

BOARD OF CIVIL AUTHORITY MEETING MINUTES
JULY 16, 2020

Members present: Patricia Benelli, Ruth Douglas, Jeff Holden, Susan Kibbe, Ken Barrett, Kathy Pellett, Pat Budnick, Robert Crawford, Leigh Dakin, Lee Gustafson, Amie O'Brien, Deborah Aldrich

NEMRC Assessor present: Al Coonradt

Appellants present: Marc Stella, Peter and Donna Hudkins

Chairperson Heather Chase called the meeting to order at 6:00 p.m. and explained Conflict of Interest and Ex parte communication. Chair Chase asked if any Board members had a conflict of interest. Jeff Holden advised that he was recusing himself from the Hudkins appeal.

Marc Stella – 157 Watkins Road Appeal:

Chair Chase administered the Oath to the Board of Civil Authority, the Lister/Assessor Oath to Al Coonradt and the Appellant Oath to Marc Stella.

Chair Chase explained that we would know hear the appeal of Marc Stella, 157 Watkins Road, Parcel #302012.

Al Coonradt, NEMRC Assessor, advised the Board that the Stella property is 12 acres of land with site improvements of water and sewer. Mr. Stella filed a grievance and the Assessors felt the \$75,000.00 assessment was fair market value.

Mr. Stella advised the Board that he felt that \$75,000.00 is to high. The property has been fully logged and is very wet. There is a foundation that is not worthy, and he does not know if the well and septic is viable or usable. There is also no electric on the property. Mr. Stella explained his comparable properties and explained that he would like to see his value comparable to those properties. (copy attached of Mr. Stella's letter and evidence)

Patricia Benelli asked Mr. Stella, what the per acre value was for his property? Mr. Stella replied \$6,250.00. Mrs. Benelli asked about the sale price of \$25,000.00 on March 31, 2016. Mr. Stella explained that he acquired the property at Tax Sale.

Al Coonradt, NEMRC Assessor, advised that the per acre value is \$4,583.00.

Inspection Committee for the Stella property will be: Patricia Benelli, Jeff Holden, and Robert Crawford

Patricia Budnick made a motion to recess the Stella appeal hearing to August 6, 2020 at 6:00 p.m. Seconded by Lee Gustafson.

Peter & Donna Hudkins – 262 Cemetery Road

Chair Chase administered the Appellant Oath to Peter and Donna Hudkins, describe the property, explained that Jeff Holden had recused himself from the Hudkins appeal and asked the Hudkins if they understood the rules of procedure and if they had any questions.

Al Coonradt, NEMRC Assessor explained that the Hudkins had a pre-grievance, the Assessors corrected for no heat and unfinished siding and deck. Their assessment was lowered from \$231,700 to \$147,300.

Peter Hudkins read the letter submitted to the Board of Civil Authority and explained the comparables. (copy attached) Mr. Hudkins explained that they are grieving the multiplier on the land is not correct.

Al Coonradt, NEMRC Assessor, explained that the multiplier grade was changed from 1.25 to 1.1. The land grade was based on the panel's decision for the value of the residual land. Also, two of the Assessors thought that lowering the site grade from 1.25 to 1.1 effected the value of the land and under valued it. It was a 1.25 because it is at the end of the road, which gives you privacy and there is a bit of a view.

Patricia Benelli asked what was meant by based on the value of residual land?

Al Coonradt, NEMRC Assessor, explained that the residual land is all the land on the property after the first two acres that is the building site. The 1.1 is the land grade on the house site (two acres) and the .9 is the grade on the residual land.

Patricia Benelli asked the Hudkins if they were only grieving the .9 grade on the residual land? The Hudkins replied yes and that the house is not finished. Mr. Hudkins explained that Wanda Purdy had told them to submit an estimate for finishing the house and that would be deducted.

Patricia Benelli asked what the Hudkins are claiming the residual land should be graded at? Mr. Hudkins replied that the properties he gave as comparables are graded at .6.

Al Coonradt, NEMRC Assessor, advised that there was never an interior inspection done. NEMRC never received a reply, from the Hudkins, when a postcard was sent for an appointment to do an interior inspection. NEMRC looked at the information Mr. Hudkins provided during pre-grievance and made the house 95% complete. Also, .9 is where the panel discussion graded the land, could be .7.

Donna McNeill Hudkins advised that 25 acres of the residual land is steep. It has a grade of 34%.

Patricia Benelli asked Al Coonradt if he considered the Hudkins land steep. Al Coonradt replied the contour maps indicate that some of it is. Patricia Benelli asked if that was considered when the grade was put on it. Al Coonradt replied yes it was.

Al Coonradt advised that because of what was stated at pre-grievance the heat was removed from the house. There must be some kind of heat in the house.

Inspection Committee: Patricia Benelli, Leigh Dakin, and Ken Barrett.

Lee Gustafson made a motion to recess the Hudkins appeal hearing to August 6, 2020 at 6:00 p.m. Seconded by Patricia Budnick.

A true copy.

Deborah J. Aldrich
Town Clerk

