



**BOARD OF CIVIL AUTHORITY MEETING MINUTES  
OF SEPTEMBER 7, 2023**

Members: Donald Blake, Ed Wilson, Julia Compagna, Leah Hollenberger, Monte Mason, Richard Craig, Sara Haskins (Clerk)

Listers: Brian Yeaton, Charles Burnham, Duane Sprague

Guests: Joseph Streeter, Selina Rooney, Scott Bidwell, Randy Bidwell

*\*participating via Zoom*

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**CALL MEETING TO ORDER**

Chair Ed Wilson called the meeting to order at 6:01 PM at the Morrystown Municipal Building.

**AGENDA CHANGES/ADDITIONS**

None

**APPROVE MINUTES**

**1. Approve minutes of August 10, 2023**

*Motion made by Donnie Blake to approve the minutes of August 10, 2023. Motion seconded by Richard Craig. Motion carried. (6/0)*

**HEARINGS PURSUANT TO TITLE 32 V.S.A § 4404(B) TO CONSIDER TAX ASSESSEMENT APPEALS**

**1. Joseph M & Gayle L Streeter- 455 Ron Terrill Road, Parcel ID # 11069**

Chair Wilson reopened the hearing at 6:03 PM.

Donnie Blake presented the inspection report on behalf of the inspection committee. The inspection committee comprising of Donnie Blake, Ed Wilson & Richard Craig inspected the property owned by Joseph & Gayle Streeter located at 455 Ron Terrill Rd at approximately 3:30 PM on Wednesday, August 16, 2023. The residence is located on Ron Terrill Rd. It sets off a slightly washed-out class 4 gravel road on a 1.80-acre lot. The property is currently used for residential purposes. There is a two-story house with a small, covered entry and a covered porch. The house is in fair to average condition for 21 years old. The Inspection Committee also reviewed the three comparables offered by the Listers. Property ID 07024 Alexander 165 Long Branch Circle is the same quality and condition. It is slightly smaller in square footage and lot size. It was last sold on 1/04/2022 for \$335,000.00 and is appraised at \$316,000.00. Property ID 11027 Preven/Khromey 2287 Sterling Valley Rd is the same quality and average condition. It is slightly smaller in square footage but has a slightly larger lot. It was last sold on

08/03/2020 for \$295,000.00 and is appraised at \$433,200.00. Property ID 0706704 Lindemer 728 Mud City Loop is of the same quality and of average condition. It has approximately 400 sq' more living space and approximately 480 sq' more unfinished basement. The outbuildings are valued at \$25,500 more than the appellants. It is a larger lot but valued at the same land grade of .90. It was last sold on 04/06/2020 for \$304,000.00 and is currently appraised at \$385,500.00. The Inspection Committee also noted that all three comparable properties are on town-maintained roads and the appellant's property is on a class 4 unmaintained road.

Chair Wilson invited final questions from the BCA. The BCA asked the Listers whether the State gives guidelines for depreciation on values for unmaintained or class 4 roads. The Listers explained that the State does not and that all town appraised values are based on market sales.

Chair Wilson invited final comments from the appellant. There were none.

Chair Wilson invited final comments from the Listers. There were none.

***Motion made by Richard Craig to close the hearing. Motion seconded by Leah Hollenberger. Motion passed (6/0).***

Chair Wilson explained to the appellant that the BCA will enter a deliberative session and will issue a written decision within 15 days.

The hearing was closed at 6:12 PM.

**2. Selina Rooney- 222 Tine Mckee Rd, Parcel ID # 06022-03**

Having conflicts with the next appeals, Julia Compagna recused herself and left the meeting at 6:13 PM.

Chair Wilson reopened the hearing at 6:14 PM.

Donnie Blake presented the inspection report on behalf of the inspection committee. The inspection committee comprising of Donnie Blake, Ed Wilson & Richard Craig inspected the property owned by Selina Rooney located at 222 Tine McKee Rd at approximately 4:30 PM on Wednesday, August 16, 2023. The Inspection committee members conducted an inspection of the land only as the appellant is only appealing the land value. The property is located on Tine McKee Rd which is a graveled surface approximately ½ mile uphill. The parcel is 2.72 acres with a house on the property. The views from the property are that of rolling farm pasture, farm below, and mountains beyond. The 2-acre building lot is graded at level 2 and the remaining 0.72 is grade 1. The Inspection Committee also reviewed the three comparables offered by the Listers. Property ID 11020 Faith 42 Moren Loop is a smaller lot, 1.30-acre grade level 3 appraised at \$247,500.00. Land value only. It is heavily wooded. Property ID 11022 Alfonso 1725 Sterling Valley Rd is a smaller lot, 1.60-acre grade level 2.50, appraised at \$225,000.00. Land value only. It is heavily wooded. Property ID 0605804 Weneck 2421 Walton Rd is a smaller lot 2-acre building lot grade level 1.50 and the remaining 0.03 grade 1 appraised at \$150,200.00. Land value only. It is heavily wooded. The Inspection Committee reviewed the property cost cards from the Morristown Listers office for three of the properties on the list marked as exhibit 2 presented by the appellant for comparable properties. Property ID 06008 Koch 2207 Mud City Loop is a larger lot, a 2-acre building lot grade level 1.25 and the remaining 2.10 grade 1 appraised at \$138,660.00. Land value only. It is lower in elevation on a well-traveled road. Property ID 0706704 Lindemer 728 Mud City Loop is a smaller lot, a 2-acre building lot grade level 0.90 and the remaining 0.30 grade 1 appraised at

\$91,700.00. Land value only. It is a lower in elevation on a well-traveled road. Property ID 0606601 Brooks 934 Mud City Loop is a slightly smaller lot, 2 acre building lot grade level 1, and the remaining 0.50 grade 1 appraised at \$103,100.00. The land value is \$103,100.00. It is a lower elevation on a well-traveled road.

