

Board of Civil Authority September 8, 2026 Minutes-Draft

Skip called the meeting to order at 5:14 Pm with a quorum present. Motion to approve the agenda by Jenn and a second by Jacqueline. Adjustment to agenda addition of the physical address of the property, what was listed was the mailing address. Motion carried

Motion to approve the minutes by Jen 2nd by Fred, The minutes from 8/19 and 8/25 were approved.

The oath was given to the listers and appellants.

The hearing was reopened Appellant Joseph and Kira Mangan, Parcel Number 009-016.000 with a physical address of 1407 Whittier Hill Road.

Motion to rescind the decision from 8/19 made by Fred made motion to rescind and Jenn 2nd, Motion carried.

Inspection Committee Report: Jen says that the inspection committee did a walk around the exterior as well as the interior. The committee was Jenn, Skip and Beth. They went over all of the issues that the appellants had issue with. Jenn feels like the listers did their due diligence and fixed many of the issues that were brought up. Jenn wanted to say that what an appraisal company uses for a bank appraisal and what the listers do are two different things. Beth and Skip commented on the age of the house and that it is difficult to remodel and make it perfect. Skip says the interior is in pretty good shape.

Mrs. Mangan then went over 17 points that she had grievance with. This can be heard on the audio.

Peggy asks how many of the concerns have been answered/fixed? She says there was only one point that was cured, there are 16 errors still. They went over fixture count, land grands, pond, garage, external obsolesce, functional depreciation, bedroom count, kitchen count, roofing material and more.

The end of the meeting it was decided that there would not be deliberation but for the board to go home and digest all of the information and the listers to come back with a final that address and/or explain the issues that the Mangan's had with the valuation of their home.

Jenn made the motion to adjourn and skip 2nd. Motion carried The board will reconvene Monday September 14 at 5:30 PM

Respectfully submitted,

Brittany Butler-Town Clerk

Meeting summary -Zoom

Quick recap

The meeting of the Board of Civil Authority (BCA) focused on a tax appeal for the property at 1407 Whittier Hill Road. The appellants, Mr. and Mrs. Mangan, presented a detailed statement outlining numerous discrepancies and errors on their property card, including issues with the quality grade, fixture counts, and land assessments. The BCA members, including Jenn, Peggy, and Skip, Fred and Beth discussed the findings from a recent property inspection and compared them to the listers' records. The listers, represented by Jeanne and Jacqueline, addressed some of the points, confirming that certain corrections, such as the quality grade and bedroom count, had already been made. The board decided to table the hearing to allow the listers time to review the remaining discrepancies and scheduled a continuation for the following Monday. The meeting also included procedural matters such as approving the agenda and minutes.

Summary

Mangan's Property Inspection

The board approved the agenda and minutes from previous meetings. They discussed an inspection of the Mangan's property at 1407 Whittier Hill, where Jenn, Beth, and Skip spent 45 minutes reviewing the interior and exterior.

Tax Appeal Property Discussion

Skip and Jenn discussed issues with an old house, noting challenges with matching new materials to existing structures and the condition of the property. Kira then read a formal statement to the Board of Civil Authority regarding a tax appeal for a property at 1407 Whittier Hill Road, Cabot, Vermont. The statement outlined multiple factual data inconsistencies and requested a reset of the assessment, arguing for a return to a uniform 3.5 quality grade and proper historic depreciation adjustments. The appeal highlighted several statutory and procedural concerns, including incorrect public notice, improper inspection timelines, and issues with administrative oversight and transparency.

Property Assessment Documentation Issues

Peggy and Jenn discussed the status of requested changes to property assessment documentation, with Jenn explaining that while some corrections like the bedroom count had been made, there are 16 additional errors that need addressing. The discussion revealed that the listers had made changes to the property value from 4.5 to 3.5 before the

previous hearing, but these changes were not properly presented to the property owners for prior approval. The conversation highlighted ongoing concerns about the process and documentation requirements for property assessments, with Peggy emphasizing the need to move forward efficiently rather than getting stuck in historical details.

Property Assessment Process Discussion

Jeanne addressed concerns about a property assessment, clarifying that the process is not punitive and involves reviewing data for accuracy. She discussed specific adjustments to the property's description, including reducing the number of kitchens and addressing commercial kitchen penalties. The conversation also covered the property's room count, structural depreciation adjustments, and roofing details, with a discrepancy noted between the listed "standing seam" roofing and the actual "metal pre" roofing observed during the visit.

Property Tax and Fixture Updates

Jenn discussed property tax changes and fixture counts with the team. They clarified that the property's metal channel and other features had been updated during a previous appraisal, and Jenn requested a copy of the change notice to share with BCA members. The team reviewed fixture counts, determining there were 16 total fixtures including bathrooms, sinks, and a standalone shower, with dishwashers and washers classified as rough-ins.

Property Tax Assessment Review

The meeting focused on reviewing property tax assessment corrections and adjustments. The participants discussed changes to fixture counts, square footage measurements, and various property characteristics including rough-ins, basements, and land factors. Key decisions included adjusting the number of rough-ins, correcting porch measurements from 624 to 573 square feet, and addressing basement classification and heating infrastructure issues. The board agreed to reconvene on Monday at 5:30 for a continuation hearing, to review the proposed revisions before making final decisions within the 30-day timeline.