

BOARD OF CIVIL AUTHORITY HEARING
Stephanie Sheehan's Property Assessment
MENDON SQUARE, UNIT 4 28U 04 CABIN ROW
JULY 20, 2015 - 6:15 pm @ MENDON TOWN HALL

The Town Clerk, Marie Conway, nominated Ann Singiser as Chair of the BCA Meeting. This nomination was approved by all attending BCA members.

BCA members had already taken and signed their Oath.

The clerk had previously administered the Oath to Stephanie at the earlier 5:35 hearing..

The meeting was called to order **at 6:15 p.m.**, and the Chair stated the purpose of the hearing was to hear the appeal presented by Stephanie Sheehan on Unit 4 Cabin Row, Mendon Square.

Attending BCA members: Ann Singiser (JP), Marie Conway (Town Clerk), Lindsey McCauaig (JP); Rich Carlson(JP), Charlene Godair (JP), and Selectboard members Dick Wilcox, Geoff Wells and Larry Courcelle.

Representing Mendon as the Town Assessor: Spencer Potter.

Spencer stated that this property is a condo unit on Cabin Row assessed for \$35,200. Spencer passed out the lister card for Unit 4. (This was marked **Exhibit A-1**) He was unable to find any sale for these units for less than \$40,000. The property at one time was listed for \$40,000, but did not sell. Currently, there are none listed at all.

When asked if Stephanie would list the property for \$25,000, she stated she wants to get a lot more than that for it. Spencer stated that while the property when listed a \$40,000 did not sell, that appears to be the upper value.

Stephanie stated that there have not been any sales for many years. In 2005 there was a foreclosure for tax plus condo dues. The other unit owner initiated the foreclosure. There were 2 units transferred to the owner's sons. The original owner passed away. Stephanie further stated that all the units have changed. Her unit is on the street with a chain fence--an engineer reported it as fencing.

Stephanie had the lister cards for units 2, 3, 4, 5, 6 and 7. (These were marked **Exhibits B-1, B-2, B-3, B-4, B-5, and B-6.**) These units are old logging cabins built in the '70's. Most of the units are rated poor. Stephanie said they cannot sell because of the environment.

Stephanie discussed each unit and advised that she had taken pictures earlier on this date, so that she could show the comparison of the properties shown on the lister card, as compared to how they appeared today. On a cover sheet Stephanie noted each of the units as in good, average, or poor condition. There was only one good rating. Her unit and one other had an average rating, and the remaining three units were listed in poor condition.

Spencer Potter asked if her unit is rented. Stephanie replied it is not at this time. It has been rented at various times. Lindsay MacCuaig asked if it is now for rent. Stephanie replied she would be agreeable to rent it. Lindsay asked what the rent would be. Stephanie stated it would probably be \$500 a month.

Rich Carlson asked if Stephanie was trying to sell it. Stephanie stated she had put it on the market last winter. It was listed at \$40,000, but there were no bids. Rich asked Stephanie if she would accept \$25,000 for the property. She replied that she would consider it at this point. She stated that these units cannot be financed. She was offered \$20,000 for her unit a year ago, but she did not accept it.

Geoff Wells asked if there had been any updates to the property. Stephanie stated that besides installing carpeting, there were no other updates. In 2008 the pipes were frozen. She has made repairs that were needed.

Ann Singiser asked Stephanie if she pays condo fees. Stephanie stated "yes, for the upkeep of the driveway, for the 2 spotlights and to maintain the water pump for 6 units." She pays a fee of \$400 a quarter. A \$500 rental would cover expenses, but not maintenance. The units have community water, pipeline and septic.

There were no further questions, so the Chair advised that the next step was to set up an inspection committee to visit the site. Stephanie advised that Wednesday, Thursday or Friday of this week (July 22, 23, or 24) were best for her. A committee composed of Ann Singiser, Lindsay MacCuaig and Larry Courcelle volunteered to meet Stephanie at the site to inspect the unit on Thursday, July 23, 2015, at 5:00 p.m.

Stephanie asked if she could receive copies of all reports at her address P.O. Box 1488, Rutland, VT 05701.

The Chair thanked Stephanie for coming and adjourned the BCA until it will reconvene on August 17 at 5:30 p.m. for the Deliberative Session.