Chair Wilson invited final questions from the BCA. The BCA asked qualifying questions of the Listers regarding the land grade vs the neighborhood multiplier. The Listers explained the difference and that NEMRC uses the state model of the past 3 years of sales to determine rates.

Chair Wilson invited final comments from the appellant. Selina Rooney presented a news article from the News & Citizen listing town roads that are up for consideration for discontinuation; Tine McKee Road was on the list. The document was marked as Exhibit 3. The appellant shared there should be a depreciation in land value due to the potential discontinuance of the town maintaining the road. Selina Rooney also presented another copy of the list of comparable properties listed in exhibit 2 but now sorted by the total value of land from highest to lowest. This document was marked as exhibit 4. There are 23 property references in the spreadsheet. Her property is listed as the 7<sup>th</sup> highest in land value. She also pointed out the bottom 5 properties, all of which had lower values than her own. The appellant testified that many of the other properties listed had much better views and that she only has views to the east and not both the east and west. She believes her property should be valued in the range of the lowest 5 properties that have similar acreage on her list.

Chair Wilson invited final comments from the Listers. The Listers testified regarding exhibit 3 that they are not allowed to value a property based on speculation about what might happen. They can only value a property in its current state as they do not know the impact that a change could have on the market value. They also testified regarding exhibit 4 that the spreadsheet values do not take into consideration the first 2 homesite acres separate from the remaining acres. The Listers also explained that being on dirt roads further out in town are currently the most desirable lots in town and therefore, those lots have higher values in Morristown.

***Motion made by Richard Craig to close the hearing. Motion seconded by Leah Hollenberger. Motion passed (5/0).***

Chair Wilson explained to the appellant that the BCA will enter a deliberative session and will issue a written decision within 15 days.

The hearing was closed at 6:38 PM.

**3. Randy & Scott Bidwell- 0 Hadlock Rd, Parcel ID # 06019**

Chair Wilson reopened the hearing at 6:39 PM.

Donnie Blake presented the inspection report on behalf of the inspection committee. The inspection committee comprising of Donnie Blake, Ed Wilson & Richard Craig inspected the property owned by Scott & Randy Bidwell located at 0 Hadlock Rd at approximately 5:15 PM on Wednesday, August 16, 2023. The property is located at 0 Hadlock, a class 4 Road off Mud City Loop. The class 4 road is travelable by a two-wheel drive vehicle. The parcel is 299.92 acres of mixed wooded mountain terrain called Bull Moose and Cow Moose. The 2-acre building lot is grade 1 and the remaining acres are grade 1. The Committee inspected the exterior of the sugar house. The foundation is poured concrete with a large overhead door and appears to be in good sound condition. There is no visible power, water, or

sewer on site. The Inspection Committee also reviewed the three comparables offered by the Listers. Property ID 1215903 Run Shea Run Holdings LLC 171 Stancliff Road is a much smaller lot, a 2-acre building lot at grade 1.5 and the remaining 28.06 acres at grade 0.80. It was last sold on 4/11/2022 for \$300,000.00 and is appraised at \$280,400.00. Property ID 1700602 Riley O Elmore Mtn Road is a much smaller lot, 20.20 acres grade 2.50. It was last sold on 09/13/2021 for \$390,000.00 and is appraised at \$438,800.00. Property ID 130211101 Beacon Hill LLC 0 Morey Farm Road is a much smaller lot, 34.26 acres grade 1.75. It was last sold on 04/23/2021 for \$350,000.00 and is appraised at \$368,600.

Chair Wilson invited final questions from the BCA. The BCA inquired about the comparable properties that were chosen and what qualifies as a land grade below 1.

Chair Wilson invited final comments from the appellant. The appellant inquired how much and what part of the land the inspection committee visited.

Chair Wilson invited final comments from the Listers. The Listers testified that the parcel was valued at the lowest base level in town. As the property has a building on it, they are required to bill the first two acres as a homesite at a higher rate. The additional 297 acres are billed at a value of \$1,500 each.

***Motion made by Richard Craig to close the hearing. Motion seconded by Leah Hollenberger. Motion passed (5/0).***

Chair Wilson explained to the appellant that the BCA will enter a deliberative session and will issue a written decision within 15 days.

The hearing was closed at 6:47 PM.

After all three hearings were closed, the board entered into a deliberative session at 6:48 PM.

Julia Compagna returned to enter into the deliberative session for the Joseph & Gayle Streeter hearing.

Julia Compagna left the deliberative session after participating only in the hearing of Joseph & Gayle Streeter.

At 8:14 the Board exited the deliberative session.

## **ADJOURN**

***Motion made by Leah Hollenberger to adjourn. Motion seconded by Richard Craig. Motion carried. (5/0)***

Meeting adjourned at 8:15PM

Submitted and filed this September 9, 2023.

Sara Haskins, Clerk

*Please note all minutes are in Draft form and are subject to approval at the next Board of Civil Authority meeting.*