

**OFFICIAL NOTICE
DECISION OF BOARD OF CIVIL AUTHORITY**

To: Peter & Deborah Hadeka
359 Pine Street
Castleton, VT 05735

Appellant notified by certified mail on:
July 29, 2014

Your appeal to the Board of Civil Authority concerning the appraisal of your property, identified in the Grand List Book with property account number: **03-01-59,000, located at 259 Meadowlake Drive, Mendon, VT**, has been given careful consideration, with the following results:

Result of Grievance:		Value(s) Set by BCA
Total Listed Value*	\$153,000.00	Total Listed Value* \$130,500.00
Nonresidential Allocation	\$153,000.00	Nonresidential Allocation \$130,500.00
Homestead Allocation	\$0	Homestead Allocation \$0
Houseite LV	\$0	Houseite LV \$0

*If the parcel is enrolled in the use value appraisal program, the BCA must establish the contributory values as required by 32 V.S.A. section 3756.

Date Appeal Filed: June 18, 2014 BCA Hearing Notice Date: July 1, 2014

Date, Time, Place of BCA Hearing: July 14, 2014 – 4:30 p.m. - Mendon Town Office

BCA Members Present: Tracy Adams, Rich Carlson, Lindsey MacCuaig, Ann Singiser, Wanda Courcelle, Larry Courcelle, Geoff Wells, Marie Conway.

Subsequent to the BCA hearing, Ann Singiser, the acting Chair of the Board, recused herself as a member of the board, due to what she considered a possible conflict of interest.

Appearing for Mendon as Assessor: Spencer Potter

Appearing for Appellant: Peter & Deborah Hadeka

Summary of Testimony/Argument By:

Appellant: The \$193,200.00 assessment has been reduced to \$153,000.00 as a result of the grievance process. Mr. Hadeka believes that both the land and building values are still too high. His appraiser, Renee Dumas, recommends that the land and improvements value be decreased to \$69,500.00 from \$153,00.00. Mr. Hadeka produced an appraisal by Renee Dumas, in which she values the property at \$69,500.00. However, Ms Dumas' appraisal is based on properties located in Rutland. These properties are all multi-unit rentals. Additionally, Ms. Dumas had only appraised one parcel of the property. The appraiser stated that in her estimation the highest and best value of the property is as a rental.

Assessor: Spencer Potter stated that he had taken into consideration the location of the property, as well as the condition. As the Mendon Assessor, he determined that the highest and best use of the property is, as a single-family dwelling. Unfortunately, there are no sales in Mendon comparable to the Hadeka property.

Property Inspected By:
Geoffrey Wells
Lindsey MacCuaig
Rich Carlson

Statute requires minimum
of three members

Date of inspection: July 22, 2014 at 12:00 noon.

Larry Courcelle was appointed Chair at the Deliberation meeting on July 28, 2014.


Report of Inspection Committee: The complete report of the inspection committee has been attached to this decision. The committee recommends the value of the subject property be reduced to \$130,500.00

Board's Decision with Reasons: After inspecting the poor condition of the property, and discussing the testimony regarding location and highest and best use, the inspection committee and the total BCA board agreed unanimously to further reduce the property assessment to \$130,500.00.

Certificate: I hereby certify that this is a true record of the action taken on this appeal by the Board of Civil Authority of the Town of Mendon.

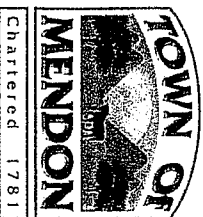

Lawrence MacCuaig, Chairman
Board of Civil Authority

Filed in the town clerk's office on 07-29, 2014 at 9 a. m.
To be recorded in the Grand List Book of April 1, 2014.

Attest: 
Melissa E. Gravelly
Town Clerk

Pursuant to Title 32 V.S.A., section 4461, if you are aggrieved by this decision you may appeal either to the Director of the Division of Property Valuation and Review or to the Superior Court of the county in which the property is situated. The appeal to either the director or the superior court is governed by Rule 74 of the Vermont Rules of Civil Procedure and is commenced by filing a notice of appeal with the town clerk within 30 days of the day this decision was mailed to you by the town clerk (date of entry noted on reverse). The town clerk transmits a copy of the notice to the director or to the superior court as indicated in the notice and shall record or attach a copy of the notice in the grand list book.

Be sure your appeal indicates which avenue of appeal you wish to pursue (court or director), clearly identifies the property under appeal, and is accompanied by the correct filing fee. A \$250 fee for each parcel being appealed shall accompany the appeal to the Superior Court; the fee is \$70 per parcel on appeal to the Director. If the property under appeal contains a homestead, please include that information.



Town of Mendon
2282 US Route 4
Mendon, VT 05701
(802) 775-1662
mendonclerk@comcast.net

MEMORANDUM

To: Board of Civil Authority, Mendon VT
From: Hadaka Inspection Committee
Date: July 22, 2014
RE: Inspection Committee Report

Inspection was conducted on Tuesday, July 22, 2014 @ 12:00pm. Mr. Peter Hadaka was present and accompanied the inspection committee which was comprised of Geoff Wells, Lindsey MacCuaig and Rich Carlson.

The residence is located at 259 Meadow Lake Drive on a dangerous curve that would limit the demand for further home construction. We inspected the .9 acres with two houses and 2.3 acres across the street on the same dangerous curve. Both houses were in fair to poor condition and in much need of repair. The primary house was a two story structure with two small bedrooms, living room and small den, kitchen and one bath, both in poor condition. There was extensive water damage and black staining on many of the ceilings. Chimney and roof were in need of major repair or replacement. The dirt basement was very damp and wet in some areas.

The second small structure was an old barn from the early 1950 era. There is a kitchen, living room, and one bath on the first floor. The floors were very uneven and the living space was very dark. A small bedroom with a very low ceiling was on the second floor. Both properties do still have functioning mechanical systems.

We did not take into account the Appraiser's comparables due to their location. The highest and best use is a single family residence.

~~The value under appeal is \$153,000. In light of these findings, we unanimously recommend the assessment be reduced to \$130,500.~~

X		7/28/2014
X		07/28/14
X		07/28/14