

Waterford Board of Civil Authority  
Town Clerk's Office  
Monday, Sept. 11, 2017

Attendees:

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

Others: Joanne Jurentkuff, Steve Eddy

Listers: Marcia Martel

Brent opened the meeting at 7:10pm.

**Ray Dagesse Property**

Fred presented the inspection report about Ray Dagesse's property located at 1320 Higgins Hill Road in Waterford. The property is 1.10 acres with a house. The inspection committee noted that the listers followed the procedures outlined in the Lister's Guide published by the Vermont Agency of Administration, Department of taxes when assessing Mr. Dagesse's property. The Inspection Committee relied only on the appraisal conducted by Reynolds Real Estate Appraisal Services; this appraisal gave an opinion of value of \$97,000. The inspection committee relied only on that appraisal due to believing that the remaining listings raise questions that preclude their using them. They determined that the property suffers from severe groundwater drainage issues that have caused undetermined structural issues within the residence and garage. In addition, it was apparent that there was an overall lack of maintenance prior to Mr. Dagesse's purchase of the property. The inspection Committee believes that the property is over assessed when the water and potential structural damage are taken into consideration and recommends the Listers review the overall condition of the property and residence and make any adjustments that are appropriate.

After discussion within the BCA members, the BCA came to a mutual agreement.

Fred made the motion to set a value of \$109,000 on the Dagesse property. After discussion, the BCA decided a fair number was between \$97,000 (the formal appraisal that was done) and the \$121,000 the Listers came up with. \$24,000 difference divided in half. Charlie seconded the motion. The motion passed unanimously.

**Robert Prive Property**

Dave presented the inspection report about Robert Prive's property located at 5461 Old County Rd South. They noted that the property is accessed from Old County South, near the picnic area/ boat launch via the power company maintenance road along its power lines, for approximately 4/10 of a mile (rather rough and bumpy), then left along a well maintained right of way, approx. 1/2 mile, across Power Company's land to enter the Prive property. The property is 118 acres of open and forested land, with the house site being 2-3 acres of open land. There is a partially completed 1 1/2 story home and an open shed. This was not inspected because it was not challenged by the homeowner.

At the hearing, Mr. Prive stated that the property is land-locked.

The Inspection Committee found the property to be accessible from post-mud to snow with any vehicle. The private ROW is very plow-able and the power line questionable. They noted that in 2005 (town wide reappraisal) this parcel was listed higher, was appealed and was reduced to a .5 grade. The Inspection

Committee feels that the current assessment, \$40,700 for 116 acres (\$350 per acre) to be very fair and no further reduction would be proper.

Bill Piper made the motion to keep the assessment of the Prive property the same with no reduction based on the easy access to the property. Fred seconded the motion. All approved.

The BCA meeting adjourned at 7:40pm.

Jessy Pelow  
Town Clerk