



Town Clerk/Treasurer's Office  
P O Box 748  
Morrisville VT 05661

Office 802-888-6370  
Fax 802-888-6375  
mawilson@morristown.vt.org

MINUTES OF BOARD OF CIVIL AUTHORITY MEETING  
MONDAY, SEPTEMBER 13, 2010

Members present: T Hirschak, F Favreau, R Bedell, D Blake, T Breault, K Campbell, S Leach, S Smith, E Wilson, M Cote, J Burgess and M A Wilson

Members absent: M Demars, S Rooney, B Kellogg, T Yando, B Beeman and D Yacovone,.

Listers present: C McArthur, D Sprague and J Compagna

Meeting opened at 6:05 PM by F Favreau, Chair. The board welcomed Julia Burgess who has been appointed by the Governor to fill the remaining term of Dawn Andrews.

BCA MEMBERS AND LISTERS were reminded that they are still under oath for all appeals.

1. Upon motion, minutes of 08/16/10 were approved with the correction of the spelling of James Rapoport.
2. Pursuant to the provisions of 32 V.S.A., Section 4404(b), the board heard the inspection report of the Richard Rosenbloom tax appeal.

Report of the Inspection Committee:

Inspection was made at 2:00 p.m. on September 11, 2010. Mr. Rosenbloom granted entrance to the property. The inspection team consisted of Siri Rooney, Donald Blake and Shap Smith. The residence is located on 5.75 acres at 220 Arctic Lane in Morristown. It is well maintained and is set on a hillside with a sloping lot. The landscaping is well maintained and property has a view toward Mt. Elmore. Most of the lot is forested with one shed and some trails in the woods. The property also has a well maintained lawn. The house is in good condition.

As previously stated the condition of the house is good. The exterior siding and trim is well maintained, though it does appear that the house could use a new paint job. The house contains three bedrooms, two baths and two half baths. There is a screened porch in the rear and there is an attached stone patio. There is a large living room, a large kitchen with a island and eating area and a sitting area with a fireplace. The basement is half finished with a play/family area. The property does not have a garage. It is in a rural setting, does not have access to land line high speed internet and does not have access to an adjacent bus route.

The value under appeal is \$574,400. The appellant complains that the value does not reflect current fair market value, particularly since there is no internet access and school bus access, if

the house was sold to a couple with children. We looked at the condition of the home. The current appraisal has the property set at "very good". There are several items that suggest that a rating between good and very good would be more appropriate. The foundation type is 8" reinforced concrete, which should be rated good. The floor structure appears to be either 2 x 10 on 16" or 12", which would indicate average or good. Door quality is wood paneled, which would suggest good. Many of the kitchen cabinets are laminated rather than Corian, which would suggest good. The heating system is hot water baseboard, which would suggest good.

Recommendation: Apply 4.25 quality rating rather than the 5.0 on the 2009 Grand List that is currently being used, reducing the assessed value to \$520,700.

Upon motion by T Breault with a second by R Bedell, the board voted to accept the inspection committee's report.

3. Stancliff appeal: Withdrawn
4. Other Business:
  - a. Discussed correspondence received from Morristown Corners Water Corp regarding results of the 08/16/10 hearing.
  - b. Circulated copy of the Governor's appointment of Julia Burgess dated 9/13/10.
  - c. List of JP's from all parties for November ballot presented.
5. DATE FOR NEXT MEETING: Monday, Sept. 27, 2010 at 6:00 PM in the Community Meeting Room of the Municipal Building.
6. Recessed upon motion at 6:26 PM.

Respectfully submitted,



Mary Ann Wilson, Clerk

# TAX APPEALS – BOARD OF CIVIL AUTHORITY

## Report of the Inspection Committee Morristown, Vermont

Date: 09/11/2010

To: Board of Civil Authority

From: Inspection Committee Members:

RE: Inspection of property owned by: Richard Rosenbloom

Located at: 220 Arctic Lane, Morrisville VT

Parcel ID #: 11059 SPAN: 414-129-12048

Parcel description: 5.75 acres and dwelling

Inspection date and time: 09/11/10 at 2:00 PM.

Inspection committee members present: Shap Smith, Chair, Don Blake and Siri Rooney.

Appellant Rosenbloom granted permission for inspection.

### Findings of Fact:

The residence is located on 5.75 acres at 220 Arctic Lane in Morristown. It is well maintained and is set on a hillside with a sloping lot. The landscaping is well maintained and property has a view toward Mt. Elmore. Most of the lot is forested with one shed and some trails in the woods. The property also has a well maintained lawn. The house is in good condition.

As previously stated the condition of the house is good. The exterior siding and trim is well maintained, though it does appear that the house could use a new paint job. The house contains three bedrooms, two baths and two half baths. There is a screened porch in the rear and there is an attached stone patio. There is a large living room, a large kitchen with a island and eating area and a sitting area with a fireplace. The basement is half finished with a play/family area. The property does not have a garage. It is in a rural setting, does not have access to land line high speed internet and does not have access to an adjacent bus route.

The value under appeal is \$574,400. The appellant complains that the value does not reflect current fair market value, particularly since there is no internet access and school bus access, if the house was sold to a couple with children. We looked at the condition of the home. The current appraisal has the property set at "very good". There are several items that suggest that a rating between good and very good would be more appropriate. The foundation type is 8" reinforced concrete, which should be rated good. The floor structure appears to be either 2 x 10 on 16" or 12", which would indicate average or good. Door quality is wood paneled, which would suggest good. Many of the kitchen cabinets are laminated rather than Corian, which would suggest good. The heating system is hot water baseboard, which would suggest good.

### Recommendations of the Inspection Committee:

Apply 4.25 quality rating rather than the 5.0 on the 2009 Grand List that is currently being used, reducing the assessed value to \$520,700.

Inspection Committee Signatures:

SLM

Chair

Shapleigh Smith Jr.

Dated: 9/11/2010

C/BCA/tax appeals/inspection committee reports