

Town of Westfield

Board of Listers

20 June 2015

Minutes from Grievance Hearing

Attendants:

Listers - Scott Dunn, Danny Young and Steve Dykeman.

Grievers - Anthony Kenny, Sister Benedict McLaughlin, Bill O'Brien, Mike Keller, David Villeneuve, Robert Brewster, Larry Hisman, Alice E. Gonyaw, Raymond Geoffrey and Mike Piper.

Meeting called to order at 9:00 AM.

Initially 8 hearings were scheduled beginning at 09:00 hours.

Instructions were read to each person grieving an issue, this was read by Scott Dunn.

**#1. Anthony Kenny:**

Mr. Kenny was concerned as to the value of his residence as there were no previous values placed on the property. This property is part of the monastery and the residence is the care takers. Mr. Dunn explained that in the past the Monastery had been accountable for the taxes on the property.

Mr. Dunn explained the Cost Card and discrepancies were identified. Errors mentioned were, the size of the trailer, number of bathrooms and porches. Mr. Kinney stated there was one porch not two.

**#2 Monastery:**

Attorney O'Brien opened with stating it is their belief that the Law states the entire property is tax exempt. This has been the case for the past 35 years and should remain the same.

The property was broken down and fair market value was discussed as identified by Mr. Keller who is an appraiser out of Burlington.

The property was compared to Mr. Terrance Fiske who has adjoining property to the Monastery.

Attorney O'Brien stated he believes the property should be evaluated at the following rates.

85 acres should be exempt total value 50,000.00

219 acres across the river should be assessed at 400.00 an acre as there is no real access.

141 acres, including 37.75 acres previously owned by Melissa Mount, should be assessed at 900.00 per acre.

Total assessed value should be 714,500.00.

Mr. Keller and Attorney O'Brien also discussed the buildings should be assessed at fair Market Value not Insurance Value.

**#3. David Villeneuve:**

Mr. Villeneuve claims the property in question is land locked and has no real value. He stated there is no access (ROW) to the property. He is able to get to the property but has to ask permission and has independent access to the property. In this case there is no real value to him.

Mr. Villeneuve feels that fair market value would be 10,000.00.

**#4. Rob Brewster:**

Mr. Brewster stated that at the current rate he would not be able to resell his property anywhere near the assessed value.

Mr. Dunn explained the cost card to Mr. Brewster and this was discussed in detail.

Discussion also included the residence and condition of said residence.

**#5. Rick Danforth:**

Mr. Danforth did not appear for the hearing. It appears he may not have been aware of the hearing time.

Issue at hand was HS 122 percentage rental use. (Post Office).

**#6. Larry Hisman:**

Mr. Hisman stated the HS122 was incorrect; he has no rental property and should not have had a nonresidential tax on 6% of his property. Scott Dunn explained that the assessment value of his property has not changed. The 6% rental was moved from nonresidential and moved back to residential. Mr. Hisman also stated that there numerous issues with the residence and he requests that the Listers visit the property and reassess.

A visit was scheduled for 23 June 2015 at 15:00 hours.

**#7. Alice Gonyaw:**

Value of the garage was in question.

Ms. Gonyaw questioned the value of depreciation and the current CLA, (Common Level of Appraisal).

Mr. Dunn provided a comparisons property of like value.

**#8. Raymond Geoffrey:**

Mr. Geoffrey inquired as to his property's prior appraisal. Since there was none, how did we come up with the current appraisal.

Mr. Dunn explained the process as the current lot in question had been appraised as part of the original lot.

Mr. Geoffrey stated that the property in question is not able to be developed and this is recorded in the deeds. He also stated that the road to the property is not maintained by the Town or State, he has the burden of maintaining the road.

Mr. Geoffrey also stated that the lower lot is not as well established as the upper lot.

**#9. Mike Piper (walk in):**

Mr. Piper asked to have his property compared to another like property. Discussed were improvements to the other property which have not been captured over the past few years.

Times of property reviews were discussed such as time frames, owners' request, known improvements.

Grievance Hearing closed at: 1:30 PM on June 20, 2015.