

BOARD OF CIVIL AUTHORITY MEETING
Monday, August 7, 2017 at 5:30 PM

Those attending the meeting are: Ted Domey, Mike Hogan, Jack Daniels, Bernie Shatney, Caleb Pitkin, Larry Gochey, R. D. Eno, Jeanne Johnson, Jacqueline Lumbra, Shirley Ducharme, Tim Booth, Shelia Booth, Michelle Leclerc, and Betty Ritter

1. The Cabot Board of Civil Authority (“BCA”) did meet as warned to hear Property Tax Assessment Appeal on August 7, 2017 at 5:30 p.m. Attending BCA Board: Ted Domey, Mike Hogan, Jack Daniels, Bernie Shatney, Fred Ducharme, Caleb Pitkin, Larry Gochey, R. D. Eno, Town Office: Michelle LeClerc, Betty Ritter; Listers: Jeanne Johnson, Jacqueline Lumbra, Shirley Ducharme, Appellants: Tim and Sheila Booth.
2. The meeting was called to order by Betty Ritter, Town Clerk at 5:32 p.m.
3. The first item on the agenda was to elect a chair. Mike Hogan nominated Ted Domey, seconded by Fred Ducharme; Jack Daniels nominated Mike Hogan, seconded by Caleb Pitkin. The vote was two for Ted Domey; four for Mike Hogan. Mike was appointed the chair for this meeting.
4. Betty then gave the Oath to the Board of Civil Authority.
5. Mike then gave the Oath to the Listers.
6. The Lister’s then gave brief introduction. Jeanne had prepared timelines of the property, and discussed the timeline from 2006 reappraisal and that the land was appraised at that time, advising that the assessment of the land has not changed since 2006. Jeanne then did a spreadsheet of all the detached garages in Cabot by ranking.
7. Mike then invited the Appellants to present their case. Shelia Booth discussed her case. She has paperwork to distribute. Tim Booth discussed his case and advised there isn’t any shed anymore. Tim would like to take the shed off for assessment purposes. Tim discussed the spreadsheet that they did. He would like to discuss the price of the 2 acres appraised value.
8. Lister’s response to Appellants: Jeanne advised that the shed was there as of April 1, 2017 and by law would have to be assessed for this year. She then passed around a picture of the shed. For the 2018 taxes the shed will be removed. Regarding the assessed value of the lot: The current listers had nothing to do with that. That is the 2006 reappraisal average and this assessment was done by Vermont Appraisal Company. There have been no changes for the land appraisal since 2006. Jeanne would change the room inside the garage as not an office to clarify this. Jeannie will also put that in writing. Fred asked Jeanne if the value is only going to change a slight amount per the office. The change was the added garage that was standing but not added to the assessed value until the Booth’s purchased the property. The garage was on the PTTR. The listers were not able to visit the site. Fred asked Jeanne if the value is only going to change a slight amount per the office. Shirley said that Tim left a message that they couldn’t go up until he was present.

9. Any questions by Board – Larry would like to see the picture of the shed that was torn down. R. D. Eno is wondering what they are grieving. Tim is only grieving that there's an office in the garage. If there's structure inside that would be a room. The question on the two-acre lot assessed value and the assessment of \$1,700 for the shed. Jack wondered if the property appraisal should be lower, the finished area inside should be lowered and the shed worth \$100. The interior space and the shed \$11,103.57 is what they are attesting.
10. Betty then collected all of the written evidence.
11. The Chair then appointed an inspection committee and time for physical inspection – He asked if there were any volunteers. Larry, R. D. Eno, Bernie, and Fred will be doing the inspection ASAP and will call the Booth's to arrange for a mutual time, hopefully August 14 at 6:00 p.m.
12. The chair then asked for a motion to adjourn the meeting. Jack motioned the meeting be adjourned, seconded by Caleb. The meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Betty Ritter, Town Clerk/Treasurer