

**TOWN OF HYDE PARK  
BOARD OF CIVIL AUTHORITY MEETING**

July 29, 2014

**Present:** John Anderson, Harold Bailey, David Gagnier, Mary Paul Loomis, Orah Moore, Kimberly Moutlon, Wendell Peake, and Duncan Tingle

**Others**

**Present:** Julie Rohleder, Lister; Deanna Judkins, Lister; Gary Anderson, Lister; Matt Morin, Meranda McCulloch, Brad McKnight, Deanna Sylvester and Todd Wright property owners

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J. Anderson called the meeting to order at 6:30pm.

The Town Clerk, Kimberly Moulton, administered the following oath "I do solemnly swear that I will well and truly hear and determine all matters at issue between taxpayers and Listers submitted for my decision. So help me God." The oath was acknowledged verbally by the board, signed by each board member and returned to the clerk.

J. Anderson stated that the meeting was called to hear appeals to the Lister decisions from the grievance process.

**1. Matt Morin and Meranda McCulloch (property located on Levesque Drive):**

J. Rohleder spoke for the Listers. It originally assessed at \$102,000, reduced to \$89,500 when grieved.

J. Rohleder noted that she and D. Judkins walked the property after grievance. The lot is 11.5 acres. The property is consistent with the surrounding properties as far as the grade. Due to the distance from power and the distance from the town road, the grade of the property was reduced from .80 to .70. This decrease in grade reduced the value by \$12,800. D. Judkins noted that the land schedule was set in 2005/2006 which was the last reappraisal. All properties are assessed using this same land schedule. The land schedule will be updated at the next reappraisal.

Matt Morin stated a 2013 real estate appraisal valued the property at \$52,000. He stated that the property was purchased for \$45,000 in 2013 and that the property is unfavorable for a conventional septic. Matt stated that he and Meranda do not understand how they are paying taxes based on 2005/2006 values when their 2013 real estate appraisal says the property value is less than half the town value. Matt stated that he purchased 1 of 3 lots that when they were 1 larger parcel had a value of \$132,700. The larger parcel was split into 3 with each having approximately the same acreage. Matt stated he didn't understand how the 3 separate parcels now have individual values that are close to matching the value when they were one parcel. J. Rohleder stated it is because now each of the 3 parcels has a house site value which increases each parcel value.

At this point, the taxpayers shown next on the agenda, **Brad McKnight and Deanna Sylvester (property located at Levesque Drive)** stated they bought an adjacent lot in the same subdivision in 2013 for \$38,000. They agree with everything the Matt and Meranda have presented. They are frustrated that the value is so high on property this isn't even worth that much in today's market. Their land is also unfavorable for a conventional septic. They asked why their appraisal isn't used to help determine their land value. D. Judkins stated the Listers have to value properties with based on the land schedule set at the time of the last appraisal in 2005/2006.

J. Rohleder stated that the Listers looked at the lots that are adjacent to the McKnight/Sylvester lot and the McKnight/Sylvester lot is consistent with neighboring lots. The lot is 10.11 acres. They did not change the value at grievance. The assessed value is currently \$100,200.

J. Anderson thanked Matt Morin, Meranda McCulloch, Brad McKnight and Deanna Sylvester for coming and the inspection committee would be in touch for an inspection of the properties.

## **2. Todd Wright (property located at Boulder Drive)**

The Listers stated the lot is 7.95 acres and is currently assessed at \$101,700. The surrounding properties are consistent with the subject property. The lot next door sold for \$95,000 in 2005 when the land schedule was created. There was no adjustment to the assessed value at grievance.

Todd stated that he had heard the explanations from the Listers during the prior discussion for the Morin and McKnight appeal. He stated he purchased his property for \$40,000. He had an appraisal done in July 2014 and appraised value is \$48,000. He thought he had to have an appraisal done to prove his property is not worth what the town says it is. He asked if the appraisal will even be looked at. J. Rohleder stated that the appraisals will be looked at but not for value because of the land schedules in place. Todd asked when the next reappraisal is scheduled for. J. Rohleder explained the reappraisal process and when reappraisal is required by the state. When a reappraisal is required, the process takes 2 years. Todd says that the system used for determining property values is broken. He asked what the next step was if the value wasn't dropped. D. Judkins stated that he would appeal to the Vermont Supreme Court.

J. Anderson asked what members of the board could be a part of the inspection committee to visit these properties. J. Anderson, D. Tingle will visit both the Morin and McKnight lots on August 9<sup>th</sup>. J. Anderson will contact a third member of the Board of Civil Authority to complete the three person inspection committee. Matt Morin and Brad McKnight provided good contact phone numbers and best days for them for an inspection.

J. Rohleder advised the board that James DeShone, an assessor from NEMRC, is familiar with Hyde Park properties as he currently provides assessment services for Hyde Park. J. Rohleder states that the board should contact James to see if he is willing to walk the properties with the inspection committees. J. Anderson will contact James.

## **3. Blake Blundell and Rebecca Mikan (898 Mountain Estates Drive)**

K. Moulton stated that the Blundell's had submitted a letter to withdraw their request to appeal. No discussion or action taken.

## **4. Donna Berry (2611 Centerville Rd)**

Donna Berry was not present. J. Rohleder stated that Donna grieved the assessment on her property. The property has been assessed at \$208,700. The property was purchased for \$132,500 in 2013. J. Rohleder and D. Judkins did a site visit. They stated that the home had mostly cosmetic issues. Based on site visit, the physical depreciation was increased from 20% to 25%. This increase reduced the assessed value to \$199,700.

J. Anderson asked for volunteers for the inspection committee. H. Bailey, M. Loomis and O. Moore agreed to conduct the site visit and inspection. They agreed to contact Donna Berry and inspect the property on August 4<sup>th</sup> at 6pm.

The next meeting was scheduled for August 19<sup>th</sup> at 6:30pm

At 7:30pm, J. Anderson adjourned the meeting until August 19, 2014 at 6:30 when the inspection reports will be presented.