

**BOARD OF CIVIL AUTHORITY HEARING
of the Belchak/Kesselring Property Assessment
JULY 20, 2015 - 5:00 pm @ MENDON TOWN HALL.**

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

The Chair called the meeting to order at 5:05 p.m. on Monday, July 20, 2015 at the Mendon Town Office located at 2282 US RTE 4 and stated the purpose of the hearing is to hear the appeal proposed by the Jamie Belchak and Nicole Kesselring. This is a quasi-judicial hearing and testimony and evidence will be taken.

Attending as BCA members were: Ann Singiser, Lindsey McCuaig; Rich Carlson, Geoff Wells, Dick Wilcox, Charlene Godair, Larry Courcelle and Marie Conway.

As required by law, the clerk, Marie Conway sent the Notice of the Hearing by certified mail, return receipt requested, on July 10, 2015. We subsequently learned that the appellants are out of town when the clerk called their place of business. According to procedures, this appeal will be presented because it has been warned and posted legally.

The Clerk administered the Oath to the BCA members, and they subsequently signed the oath.

The Chair asked Spencer Potter, the Assessor, to present testimony regarding this appeal and how the assessment was established. A site visit will be scheduled as soon as we are able to contact the appellants.

The Clerk administered the Oath to Spencer Potter, the Town Assessor. Spencer passed out a copy of the property lister card and described the property at 652 Cream Hill Road as a single family dwelling with 11.7 acres. (This was marked **Exhibit A-1**) Copies of photos depicting the site location were passed out. (This was marked **Exhibit A-2**) Spencer stated the appellants property is a well built home in a desirable location with a very desirable view. It is an attractive home and will not be difficult to sell. This property is in a \$500,000.00 market, which according to Spencer, is a tough market. There are very few sales. When Spencer had previously talked with the appellants, they referred to an appraisal, which did not use any sales in Mendon. At that time, there were no sales in Mendon. However, since the appraisal there has been a sale.

Spencer passed out another copy of a lister card at 722 Woodward Road with 24+ acres (This was marked **Exhibit A-3**). The house and 3 acres sold in May, 2015 for \$550,000.00. This too was a well built house, not quite as desirable as the appellants, in Spencer's estimation, with not as nice a view. At the time of the appraisal, the appraiser did not have information on this sale. Based on this sale, Spencer felt justified in the assessment of \$565,900.00.

Rich Carlson asked what the difference was in acreage and square footage. The square footage is listed on the Lister Card as 2096 square feet of finished area. The Woodward Road property has 2878 square feet. Spencer noted that this market may not get the appellants what they put into it.

The Chair noted that since the appellants may or may not know about the hearing, the appeal they submitted is their testimony. Spencer is making the case for the town. If the appellants were here, the BCA might be able to see copies of their appraisal. If the appellants want to give testimony at the deliberative session, we may hear their testimony as evidence.

Lindsay MacCuaig asked if there was a barn on the property. Spencer said there is an abandoned house that should have been torn down. Neither he nor the appraiser placed any value on that structure. Lindsay asked if the site is 100% completed, including landscaping. Spencer stated that the landscaping was still pretty rough. The chair noted that when the site visit is done, the landscaping can be observed then.

A site visit will not be scheduled until the appellants are contacted upon their return from out of town. The clerk will continue to try to contact the appellants and coordinate a date for the inspection committee to view the property. There will be 3 members of that inspection committee.

This meeting was adjourned until the BCA Board reconvenes for the Deliberative Session, which is scheduled on August 17, 2015 at 5:30 p.m.