

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

To:
Buzzell Thomas E & Nancy G
179 Park Lane
Mendon, VT 05701

Appellant notified by certified mail on:
August 20, 2021

Your appeal to the Board of Civil Authority concerning the appraisal of your property, identified in the Grand List Book with school property account number (SPAN): 384-119-12148 has been given careful consideration, with the following results:

Result of Grievance:		Value(s) Set by BCA	
Total Listed Value*	\$191,300	Total Listed Value*	\$191,300
Nonresidential Allocation		Nonresidential Allocation	
Homestead Allocation	\$191,300	Homestead Allocation	\$191,300
Housesite LV	\$191,300	Housesite LV	\$191,300

*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. Use attachment U.

Date Appeal Filed: July 07, 20221 **BCA Hearing Notice Date:** July 16, 2021

Date, Time Place of BCA Hearing: July 29, 2021 – 4:15 p.m. – Mendon Town Office

BCA Members Present: Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, Nancy Gondella

Appearing for Listers: Spencer Potter – Vermont Municipal Assessor

Appearing for Appellant: Thomas Buzzell, Nancy Buzzell

Summary of Testimony/Argument By:

Appellant: Mrs. Buzzell stated her property is a 2000 double wide with outdated kitchen and baths. In addition, the floor needs work. There is also a detached garage on the property. The value doubled since the last appraisal and she contends that trailers lose value. Mrs. Buzzell questioned whether this is in line with other appraisals in that time period.

Listers: S. Potter submitted a comparable for a modular home on Rose Hill which sold in September 2020 for \$221,000.

Property Inspected By:

Lindsey MacCuaig
Dick Wilcox
Larry Courcelle

**Statute requires minimum
of three members.**

Date of inspection: August 05, 2021 – 9:00 a.m.

Report of Inspection Committee: See Attached Inspection Report

Board's Decision with Reasons: The property consists of .5 acres and has a well-maintained yard with an excellent view of a large meadow across Park Lane. The dwelling is a manufactured home which was constructed in 2000 and is in good condition with no apparent maintenance needed either inside or outside. There are two decks at the rear of the home and a wood entrance ramp at the entrance of the home. The detached garage and shed both appear to be in good condition. The comparable property submitted by the Assessor sold for \$221,000 in September 2020. For these reasons, the members agreed unanimously to retain the current assessed value of \$191,300.

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.


_____, Chair
Board of Civil Authority

Filed in the town clerk's office on 8/20, 2021 at 11:00am.
To be recorded in the Grand List Book of April 1, 2021.

Attest: 

Asst. Town Clerk

32, V.S.A. § 4461. Time and manner of proposal.

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 first page). 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. The appeal to the Superior Court shall be accompanied by a \$295 fee for each parcel being appealed; the fee is \$70 per parcel on appeal to the Director. If the property under appeal is enrolled in the use value appraisal program, please indicate that in your appeal. If the property under appeal contains a homestead, please include that information.

BCA Hearing Buzzell, Thomas & Nancy

Date: 07/29/2021

Hearing time: 4:15 p.m.

Present: Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle – BCA members, Spencer Potter – assessor, Nancy Gondella – Chair/Town Clerk, Thomas & Nancy Buzzell. - Appellants

Call to Order: Nancy called the meeting to order at 4:14 p.m.

Appellant Info: Thomas & Nancy Buzzell 179 Park Lane **Parcel ID:** 06-01-17.000
Spencer, Thomas and Nancy are sworn in. Nancy asked if anyone needs to excuse themselves from the hearing due to conflicts of interest or ex parte communication, no one does.

Case Introduction: Spencer introduced the subject property as single family home at 179 Park Lane assessed at \$191,300. Spencer handed out lister card (marked Buzzell T-1).

Appellant Testimony: Nancy B. handed out an exhibit (marked Buzzell A-1) and said their home is a double wide, detached garage, floor that needs work done, kitchen and baths are outdated. The appraisal that was done in 2005 has doubled now. Is this in line with other appraisals in that period of time?

Evidence Presented: Buzzell A-1

Assessor's Response: None

BCA Questions: Nancy G. asked your home is a 2000? Nancy B. yes to make a correction to the original letter sent to the town in which I wrote 2020. It is supposed to read 2000. Lindsey asked where is your home located on Park Lane? Nancy B. replied on the left hand side right after town garage.

Assessor's Testimony: Spencer submitted a comp of a sale on Rose Hill for \$221,000 in Sept. 2020 (marked Buzzell T-2). Nancy G. asked if this is also a mobile home. Spencer responded that he believes it is a modular. Lindsey asked where Rose Hill is. Larry replied it's off the Notch Road.

Evidence Presented: Buzzell T-2

Appellant response: none

Follow up: none

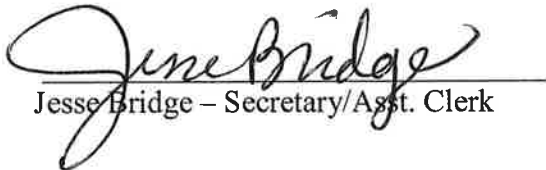
Inspection Committee Members: Lindsey, Dick, Larry

Date of Inspection: Thursday August 5, 2021 at 9:00am

There being no further business, the hearing was recessed at 4:30p.m. and will reconvene hearing on Thursday August 19, 2021 at 5:45pm.

Inspection Report: The hearing reconvened at 6:30pm. Present at the hearing were Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, – BCA members, Nancy Gondella – Chair/Town Clerk, Jesse Bridge, Secretary/Assistant Town Clerk. Lindsey read the report which is attached to the minutes.

Discussion: There was no discussion and the hearing closed at 6:35pm.


Jesse Bridge – Secretary/Asst. Clerk


Nancy Gondella – Chair/Town Clerk

Town of Mendon
2282 US Route 4
Mendon, Vt. 05701

Report of Inspection Committee

To: Board of Civil Authority
Mendon, Vt.

From: Lindsey MacCuaig, Dick Wilcox, Larry Courcelle; Inspection Committee
August 7, 2021

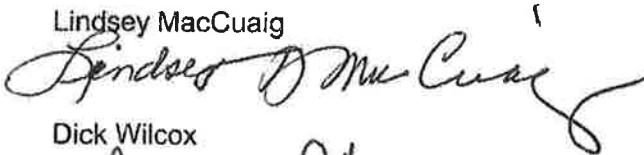
RE. Inspection of property at 179 Park Lane, Mendon, Vt. owned by Thomas E. and Nancy G. Buzzell.

We conducted an inspection of the property on August 5, 2021 at 9:00 a.m. Thomas E. and Nancy G. Buzzell accompanied the inspection committee. The residence is located at 179 Park Lane, Mendon, Vt. The house is of modular design, constructed in 2000 and appears to be in good condition. The dwelling was spotless with no apparent maintenance needed inside or outside. The yard was well maintained and there is an excellent view from the front of the house looking across Park Lane at a large meadow. The garage and one out building (storage shed) appeared to be in good condition. The size of the lot is 0.50 acres. The two decks at the rear of the house are constructed from composite material with vinyl railings. There is a pressure treated wood entrance ramp at the front of the dwelling. The highest and best use of the property is residential, as currently used. The site committee agreed that this is a quality property.

The value under appeal is \$191,300.00. The assessor offered a comparable property which recently sold for \$221,000.00 in 2020.

The site committee recommends that the value of the property remains at its current appraised value of \$191,300.00.

Lindsey MacCuaig



Dick Wilcox



Larry Courcelle



