

Board of Civil Authority
Bennington, VT

Meeting Minutes of September 12, 2016

Members Present: Cassie Barbeau, Linda Corcoran, Marlene Driscoll, James Marsden, Mary Morrissey, John Santarcangelo, David Shaffe, Kayla Thompson.

Also Present: John Antognioni, Chief Assessor

**Purpose of meeting: Discuss November General Election and hear assessment grievances.

**Meeting was called to order at 4:32 PM by Board Chair, David Shaffe.

**Cassie Barbeau had a few points to make regarding the November General Election.

**David Shaffe made the motion to have the polling hours be 7:00 AM to 7:00 PM, seconded by James Marsden, motion passed unanimously.

**Mary Morrissey made the motion to have Michele Hogan be the presiding officer of the North Bennington polling place, seconded by James Marsden, motion passed unanimously.

**Prior to hearing the additional appellants' grievances, Cassie Barbeau reminded everyone of the Oath they had taken in July for the current tax appeal season. The oath was given to the Board members who were not previously present. The appellant was also sworn in.

**Eric Subik, 1079-1081 Harwood Hill Road

These two parcels, which are semi-detached duplexes, were purchased in April or May of 2016 after being listed for eight months. The MLS listing was for \$120,000. The appellant believes the market value should be \$113,900 based on purchase price as well as factoring in some of the needed work on the property such as leaking basement, grading issues, wiring and plumbing issues. Although it is difficult to find comps as these are condos and do not include the land, well and septic, the appellant felt 112-114 Putnam (Sold 9/1/16 for \$112,000) and 113 North Branch Street (listed for \$147,000) were comparable properties. John Antognioni, Chief Assessor, testified that 1079 Harwood Hill is a 1920 average quality, 1290 sq. foot semi-detached condo with a detached garage. It is 2 bedrooms and 1.5 bathrooms. It was assessed for \$111,300 and after listers grievance was reduced to \$94,100. Sales of recent condos of similar size are at Norton Potters (\$109,900), Appleridge Townhouses (\$109,000) and Nathaniel Court (\$76,000). 1081 Harwood Hill is an 820 sq. foot semi-detached 1 bedroom 1 bath average condition condo. It was assessed at \$65,700 and after listers grievance was reduced to \$56,400. This property is approximately 200 square feet larger than the cottages nearby, which are assessed at \$43,000-\$50,000 and have been selling for \$55,000-\$65,000. It is also important to note these two condos have two separate parcel ids based on the previous owners' request and so therefore can be sold individually. This is a benefit to the property. Adjustments have also been made based on superior size and garage but also adjustments have been made for the inferior location and age.

**Jim Marsden, John Santarcangelo and Marlene Driscoll were appointed as the inspection committee.

**With no further business, Mary Morrissey made the motion to adjourn, seconded by John Santarcangelo, passed unanimously and meeting adjourned at 5:06 PM.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Cassandra Barbeau". The signature is written in black ink and is positioned below the text "Respectfully Submitted,".

Cassandra Barbeau
Vice-Chair