

Draft MAIDSTONE BOARD OF CIVIL AUTHORITY MEETING

June 14, 2018

CTO: 7:00 P.M.

ATTENDANCE: Appellant, Bruce Hobaugh, Board members Bonnie Lovell, Bradley McVetty, Douglas Lord, Bob Snowman, Gail Tattan-Giampaolo, Bruce Hobaugh, Cheryl McVetty, Listers Elaine Hodge, Laurie Snowman and Bob Champagne-Willis and visitor Hanne Kistner.

The Oath was taken and signed by all board members.

The cassette recorder was turned on to record the meeting.

Chairperson Gail Tattan-Giampaolo called the meeting to order and the first order of business was for Bruce Hobaugh to step down from the board since he is the appellant.

The Listers and appellant all took the Oath read by Cheryl McVetty.

Bob Snowman recused himself from the Board of Civil Authority due to conflict and Bob Champagne-Willis recused himself as a Lister as he is ineligible for the grievance process this year.

Laurie Snowman, Lister gave the following information to the board:

- The house is on 1,184 square feet and is valued at \$100,500.00.
- Land is approximately 21 acres valued at \$49,400.00.
- Total property value is \$149,900.00.
- A new assessment was required due to a 224 square foot 14X16 bedroom that was added to Mr. Hobaugh's home.
- Valuation is based on cost replacement using fair market value. The added value to the home is \$13,500.00 by using Marshall & Swift Valuation Service which is used statewide.
- Land value is based on utilities, type of road, access, topography, view, drainage and shape which is now graded at 70% which is \$21,200 less than if it was graded at 100%
- Last inspection record for Mr. Hobaugh's property was on October 17, 2008 which was the town-wide appraisal.

Appellant

Written notification of Mr. Hobaugh's appeal was presented to the Board of Civil Authority. This was regarding his denial of the grievance he presented at the Grievance Day Appeal held on May 25, 2018 with respect to the "Change in Appraisal of Real Estate," for his property identified as parcel 07-003-001.000.

Mr. Hobaugh's concerns are following:

- He must drive ½ mile to get mail.
- He must drive ¼ mile to take out garbage and recyclable.
- To have emergency services, he must maintain the road.
- During mud season, he must park his vehicles at the neighbors and transport by 4-wheeler to his house.
- Very few questions were asked by the board and only got responses from James which was "we will compare properties around you and compare them".
- Mr. Hobaugh also stated that he doesn't believe they looked at other properties since his denial was dated for the same day of grievance hearing. Laurie Snowman did however let the board know that all the information they needed to compare properties to was in the NEMRC software.
- Road work done by Mr. Hobaugh from 2012-2017 has cost \$6,586.95 and 34.5 hours of personal labor hours.
- Mr. Hobaugh submitted a letter proposing what he would like to see happen with this appeal. (Letter is attached)

The Listers submitted a comparison sheet with the following listed:

- Bruce Hobaugh 07-003-001.000 200 Masters Rd \$63.60/sq. ft.
- John Lovell Sr 08-102-016.000 4275 Rte 102 \$89.25/sq. ft.
- Marianne Cannon 06-097-011.000 32 Private West 5 \$93.15/sq. ft.
- Valerie Davio 06-097-077.000 Westside Road \$97.39/sq. ft.
- Hobaugh's structure is graded at #4 Fair/Average, 80% complete
- Lovell, Cannon and Davio's structures are graded at 5 Average, 100% Complete.

Bonnie Lovell, Town Clerk made copies of all the evidence submitted and distributed to all members of the Board, Listers and Appellant.

The Board then appointed a 3-person committee including Gail Tattan-Giampaolo, Douglas Lord and Bradley McVetty and Cheryl McVetty as an alternate. They are to meet Thursday, June 21st, 2018 at the Hobaugh property at 5:00 PM. Mr. Hobaugh will meet with the committee and he has also requested that the Listers not attend.

ADJOURNMENT: Douglas moved to adjourn the meeting at 7:46 p.m. Brad seconded the motion and the motion carried.

Next Meeting: July 11, 2018 at 7:00 PM.

Respectfully submitted by Bonnie Lovell, Clerk of the Board.

RECEIVED

JUN 14 2018

TIME 6:55 PM

Bonnie Lovell

6586.95/ by 6=1097.82

This is the last 6 years and does not include labor for backhoe work to ditch both sides of the road.

I moved into the cabin in 2007 and have been working to improve Masters Road every year, this is over 10 years of free labor to the Town of Maidstone.

We are both over 70 and need to have access 12 months a year.

We feel because of the cost we endure to repair the road to allow us this access our property does not match the value of other properties in the town that all have full access year round provided by the taxes they pay to the town of Maidstone.

We think there are 3 methods to correct this:

- 1) Reduce our taxes to cover the costs of road work.
- 2) Lower our property value.
- 3) Make Masters road a class 3 road.

200 Masters Road, Maidstone Vermont

Bruce A. Holzapfel
Hannah B. Kistner