

BOARD OF CIVIL AUTHORITY

MINUTES

JUNE 19, 2019

The meeting was called to order at 6:00 PM by Rose Keough.

Members present: James Ayrey, Sally Ayrey, Rose Keough, Connor Stewart, Rose Stone, Sally Stone and Richard Timmerman.

Listers present: Neil Humphrey and Peter VanVleck.

Appellant present: Peter Luca.

Sally Ayrey moved to nominate Rose Keough as Chair and Richard Timmerman seconded the motion. All were in favor.

Rose Keough introduced those present and explained the procedures for the grievance hearing.

Lister Peter VanVleck described the property under appeal as parcel ID # 0481 at 4 Barney Orchard Road which has a rental house with 6.5 acres and parcel ID# 0491 at 452 North Road which has a dwelling and barn with 5.5 acres. Peter VanVleck gave the board a property card for each parcel. Peter VanVleck stated that the Barney Orchard property was listed for \$170,900.00 and was lowered to \$119,700.00, the North Road property was listed at \$696,600.00 and lowered to \$614,700.00.

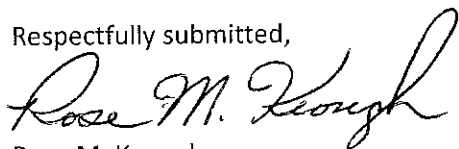
Appellant Peter Luca then presented the board with a letter explaining the issues, a property card showing the combined parcels, property cost sheets dated September 9, 2018 and property cost sheets dated May 27, 2019.

Peter VanVleck asked if the square footage cost was calculated on the total value or just the dwelling. Peter Luca stated it was on the dwelling value. Peter Luca stated that his thirty-year roof needs replacement and it is only twelve years old. Sally inquired if the condition is bad would the assessment be lower. Peter VanVleck stated that it would affect the assessment along with the quality. Richard Timmerman inquired about the scale for the quality and Peter VanVleck stated that it would be between 1 and 5 or 6. James Ayrey noted that there is a wide range of square footage cost on the properties that Peter Luca has listed in his letter. Peter VanVleck stated that he would have to verify the figures and the age, quality and condition would have to be compared. Richard Timmerman stated that the per acre value could vary because in the case of the Appelman property it is largely in the swamp.

The inspection committee consisting of James Ayrey, Connor Stewart and Richard Timmerman will meet and inspect the Luca property on June 26, 2019 at 5:30 PM. The board will then meet on July 15, 2019 to hear the inspection report and any other testimony concerning the grievance.

The meeting was adjourned at 6:30 PM.

Respectfully submitted,



Rose M. Keough
Sunderland Town Clerk