

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

**To:**  
John Cragin  
105 State Street  
Rutland, 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): 384-119-12845 has been given careful consideration, with the following results:

<b>Result of Grievance:</b>		<b>Value(s) Set by BCA</b>	
Total Listed Value*	\$88,800	Total Listed Value*	\$65,000
Nonresidential Allocation	\$88,800	Nonresidential Allocation	\$65,000
Homestead Allocation	\$0	Homestead Allocation	\$0
Housesite LV	\$0	Housesite 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. Use attachment U.

**Date Appeal Filed:** July 6, 2021      **BCA Hearing Notice Date:** 7/16/2021

**Date, Time Place of BCA Hearing:**  
August 3, 2021, 5:00 p.m. – Mendon Town Office

**BCA Members Present:** Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, Betsy Reddy, Jim Reddy, Nancy Gondella

**Appearing for Listers:** Spencer Potter – Vermont Municipal Assessor

**Appearing for Appellant:** John Cragin

**Summary of Testimony/Argument By:**

**Appellant:** The appellant believes his property should be assessed at approximately \$40,000. Mr. Cragin purchased the land in 2018 for \$12,500. He has a limited deed that will not allow the property to be further subdivided. He may not construct a year round residence and is allowed to have only one seasonal recreational camp with ancillary structures which shall not

exceed 15 feet in height or 1200 square feet. The structure is basically just a shell at this time. Access to the structure is on a legal trail.

**Listers:** The Assessor submitted a comp of 74 acre parcel on Northam Road which sold for \$125,000 in January 2020.

**Property Inspected By:**

Lindsey MacCuaig  
Ann Singiser  
Betsy Reddy

**Statute requires minimum  
of three members.**

**Date of inspection:** August 6, 2021 – 4:00 p.m.

**Report of Inspection Committee:** See Attached Inspection Report

**Board's Decision with Reasons:** The subjected is located on a legal trail which is not maintained in the winter. The property is mostly wooded. The wooded portion is very steep. The dwelling is a shell at this point with no plumbing, electricity or heating source. There is a limited deed to the property with several restrictions.

The property offered as a comparable by the assessor is located at 607 Northam Road and is a 74-acre parcel. The property has a 1007 square foot dwelling with two bedrooms and a one car garage and is located on a class 4 road. That parcel sold in January 2020 for \$125,000. For the reasons listed above, the board believes the listed value should be reduced by \$23,800 from \$88,800 to \$65,000.

**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.

  
Nancy A. Dondella Chair  
Board of Civil Authority

Filed in the town clerk's office on 8/20, 2021 at 11:00 a.m.  
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 Cragin

Date: 08/03/2021

Hearing time: 5:00 p.m.

**Present:** Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, Betsy Reddy, Jim Reddy – BCA members, Spencer Potter – assessor, Nancy Gondella – Chair/Town Clerk, Jesse Bridge, Secretary/Assistant Town Clerk, John Cragin - Appellant

**Call to Order:** Nancy called the meeting to order at 4:50 p.m.

**Appellant Info:** John Cragin 2504 Old Turnpike Road **Parcel ID:** 04-01-02.100  
Spencer Potter and John 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 a camp, 7 acres, 2504 Old Turnpike Road, assessed at \$88,800 and hands out lister card (marked as Cragin T-1).

**Appellant Testimony:** John said he thinks his camp should be valued at around \$40,000, the biggest reason is his seasonal deed. He passed out a handout (marked Cragin A-1) He explained he bought the camp from the Federal Government and the limits are listed on the deed.

**Evidence Presented:** Cragin A-1

**Assessor's Response:** None

**BCA Questions:** none

**Assessor's Testimony:** Spencer submitted a sale on Northam Road, 74 acres (marked Cragin T-2)

**Evidence Presented:** Cragin T-2

**BCA Questions:** none

**Appellant response:** none

**Follow up:** none

**Inspection Committee Members:** Lindsey, Ann, Betsy

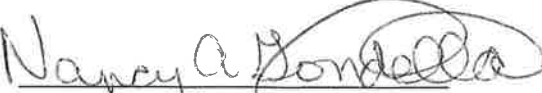
**Date of Inspection:** Friday August 6, 2021 at 4pm

There being no further business, the hearing was recessed at 5:11 p.m. and will reconvene on Tuesday August 17, 2021 at 4:15pm.

**Inspection Report:** The meeting reconvened at 4:20 on August 17, 2021 to hear the site report. Present at the hearing were Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, Betsy Reddy, Jim Reddy – BCA members, Nancy Gondella – Chair/Town Clerk, Jesse Bridge, Secretary/Assistant Town Clerk. Betsy read the site inspection committees report which is attached to the minutes.

**Discussion:** There was no discussion and the meeting adjourned at 4:25.

  
Jesse Bridge – Secretary/Asst. Clerk

  
Nancy Gondella – Chair/Town Clerk

INSPECTION COMMITTEE REPORT

To: Mendon Board of Civil Authority

From: Lindsay MacCuaig, Betsy Reddy, Ann Singiser

Date: August 12, 2021

RE: Inspection of Property at 2504 Old Turnpike Road, owned by John Cragin

The inspection was done on Friday, August 6, 2021 at 4:00 p.m. Mr. Cragin was present and accompanied the inspection committee.

This part of Old Turnpike Road is considered a trail so it is not maintained by the town and not plowed in winter. In non-winter months, it is accessible by car. The 7 acres is mostly wooded except for the area surrounding the structure, and the wooded portion is very steep topography.

The exterior of the home is batten board style with a metal roof (channel drain vs. standing seam). The cabin features a screened porch along the front before you enter the living area, off of which is a small bedroom and future bathroom, all with plank flooring. There is a small loft area accessed by a tall ship-style ladder. There currently is no plumbing, electricity or heating source. What's there is good quality (double paned windows, knotty pine paneling, a ceiling of recycled metal roof for a rustic aesthetic) but at this time it is a "shell". The finished square footage on the town's Property Record Card is 384 square feet with the porch measuring 192 square feet.

The value under appeal is \$88,800. The property offered as a comparable is a property owned by Jeremy and Megan Surething at 607 Northam Road on 74 acres, purchased 1/3/2020 for \$125,000 with an assessed value of \$194,500. Its Property Record Card indicates 1,007 square feet with two bedrooms, one full bath with a combination of baseboard hot water and steam heat. It has a one-car garage and is located on a Class 4 road.

Based on the inspection committee's observations and taking into consideration the deeded limitations for the property (Appellant Exhibit #1), the committee recommends adjusting its appraised value to \$65,000.

Signed by:

Betsy Reddy 8/12/21  
Lindsay MacCuaig 8.12.21  
Ann Singiser 8/12/21