

RECONVENED TAX GRIEVANCE HEARING AGENDA
September 24, 2009

1. Reconvene tax grievance hearing 2:30 p.m.
2. Administer Oath to B.C.A. who was not present at the July 30, 2009 meeting:
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).
3. REMINDER:
 - The meeting is being audio taped
 - The BCA members and Assessor are still under oath.
4. Prior to hearing the evidence, each appellant will be given the oath as they present.
"Do you solemnly swear that the evidence you shall give relative to the cause now under consideration shall be the whole truth and nothing but the truth so help you God? (or, if an affirmation, under the pains and penalties of perjury)." Review Code of Conduct Policy,
A. The Assessor will present first, then appellant
5. Hear the appeal of David Lacroix and appoint the inspection committee
6. Recess the meeting until September 24, 2009, 6:30 p.m.

TAX GREIVANCE HEARING MINUTES - CALL TO ORDER

Chair Pearl Bugbee reconvened the Tax Grievance Hearing meeting to order on this 24 day of September 2009 at 2:30 p.m.

ROLE CALL

The following members were present: Chair Pearl Bugbee, Town Clerk-Treasurer Donna J. Kelty, William Bugbee, Sheila Walther, and Christopher Violette

Others in attendance included: Assessor Joseph Levesque and David Lacroix.

HEARING THE APPEALS

Appeal #51: David & Nancy Lacroix
Tax Map 008 Lot 012-01
38 Goldsbury Woods Road

David Lacroix was administered the oath.

ASSESSOR LEVESQUE was asked to present his evidence. Board members were provided with copies of lister cards, comparables, and brief history on the value of the property

Facts noted:

- During the Assessor's grievance the value of the property \$411,400 was reduced to \$379,400 (\$32,000 reduction).
- Upon inspection there were some functional obsolescence and misalignment issues.

DAVID LACROIX distributed information and copies of a partial lister card (obtained through Zoning & Planning Office). The Assessor had no objections to the evidence. Mr. Lacroix's made the following points regarding his property and the comparable chosen:

TAX GREIVANCE HEARING SEPTEMBER 24, 2009 continued:

- Less square footage than his comparable
- Same number of bedrooms, but one additional bath
- He has 3-bay garage with upstairs finished area to include a kitchen (used for his son).
- Three acres of his land is unusable
- He has standard sheetrock while the Rouleau home has custom wood ceilings in 2 rooms.
- Both homes have granite counters, tile floors, no cellar, and an extra office area.
- Mr. Lacroix believes the value of his home should be more in line with the comparable (\$334,000).

During cross examination Mr. Lacroix confirmed he paid \$75,000 for the land and \$352,000 to build the house (which included appliances) for a total price paid of \$427,000. The Assessor stated he has a value of \$57,300 for the land and \$ 322,100 for the building for a total of \$379,400.

On a motion by Haskell, seconded by Gagne, the Board of Civil Authority voted unanimously to close the evidence.

The inspection committee will include Chris Violette, Pearl Bugbee, and Sheila Walther. It is the committee's responsibility to contact the appellant to arrange a date and time for inspection. The committee will contact the Town Clerk who will notify the Assessor and provide copies of the evidence submitted at this hearing.

RECESS THE MEETING

On a motion by Violette, seconded by William Bugbee, the Board of Civil Authority voted unanimously to recess at 3:12 p.m., and reconvene the Tax Grievance hearing on Thursday, September 24, 2009, 6:30 p.m.

Donna J. Kelly, Town Clerk-Treasurer

B.C.A. Chair

BARRE TOWN BOARD OF CIVIL AUTHORITY REPRESENTATIVES