

Town of Williston
Board of Civil Authority
August 8, 2016

Members Present: Andy Mikell Deb Beckett
 Joy Limoge Terry Macaig
 Ben Rose Jim Haug
 Jim McCullough

Others Present: Bill Hinman (Assessor)
 Linda Levitt (Lister)
 Charles Coney (Lister)

Ch. Andy Mikell reconvened the Hearings at 6:00 PM for the Appeals of the decision of the Board of Listers.

1. *Barry, Mildred* *Land, off Oak Hill Road*

Bill Hinman, Assessor, introduced the property Off Oak Hill Rd. Parcel 27100.260000

Mildred Barry explained that the property is vacant, raw, undeveloped land which has been continuously owned by her family for more than 80 years. She noted it is marked with walking paths, accessed by neighboring landowners, public hikers and other nearby land owners installing and docking their boats and docks adjacent to the land on the south border to access the lake.

She noted that this land has no road, driveway, power, septic, water, utility or other improvements. There have been no changes in property function or other updates to the land.

Ms. Barry also explained that he land was logged, with a permit, in 2014 due to the VT State Shoreland Protection Act.

Ms. Barry further noted that during the Lister appeals she was told the increased in value was based on camps and land on Beebe Lane. She pointed out that properties on Beebe Lane are year round homes and camps with water, septic and utilities and that these properties are accessed via a primate road maintained by the landowners as well as private driveways for each property. Houses that include land off of Oak Hill Road also include water, septic and all utilities.

Ms. Barry stated that she did not believe there are comparable properties on Lake Iroquois and that using property on Lake Fairlee, in Highgate or anywhere else in the State is not the same.

Her property was increased by more than 50% and she has not found any other properties that increased by that amount. Oak Hill properties were up by only about 12%.

Bill Hinman explained that all properties went up to varying degrees and that only fair market value can be addressed. He also noted that when land schedules were created a 2-acre housesite value is assigned to all non-commercial property in town due to State requirements. The housesite value was adjusted by -15% because there is no dwelling.

Joy Limoge asked if this is a buildable lot.

Mr. Hinman stated that it has not yet been determined and because of that a 15% negative adjustment was made on the housesite. He further stated that we assume it is buildable.

Jim McCullough noted that the Shoreline Protection Act went into effect in July, 2014.

Joy Limoge asked when the lot was last assessed.

Mr. Hinman said it was in 2008 and at that time was valued at \$188,000 now it is at \$280,000 and had the adjustment not been made it would be over \$320,000.

Ben Rose asked if the 2008 assessment was reasonable at that time.

Ms. Barry said that that was when her mother passed away and nobody was really focusing on the values or were even aware of them at that time.

Joy Limoge asked how many lots could be built on.

Mr. Hinman said that he was not sure and is classified 4 according to the Town Planning & Zoning Office. There could be limitations.

Ms. Barry noted that the land is ledge and wet, swamp and rock. She further stated that she would prefer to just let the parcel sit there.

Ch. Andy Mikell recessed the hearing and appointed an investigating committee of: Jim Haug, Terry Macaig and Andy Mikell.

2. *Grobler, Leon & Petronella* *436 Michael Lane*

This appeal with withdrawn by Leon & Petronella Grobler.

3. *Parent, Tim & Linda*

250 Golf Course Road

CH. Andy Mikell stepped down for this hearing. Terry Macaig took over as chair.

Bill Hinman introduced the property at 250 Golf Course Rd, parcel 15115.210000

Mr. Parent explained that the homesite value is up 60% and the property overall up 30%. He noted that influence factors were applied on Golf Course Road and that factor was removed from this property. He stated that he did not know why that was and has not been given a reason by the Listers. This house is a small house on a slab with little room for expansion on this very limited property.

He explained that there are no town services to his lot and that the value of a lot in a development with town services is not comparable.

Jim McCullough asked if there might be a positive influence factor with this property because of its location near the golf course.

Mr. Parent said that this property is being compared to other lots on Golf Course Road with town services and stated again that he does not understand why the influence factor was removed.

Ben Rose asked what the basis for the change was.

Mr. Hinman explained that overall changes were done by the re-appraisal contractor with the approval of the Listers office. He stated that this is an issue that goes back to the Contractor and is not really a BCA issue. It is a market value issue.

Jim Haug asked why it would have been appropriate at the last appraisal and not this one.

Mr. Hinman stated that he did not have an answer.

Linda Parent pointed out that there are at least 2 other properties on Golf Course Road that have the negative influence factor. She said that they would just like to know why theirs was removed and noted that it seems arbitrary and no one has an answer.

Charles Coney noted that there really is no difference in the value of a house with or without town services. When looking at the overall values it does not increase or decrease the total values.

Ms. Parent stated that they just want to know why the value was tweaked up and not down considering this is just a 2 bedroom, 1000 sq. ft. house on a slab.

Ch. Terry Macaig recessed the hearing and appointed the investigating committee of: Jim McCullough, Ben Rose and Jim Haug.

4. *Asten Johnson*

192 Industrial Avenue

At the request of Tommy Li from DuCharme, McMillen & Associates, representing Asten Johnson, Inc., this hearing was being conducted via speaker phone.

Bill Hinman introduced the property at 192 Industrial Ave., parcel 07097.004000

After several call failures and bad phone connections it was decided by all parties to continue this hearing until August 15 at 6:30 PM.

Ch. Andy Mikell recessed the meeting until August 11, 2016.

Minutes submitted by
Deborah Beckett
Town Clerk