

**Town of Williston
Board of Civil Authority
Public Hearings: BCA Appeal of Listers Decisions
Williston Town Hall
September 16, 2019**

Members Present: Carter Smith Deb Beckett
 Terry Macaig Ginny Lyons
 Greta D'Agostino Jim McCullough

Others Present: Bill Hinman Linda Levitt
 Harold Cort Bryan Hartnett
 Liam Murphy

Carter Smith opened the Public Hearing at 6:35 PM –

Bryan Hartnett and Liam Murphy were sworn in.

**1. *January Holdings LLC 1417 Marshall Ave. #07069.043000
 Burlington Emergency & Veterinary Specialists***

Bill Hinman, Assessor, represented the Board of Listers and reviewed the history and valuation of the property. He noted that the estimated cost of construction was \$5,602,752 and that the total cost for land and improvements was \$6,502,752. This equated to \$386.60 per square foot.

A recent sale of a veterinary hospital occurred on May 14, 2019 at 158 Hurricane Lane. The sale was for \$3,850,000. He pointed out that in this case the property is a standard, metal framed building that included an administrative permit for fit up changed needed to go from a medical office to a veterinary office. The building was not re-inspected due to the fit up and this was an error on the Lister's part as the estimated cost was \$620,000. The Assessor has since revisited this property and it will be re-assessed for 2020.

Liam Murphy, attorney representing January Holdings, LLC, stated that this is a new building and is expensive with much of the costs being unique to a veterinary hospital. It is being disputed as to what this could go on the market for as a building and not as a veterinary hospital.

Additionally, Mr. Murphy provided six comparables, two from Williston and four from the region including Hinesburg and Colchester. He pointed out that the assessed values for these properties are less than half of what the Burlington Emergency & Veterinary Specialists (BEVS) property is.

Mr. Murphy further noted that Peak Veterinary on Commerce Street is assessed at half the value of this property. He stated that it is reasonable for the BEVS property to be assess 50% more but not twice as much.

Terry Macaig asked if the appellant has an appraisal showing the lower value.

Mr. Murphy explained that they are not appealing the fair market value of the property but the fairness of the assessment. He further noted that the Constitution required that properties be assessed comparably and this assessment is not assessed the same as the others.

Carter Smith recessed the hearing at 7:05 PM to a date to be determined and appointed an Investigation Committee of Jim McCullough, Terry Macaig and Greta D'Agostino.

Minutes Submitted by
Deborah Beckett
Town Clerk