

## TOWN OF BARRE - TAX GRIEVANCE HEARING

September 4, 2018

### AGENDA

(This meeting is being audio taped.)

1. Reconvene the 2018-2019 Tax Grievance Hearing 6:30 p.m.
2. Amend the Agenda
3. Administer Oath to Board Members:  
I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and Assessor submitted for my decision. So help me God (or under the pains and penalties of perjury).
4. This hearing is being audio taped. Be advised the tape recorder can pick up background conversations. Speak clearly and identify yourself.
5. Taking Evidence: The Assessor was not present at the last meeting and will present his evidence for the Bilodeau Appeals. Reminder that Linda LaBrie has been sworn in. Following the Assessor presentation all parties will be given an opportunity to cross-examine.
  - A) Michael Bilodeau (3 parcels) by agent Linda LaBrie
6. Appoint Inspection Committee of Three.
7. Other Business:
  - A) Set next Grievance Meeting date to receive inspection committee reports.
  - B) Special Act 46 School Election on November 6, 2018 (2 ballots). Petitions will be due Tuesday, October 9<sup>th</sup> due to the deadline falling on Sunday and Monday a Federal holiday (Columbus Day). The Town Clerk's office will be open on Monday.
  - C) To discuss any other Board of Civil Authority business as needed.
8. Recess the meeting.

### TAX GRIEVANCE HEARING MINUTES

September 4, 2018

**CALL TO ORDER** - Chair Paul Malone called the Tax Grievance Hearing meeting to order on this 26<sup>th</sup> day of July 2017 at 6:32 p.m.

**ROLE CALL** - The following members were present: Chair Paul Malone, Town Clerk-Treasurer Donna J. Kelty, Jeff Blow, Pearl Bugbee, William Bugbee, Jeanne Daniele, J. Guy Isabelle, JP Isabelle, Norma Malone, Robert Nelson, Edward Paquin, Jay Perkins, Virginia Poplawski, Dottye Ricks, R. Lee Walther, Shelia Walther. Those absent: Charles Castle, W. John "Jack" Mitchell, Bob Nelson, Christopher Violette, Paul White, and Tom White.

Assessor Joseph Levesque, Interim Assessor Russ Beaudin, and Linda LaBrie (agent for the appellant) were present.

**THE AGENDA** was accepted as printed.

### BCA OATH

Board members were reminded if they attended the August 8<sup>th</sup> meeting they are still under oath. Jeff Blow was administered his oath. The Chair reminded everyone the tax grievance hearings are being audio taped. Please speak clearly and identify yourself prior to speaking.

### TAKING EVIDENCE

Assessor Joseph Levesque and Interim Assessor Russ Beaudin were administered their oath.

There are three parcels under appeal. The Clerk distributed the Assessor's evidence prior to the start of this meeting which included a brief cover letter and comparables for the three parcels. The Interim Assessor led the presentation of the evidence. The item

BARRE TOWN TAX GRIEVANCE HEARING – September 4, 2018 continued:  
numbers correspond with how the evidence was presented by appellant during the August 8<sup>th</sup> hearing.

**#3 Map 008 Lot 010-00 located at 128 Richardson Road, a Misc., building and .42 acre lot.**

Current Value is \$71,500

The following facts were presented through the Assessing team and information from the cross-examination.

- This is a former granite shed.
- This past Saturday the property was visited and the Assessor and Interim agree the value should be lowered to \$61,000. Mr. Beaudin stated due to the short notice to fill in for the Assessor Grievance hearings he did not have the opportunity to inspect/view this property prior to that meeting.
- It is vacant, built around 1930 (old post and beam construction) with no doors or plumbing, water or electricity, has a dirt and concrete floor
- The building still has functional value and currently serves as storage.
- The building also has crane rails but the Assessor is unsure if they are functional so no value was placed on them.
- The appellant feels the building is not very marketable and does not have much value even at \$61,000.

**#2 Map 006 Lot 068-00 located at 744 E. Barre Road, an apartment building and .54 acre.**

Current Value is \$162,000

The following facts were presented through the Assessor testimony and cross examination:

- The building is a 5-unit apartment house and has transferred ownership twice since October 2017.
- The apartment building first floor is being renovated and the 3 apartments on the upper floor is being occupied. The garage is also rented (\$1,000 per month).
- When the appellant purchased the property all five apartments were rented.
- The basement is full of water.
- The value was decreased from \$243,000 down to \$162,000.
- The Appellant noted the insurance company is ready to cancel its' policy due to the property condition.
- There is a private mortgage on the property.

