

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

To:
Belchak Jamie S
Kesselring Nicole S
652 Cream Hill Road
Mendon, VT 05701

Appellant notified by certified mail on:
September 02, 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): 384-119-12153 has been given careful consideration, with the following results:

Result of Grievance:		Value(s) Set by BCA	
Total Listed Value*	\$656,800	Total Listed Value*	\$695,000
Nonresidential Allocation		Nonresidential Allocation	
Homestead Allocation	\$656,800	Homestead Allocation	\$695,000
Housesite LV	\$562,900	Housesite LV	

*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 12, 2021 **BCA Hearing Notice Date:** July 16, 2021

Date, Time Place of BCA Hearing: July 29, 2021 – 6:30 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: Nicole Kesselring

Summary of Testimony/Argument By:

Appellant: Nicole Kesselring stated that she'd met with Spencer during the grievance process regarding some inconsistencies and the assessment was adjusted. Nicole believes that land values in general are high in Mendon and for this reason pointed out a property on Journeys End with 14 acres that sold for \$122,000 in February 2021, whereas her land consisting of 11.7

acres is assessed at \$258,900. A property in Eastridge Acres consisted of 47 acres and sold for \$130,000 in August 2020. The final comparable was for a dwelling located at 490 Esquiline Hill which Nicole considers to be very similar to her home sold for \$580,000 in December 2020.

Nicole obtained an appraisal which was completed on June 3, 2021 which valued her property at \$615,000. Nicole believes this appraisal should carry some weight in the reconsideration of her grievance appeal.

Listers: Spencer submitted two comparables for the BCA's consideration.

1. 722 Woodward Rd. (sold dwelling and 3 acres) for \$725,000 – June 2021
2. 776 Cream Hill Rd. (45 acres, very dated dwelling) for \$675,000 – September 2020

Nicole responded that the Woodward Road property sold for \$65,000 less than what the property was assessed at. Further, the Cream Hill Road property shows a lot of the value is in the land.

Property Inspected By:

Lindsey MacCuaig
Dick Wilcox
Larry Courcelle

**Statute requires minimum
of three members.**

Date of inspection: Friday August 13, 2021 – 11:00 a.m.

Report of Inspection Committee: See Attached Inspection Report

Board's Decision with Reasons: The dwelling of contemporary design sits on 11.7 acres, with a large flat meadow which preserves the views from inside the home. There is beautiful stonework at the front porch. A small pond/stream runs through the property. The two-car below-grade garage opens into a mudroom. The home, constructed in 2015, is of superior quality with top of the line materials, appliances and fixtures. The flooring is 2.5" thick concrete with radiant heat. The first floor is 1526 square feet and the second, 774 square feet. Some sections of the basement are unfinished. There are two covered porches at the front of the house and a deck at the back of the house. The house was designed to take advantage of the spectacular views.

The board disagrees with the outside appraisal which states the fixtures and finishes are of average/good quality and finds them to actually be of the highest quality.

The board believes that if the Assessor had been inside the home, the assessment would be much higher.

The highest and best use of the property is residential.


The board found the comparables presented by the Assessor to be good comparables.

Although the site visit report suggests retaining the current value, after considering all of the attributes and reviewing exhibits and hearing notes it was unanimously agreed to increase the assessment from its current value of \$656,800 to \$695,000.

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.

 , Chair
Board of Civil Authority

Filed in the town clerk's office on September, 2021 at 1:15 p.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 Belchak-Kesselring

Date: 07/29/2021

Hearing time: 6:30 p.m.

Present: Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle – BCA members, Spencer Potter – assessor, Nancy Gondella – Chair/Town Clerk, Nicole Kesselring - Appellant

Call to Order: Nancy called the meeting to order at 6:30 p.m.

Appellant Info: Jamie Belchak & Nicole Kesselring 652 Cream Hill Road **Parcel ID:** 04-02-29.000

Spencer Potter and appellants 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 residence at 652 Cream Hill Road, 11.7 acres, assessed for \$656,800 and hands out lister card (marked as Belchak T-1).

