and additional expense. Town Report with the listing of Delinquent tax payers and amounts will be published in February. REMEMBER: PAYMENT ARRANGEMENTS CAN BE MADE AS LONG AS THEY INCLUDE PAYING OFF ALL DELINQUENT TAXES AND NEXT YEAR'S CURRENT TAX BY SEPTEMBER 27,2017.

SINCERELY, JAMES KINNEY DELINQUENT TAX COLLECTOR
Please Remit to :

James Kinney

31 Sycamore Lane
Woodford, VT 05201
802 688 4583

Please note that interest at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes. Checks are to be made PAYABLE TO: TOWN OF WOODFORD.

TOWN OF WOODFORD
1391 VERMONT ROUTE 9
WOODFORD VT 05201
802-442-4895

PARCEL NUMBER : 000510-

TOWN OF WOODFORD
1391 VT RTE 9
WOODFORD, VT 05201

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2014	387.56	182.07	0.00	0.00	569.63 1024 VERMONT ROUTE 9

TOTAL AMOUNT DUE 569.63

New Delinquent Tax Collector - Mr. James Kinney

The taxes assessed against you as indicated hereon are placed in my hands for collection with a Warrant attached, upon which I am commanded to make a demand for payment from you.

I will receive taxes at home or at the Town of Woodford on any time Sunday thru Saturday BY Appointment only
If payment is made at that time summary action on my part will be avoided. Otherwise I am commanded to distrain the goods and chattels, until such taxes are paid in full. This is in accordance with the REQUIREMENTS of Law and I have no alternative but to comply with it. YOUR compliance will avoid legal proceedings and additional expense. Town Report with the listing of Delinquent tax payers and amounts will be published in February. REMEMBER: PAYMENT ARRANGEMENTS CAN BE MADE AS LONG AS THEY INCLUDE PAYING OFF ALL DELINQUENT TAXES AND NEXT YEAR'S CURRENT TAX BY SEPTEMBER 27,2017.

SINCERELY, JAMES KINNEY DELINQUENT TAX COLLECTOR
Please Remit to :

James Kinney

31 Sycamore Lane
Woodford, VT 05201
802 688 4583

Please note that interest at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes. Checks are to be made PAYABLE TO: TOWN OF WOODFORD.

TOWN OF WOODFORD
1391 VERMONT ROUTE 9
WOODFORD VT 05201
802-442-4895

PARCEL NUMBER : 000135-1

TOWN OF WOODFORD
1391 VT RTE 9
WOODFORD, VT 05201

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total Location
2014	352.33	0.00	0.00	0.00	352.33 157 OLD HARBOUR ROAD

TOTAL AMOUNT DUE 352.33

New Delinquent Tax Collector - Mr. James Kinney

The taxes assessed against you as indicated hereon are placed in my hands for collection with a Warrant attached, upon which I am commanded to make a demand for payment from you.

I will receive taxes at home or at the Town of Woodford on any time Sunday thru Saturday BY Appointment only
If payment is made at that time summary action on my part will be avoided. Otherwise I am commanded to distrain the goods and chattels, until such taxes are paid in full. This is in accordance with the REQUIREMENTS of Law and I have no alternative but to comply with it. YOUR compliance will avoid legal proceedings and additional expense. Town Report with the listing of Delinquent tax payers and amounts will be published in February. REMEMBER: PAYMENT ARRANGEMENTS CAN BE MADE AS LONG AS THEY INCLUDE PAYING OFF ALL DELINQUENT TAXES AND NEXT YEAR'S CURRENT TAX BY SEPTEMBER 27, 2017.

SINCERELY, JAMES KINNEY DELINQUENT TAX COLLECTOR
Please Remit to :

James Kinney

31 Sycamore Lane
Woodford, VT 05201
802 688 4583

Please note that interest at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes. Checks are to be made PAYABLE TO: TOWN OF WOODFORD.