

Waterford Board of Civil Authority
Monday, August 14, 2017
Town Clerk's Office

Attendees:

BCA Members: Brent Beck, Gary Allard, Fred Saar, Kevin Gillander, Bill Piper, Dave Morrison, Charlie Lawrence, Bernard Willey, Jessy Pelow

Listers: Marcia Martel, Howard Remick, Michael Keach

Appellants: Barbara Kristoff & Robin Kristoff (only Barbara was present),

Others: Joanne Jurentkuff, Steve Eddy

At 6:45pm Brent opened the BCA meeting to hear the appeals of Barb & Robin Kristoff, Robert & Barbara Prive & Ray Dagesse.

Barbara & Robin Kristoff

Brent administered the oath to the appellant and the Listers.

Parcel number 589 is located on Valley View Road & 589.1 are in Waterford.

Property owned by Barbara Kristoff, parcel 589, consists of 6 acres with arena and stable. The Listers' appraisal of the property is \$163,600.

Property owned by Robin Kristoff, parcel 589.1, consists of 3 acres with Equipment shed, barn and hayloft. The Listers' appraisal of the property is \$30,400.

Appellant: Barbara Kristoff (speaking for Robin as well) is appealing the Listers appraisal based on not understanding how 3 acres, equipment shed, barn and hayloft can be \$30,400 and 6 acres with arena and stable can be \$163,000.

Listers: Parcel 589.1 (Robin Kristoff) property is taxed in Waterford on the 3 acres equipment shed, barn and hayloft only. The house site is taxed for this parcel in Barnet. Leaving the value only at \$30,400.

Parcel 589 (Barbara Kristoff) property is taxed in Waterford on 6 acres, arena and stable of which 2 acres of the 6 is taxed with a house site value of \$21,000. Remaining 4 acres valued at \$3,700, outbuildings (arena and stable) \$138,900 totaling the \$163,300.

The explanation about the house site value by the Listers to Barbara settled her misunderstanding and she withdrew her appeal to the BCA.

Fred made the motion to leave parcels 589 & 589.1 as listed. David seconded the motion. All approved.

Robert & Barbara Prive

Brent administered the oath to the appellants and the listers.

Property owned by, Robert & Barbara Prive, parcel 271, consists of 118 acres with camp & equipment building. Located at 5461 Old County Road South. The Listers' appraisal of the property is \$124,600.

Appellant: Mr. & Mrs. Prive stated that their land is landlocked and is not easily accessible. They also do not believe the value should have jumped from \$80,900 in 2016 to \$124,000 in 2017.

The Prives' had no comparable.

Listers: The listers explained that the camp building is valued at \$58,800, house site with 2 acres is valued at \$21,000, remaining 116 acres valued at \$40,700 and equipment building valued at \$4,100, totaling \$124,600. Adding the camp building bumped by the appraisal value. They also explained that the land grade went from a .7 in 2005 down to a .5 by 2017.

Charlie asked what the land grade on Hemonds property is on Old County Rd. Mike Keach reported that land grade is .9 and not passable at all.

Brent appointed the inspection committee. The inspection committee is David Morrison, Bernard Willey and Charlie Lawrence. They will get together and come up with a time that works for all including the Prives.

Ray Dagesse

Brent administered the oath to the appellant and the Listers.

Property owned by Ray Dagesse, parcel number 342, consists of 1.1 acres with house. The Listers' appraisal of the property is \$121,000.

Appellant: Ray stated that he believes the listers' have not assessed his property at Fair Market Value. He states that the value assessed at is high compared to a bank appraisal he had done on Feb. 28, 2017, the assessed value in excess of the actual purchase price (\$90,000), an assessed value in excess of the value assigned by RealtyTrac, and an assessed value in excess of the value assigned by Realtor.com, the website of the National Association of Realtors. He presented the BCA with a packet of information regarding these points.

Listers: Howard stated that he and Mike went to the property located at 1320 Higgins Hill Rd to re-assess Mr. Dagesse's property. After doing so they took off values for 2 decks, added a 5% functional depreciation and decreased the land grade from 1.3 to 1.2. That brought the assessed value from \$135,900 in 2006 down to \$121,000 for 2017. They also stated that Ray bought the property through a foreclosure.

Brent appointed the inspection committee. The inspection committee is Fred Saar, Gary Allard and Charlie Lawrence. They will get together and determine when a good time to inspect the property for everyone, including the appellant will be.

The inspection committees will report back to the BCA within 30 days.

Adjourn: Brent made the motion to adjourn at 7:30pm. Gary seconded the motion. All approved.

Date:

Jessy Pelow
Town Clerk