

MINUTES

Thursday, September 27, 2018 at 5:30 pm

Town of Springfield - Board of Tax Appeals

Selectmen's Hall - 96 Main Street - Third Floor

Board of Civil Authority Members Present:

Alice Emmons

Warren Cross

Scott Farr

Mark Greenvall

Elizabeth Gray

Ernest Lamphere

Tom Hall

Kristi Morris

John Stettner

Peter MacGillivray

Michael Martin

Barbara A. Courchesne, Town Clerk

Others:

Maxine Aldrich, Assistant Town Clerk

Nichole Knight, Assessor

1. **Call to Order**

The continuation of the September 20, 2018 meeting was called to order at 5:30 pm by Ernest Lamphere, Chairman. Peter MacGillivray entered the meeting at 6:12 pm.

2. **Swearing in of Board:**

The Board was reminded that they are still under oath.

3. **Inspections/Decisions from September 6, 2018 and September 13, 2018 hearings**

Appeal 18-18: Crown Point Country Club, 920 Brook Road, Parcel #002/1/27

John Stettner read the amended Tax Appeal Decision. The property was assessed at \$759,200 and reduced to \$742,400 at grievance. The committee determined the assessed value did not give enough weight to the age and condition of the roof and windows. The inspection committee found the comparables provided by Appellant were not really comparable. The committee increased depreciation by 8%, resulting in a total depreciation of 46.64%. The Board finds the fair market value assessment to be \$717,800.

MOTION: Mark Greenvall moved to accept the decision; Warren Cross seconded. Discussion ensued regarding the first decision read, not voted, and the current use land. No further discussion. Motion passed. Scott Farr abstained.

Appeal 18-20: Paul and Patricia Healy, 651 Greeley Road, Parcel #007/1/18

Kristi Morris read the Tax Appeal Decision. The value under appeal is \$554,500. The inspection committee determined the square footage of the older 1900 vintage barn/loft should be adjusted; the connector between two barns should be changed to 20' x 6'; the square footage of the newer 1960 vintage barn should be adjusted, the cottage building should be changed to dirt floor with crushed stone and bathroom changed from full to $\frac{3}{4}$. Based on the information and changes made, the Board finds the fair market value assessment to be \$547,800.

MOTION: Mark Greenvall moved to accept the decision; Scott Farr seconded. John Stettner pointed out typographical errors which Kristi Morris corrected. No further discussion. Motion passed.

Appeal 18-22: Rick Kimball, 10 Davidson Hill Road, Parcel #01A/1/68-2

Michael Martin read the inspection committee report from Alice Emmons, Michael Martin and Warren Cross. Inspection was made on September 17, 2018 at 5:00 pm in the company of Mr. Kimball. The report described the property in detail.

MOTION: Mark Greenvall moved to accept the report; Elizabeth Gray seconded. No discussion. Motion passed.

Michael Martin read the Tax Appeal Decision. The value under appeal is \$167,800. The inspection committee found no discrepancies with the CAMA card physical data. The committee acknowledged Appellant's concern about noise and odors associated with the home's close proximity to the slaughterhouse and recommended a 30% reduction in the value of the land. The Board finds the fair market value assessment to be \$161,900.

MOTION: Kristi Morris moved to accept the decision; Mark Greenvall seconded. No discussion. Motion passed.

Appeal 18-23: Matthew Lewis, 747 Randall Hill Road, Parcel #015/1/05.1

Additional evidence presented by Appellant was distributed. Barbara Courchesne read aloud Mr. Lewis' email accompanying evidence regarding two easements on his land. Elizabeth Gray read the inspection committee report from Alice Emmons, Tom Hall and Elizabeth Gray. Inspection was made on September 23, 2018 at 10:30 am in the company of Matthew Lewis and Lister Terry Perkins. The report described the property in detail.

MOTION: Mark Greenvall moved to accept the report; Scott Farr seconded. Barbara Courchesne asked assessor if evidence affects value of the property. Nichole Knight confirmed they did account for an easement. Ms. Knight stated the leach field would matter to the value. No further discussion. Motion passed.

