

ROXBURY BOARD OF CIVIL AUTHORITY
MINUTES OF TAX APPEAL FOR ROSAIRE & IRENE LONGE
PARCEL #050037-000
JULY 30, 2018
6:00PM - 6:45PM

Board of Civil Authority Members Present: Gerry D'Amico, Adam Jackson, Dave McShane, Chuck Slocum, Gloria Gerdes, Sue Nevins and Tammy Legacy

Listers Present: Forrest Twombly and Bill Hansen

Appellants Present: Rosaire Longe and guest Tony Wheelock

The Chair of BCA, Gerry D'Amico called the meeting to order at 6:00PM.

The Chair of BCA, Gerry D'Amico gave the oath to the Listers and Appellant. Later in the meeting, Gerry gave the oath to Tony Wheelock.

The Chair of BCA, Gerry D'Amico gave the oath to those BCA members present. Sue Nevins was given the oath by Town Clerk a couple of minutes later.

The reason for this hearing is Rosaire & Irene Longe are appealing the value of their property on Horner Road.

The Listers presented their case. Listers's Exhibit #1 is the Listers file on the Longe's property which is valued at \$18,700.00. Lister's Exhibit #2 are the comparables of properties near the Longe property. Forrest Twombly stated originally the property was 26.2 acres, the Longe sold Tony Wheelock some land which reduced the value. Prior to grievance with Listers, the value was \$19,400.00. After correcting the acreage, the value was reduced to \$18,700.00. The first two acres of land is a building lot (housesite) which is valued higher with exceptions that the land is not buildable or is a wood lot. The housesite value for Longe is \$14,400 which is comparable to neighborhood and grade. Forrest explained the definition of grade. The remaining 6.9 acres is valued at \$4,300.00. Forrest and Bill Hansen discussed the comparables which are Tony Wheelock Sr, Fay Purvis, Michael Ricker and Norman Smith.

There is power at the Longe property which is not on other properties. The power comes from Bull Run. The road is in good shape. The property is flat, not particularly steep, and has a buildable lot. Forrest stated due to having power, the property should actually be higher.

The Appellant presented his case. Appellant Exhibit #1 is the letter requesting an appeal along with copy of tax map and a drawing of Longe land. Rosaire thanked the Board for considering his appeal. Rosaire described his land. He stated it has a steep grade and some of the property gets wet after heavy rain. The building sight is not worth \$14,400.00. Maybe a small cabin or RV could be put on the land. It is not cost effective to build on it. During the winter, the plow stops at Norman Smith's house and they have had issues getting out during the winter, the road is not passable. His property is an exception when doing the formulas for appraising properties. He sold a 16 acre lot to Tony Wheelock and hopes to sell the remaining 8.9. He advertised the property on Craig's List. He tried to sell it during two hunting seasons but was unsuccessful. He had three inquiries from the Craig's Listing but no offers made. It has been on the market for three years. Tony Wheelock paid \$20,000.00 for the 16 acres that he purchased which Rosaire feels is a fair price. He has received an offer of \$7,000.00 for the 8.9 acres.

Tony Wheelock spoke to the BCA. He has a vested interest in the property. He would like to extend his property by purchasing the remaining 8.9 acres.

The Listers explained the process for combining the two lots back together. The value would be reduced. There would be only one housesite. Once the housesite is removed, the value would be \$7,000.00. The same schedule is used on both lots. The Listers stated the lot is still buildable, steep land can be used to build on. The State would not consider this a valid sale and would not be used on equalization study.

Rosaire felt he should grieve in good conscience since he still owns the property.

BCA Member, Dave McShane asked the Listers about bulk land prices. Forrest explained there was an acreage error on the 2nd page of the Listers file (Exhibit #1).

Chair Gerry D'Amico asked for volunteers for the Inspection Committee. Adam Jackson, Dave McShane and Sue Nevins volunteered. With permission from Rosaire, the committee will meet at 8am on Saturday, August 4 to inspect the property.

The Board will meet on Thursday, August 9 at 6pm to receive the report of the Inspection Committee and to discuss the appeal.

There being no further questions, the meeting adjourned at 6:43pm.

Tammy Legacy, Town Clerk