**#1 Map 006 Lot 064-00 located at 770 E. Barre Road, Buildings and 5.42 acres.**

Current Value is \$220,100.

The following facts were presented through the Assessor testimony and cross examination:

- The property value was decreased by \$46,900 during the grievance process.
- The Assessor and Interim looked at the property with the owner.
- The land is flat good usable land and not in the flood plain.
- There is a small office in the back of building being used.
- It is currently being used for storage, the roof leaks in the rear part of the building, some of the electrical lines in the building have been cut and are without power, there is no insulation and no interior finish.
- Ms. Labrie stated she had witnessed Ms. Bilodeau sign the agent letter.

Prior to the closing of evidence the BCA asked the agent, Ms. Labrie, if she fully understood that once the evidence was closed she would not have an opportunity to

BARRE TOWN TAX GRIEVANCE HEARING – September 4, 2018 continued:  
introduce any additional testimony/evidence. She stated she understood and there was nothing more to add.

*On a motion by Sheila Walther, seconded by William Bugbee, the Board of Tax Appeal voted to close the evidence. The following were not present for the vote: Charles Castle, W. John "Jack" Mitchell, Bob Nelson, Christopher Violette, Paul White, and Tom White.*

#### **APPOINT INSPECTION COMMITTEES**

After discussion it was agreed there will be two (2) committees, one for the East Barre Road properties (Jeff Blow, Guy Isabelle, and Ginny Poplawski) and one for the Richardson Road property (Jeanne Daniele, Dottye Ricks and Jay Perkins).

#### **OTHER BUSINESS**

The next tax grievance hearing will be Tuesday, October 2, 2018 to receive the Inspection Committee reports.

The Clerk informed the Board there will be a special school election on November 6, 2018. This means there are two ballots. Due to the petition deadline for school board seats falling on a Sunday and the next business day Monday being a holiday the deadline for petitions will be Tuesday, October 9<sup>th</sup> at 5:00 p.m.

#### **RECESS**

*On a motion by Norma Malone, seconded by JP Isabelle, the Tax Grievance Hearing was recessed at 7:50 p.m. to reconvene on Tuesday, October 2, 2018 at 6:30 p.m. Charles Castle, W. John "Jack" Mitchell, Bob Nelson, Christopher Violette, Paul White, and Tom White were not present for the vote.*

Submitted by:

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*Donna J. Kelty, Town Clerk-Treasurer  
Clerk of the Board*

*(See next page for Oaths)*

TOWN OF BARRE - TAX GRIEVANCE HEARING  
OATH OF BOARD MEMBERS

Commencing August 8, 2018

I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and Assessor submitted for my decision. So help me God (or under the pains and penalties of Perjury).

Name	Signature
Jeff Blow	x <i>Jeff Blow</i> <span style="float: right; border: 1px solid black; border-radius: 50%; padding: 2px;">9-4-2018</span>
Pearl Bugbee	x <i>Pearl Bugbee</i>
William Bugbee	x <i>William Bugbee</i>
Charles "Chip" Castle	x <i>Chip Castle</i>
Jeanne Danielle DANIELE	x <i>Jeanne Danielle</i>
J. Guy Isabelle	x <i>J. Guy Isabelle</i>
JP Isabelle	x <i>JP Isabelle</i>
Donna J. Kelty	x <i>Donna J. Kelty</i>
Norma Malone	x <i>Norma Malone</i>
Paul Malone	x <i>Paul Malone</i>
W. John "Jack" Mitchell	x <i>W. John Mitchell Jack</i>
Bob Nelson	x <i>Bob Nelson</i>
Edward Paquin	x <i>Edward Paquin</i>
Jay Perkins	x <i>Jay Perkins</i>
Virginia Poplawski	x <i>Virginia Poplawski</i>
Christopher Violette	x <i>Christopher Violette</i>
R. Lee Walther	x <i>R. Lee Walther</i>
Sheila Walther	x <i>Sheila Walther</i>
Paul White	x <i>Paul White</i>
Tom White	x <i>Tom White</i>

*Dottie Ricks*

x *Dottie R. Ricks*