Elizabeth Gray read the Tax Appeal Decision. The value under appeal is \$239,000. The inspection committee determined there are 3 bedrooms not 4, there is a 22' x 32' garage, there is an implement shed 16' x 20', there is a pole barn 22' x 22', the land appeared unusable due to unevenness and tree lines, and there is a leach field located on Appellant's property for the adjacent property. Based on comparables presented and adjustments made, the Board finds the fair market assessment value to be \$235,200.

MOTION: Warren Cross moved to accept the decision; Scott Farr seconded. Nichole Knight stated none of the properties are in current use. Barbara Courchesne asked to delete current use

language and questioned yard item value. Discussion ensued regarding values. Elizabeth Gray made corrections. The motion with modifications was voted. Motion passed.

Appeal 18-24: Steve and Lucy Kempe, 1181 Eureka Road, Parcel #003/1/10

Scott Farr read the inspection committee report from Scott Farr, Peter MacGillivray and Elizabeth Gray. Inspection was made on September 18, 2018 at 10:00 am in the company of Mr. Kempe and Nichole Knight. The report described the property in detail.

MOTION: Warren Cross moved to accept the report; Mark Greenvall seconded. Elizabeth Gray pointed out typographical errors and Kristi Morris questioned values. Scott Farr made corrections. No further discussion. Motion passed.

Scott Farr read the Tax Appeal Decision. The property was assessed at \$238,600 and reduced at grievance to \$231,800. The inspection committee reviewed the data and determined the size and condition of outbuildings and increased the depreciation of the severed parcel from 10% to 15%. Based on information and adjustments made, the Board finds the fair market assessment value to be \$230,700.

MOTION: Kristi Morris moved to approve the decision with amendments; Mark Greenvall seconded. Discussion ensued. Motion passed.

Appeal 18-25: Raymond Stocker Jr. and Lena Stocker, 100 Connecticut River Road, Parcel #011/2/27

Mark Greenvall read the inspection committee report from Mark Greenvall, Michael Martin and Warren Cross. Inspection was made on September 17, 2018 at 3:00 pm in the company of Mr. and Mrs. Stocker and Nichole Knight. The report described the property in detail.

MOTION: Kristi Morris moved to approve the report; John Stettner seconded. No discussion. Motion passed.

Mark Greenvall read the Tax Appeal Decision. The value under appeal is \$177,700. The inspection committee found discrepancies in the CAMA data: bathroom change, flooring type, and 10' x 22' shed not included. The committee also recommended a 30% reduction in land value due to proximity to Alva Waste. Based on information and adjustments made, the Board finds the fair market assessment value to be \$167,300.

MOTION: Peter MacGillivray moved to accept the decision; Elizabeth Gray seconded. Scott Farr confirmed change in valuation was made with all adjustments and test run. Barbara Courchesne stated appraisers didn't have access first time. Kristi Morris questioned depreciation due to proximity to Alva Waste. No further discussion. Motion passed.

Appeal 18-26: Candy Davis, 175 Main Street, North Springfield, Parcel #01A/1/43

Barbara Courchesne read the inspection committee report from Barbara Courchesne, Elizabeth Gray and Peter MacGillivray. Inspection was made on September 18, 2018 at 12:00 pm in the company of Ms. Davis and Assessor Nichole Knight. The report described the property in detail.

MOTION: Michael Martin moved to accept the report; Scott Farr seconded. No discussion. Motion passed.

Barbara Courchesne read the Tax Appeal Decision. The assessment of the property was adjusted at grievance from \$80,700 to \$75,700. The inspection committee determined the lister's grade of C to be accurate, the depreciation to be fair and the topography adjustment made at grievance to be fair. The Board sustains the assessed value of \$75,700.

MOTION: Mark Greenvall moved to accept the decision; Scott Farr seconded. No discussion. Motion passed.

4. Public Comment:

None.

Warren Cross moved to adjourn; Scott Farr seconded. At 7:04 pm, the meeting was adjourned.

Respectfully submitted,


Maxine M. Aldrich
Assistant Town Clerk