Appellant Testimony: Nicole presented a PTTR packet (marked Belchak A-1) and an appraisal (marked Belchak A-2). She said she met with Spencer for the original meeting and talked about some inconsistencies and did get some adjustment on the grievance. Since then she has gotten an appraisal completed on June 3, 2021 for \$615,000. She feels like that should hold some weight in the reconsideration. She said she noticed in the assessments that land values in general seem extremely high in Mendon. In the PTTR packet she included two land transfers, one on Journey's End which she considers very similar to hers and it sold for \$122,000 February 2021 whereas her land is valued at \$258,000. The other PTTR shows a much larger property at 47 acres without the views and sold for \$130,000. She would like to understand how the model is valuing everyone's land around town. The last PTTR she included is a home she considers very similar to hers on Esquiline Hill that sold for \$580,000.

Evidence Presented: Belchak A-1, Belchak A-2

Assessor's Response: None

BCA Questions: None

Assessor's Testimony: Spencer submitted two comps of sales one at 722 Woodward Road, only sold dwelling and 3 acres, sold June 2021 for \$725,000 (marked Belchak T-2) and one at 776 Cream Hill Road, 45 acres, house is very dated, sold September 1, 2020 for \$675,000 (marked as Belchak T-3)

Evidence Presented: Belchak T-2, Belchak T-3

BCA Questions: none

Appellant response: Nicole mentioned on the Woodward Road property the town assessment is \$65,000 more than what the property sold for also the Cream Hill Road property shows a lot of the value is in the land.

Follow up: none

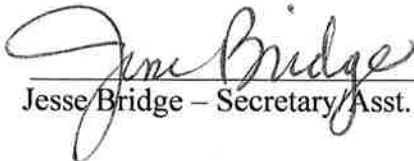
Inspection Committee Members: Lindsey, Dick, Larry

Date of Inspection: Friday August 13, 2021 at 11am

There being no further business, the hearing was recessed at 6:30p.m. and will reconvene on Friday August 20, 2021 at 9am.

Inspection Report: The hearing reconvened at 9:25am on August 20, 2021 to hear the site report. 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 site inspection committees report which are attached to the minutes.

Discussion: There was no discussion and the meeting was adjourned at 9:30am.


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

RE: Inspection of property at 652 Cream Hill Rd. Mendon, Vt. owned by Jamie S. Belchak and Nicole S. Kesselring.

We conducted an inspection of the property on August 13, 2021 at 11:00 a.m. Jamie Belchak gave us permission to start a self guided tour of the house and was able to join the inspection team half way through the inspection of the inside of the dwelling. The single family house, constructed in 2015, is located at 652 Cream Hill Rd. on 11.70 acres of land. The first floor has 1526 sq.ft. of area consisting of a dining area, family room, kitchen, wet bar, half bath/laundry room, entry foyer, bedroom and a full bath. The flooring is 2.5 inch thick concrete with radiant heat. There are two covered porches at the front of the house and a 560 sq. ft. deck at the rear of the house.

The second floor at 774 sq. ft. consists of two bedrooms and a full bath and is open to below. The full basement includes a mud room, family/rec room, workshop and a utility room. Sections of the basement are unfinished. There is 598 sq. ft. of a two car built in garage on this level. At the front of the property there exists a 520 sq. ft. old barn.

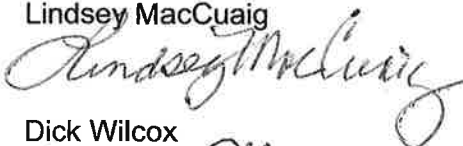
The roof of the house consists of standing seam metal and architectural asphalt shingles. The outside of the dwelling has Hardiboard siding. At the rear of the house there is a meadow with views of Pico, Killington, Mendon and Shrewsbury peaks. The house appears to be designed to take advantage of these views.

The highest and best use of the property is residential, as currently used. The value under appeal is \$656,800.00. The assessor offered comparable properties located at 722 Woodward Rd. with a value of \$790,200.00 and a property at 776 Cream Hill Rd. with a homestead value of \$674,800.00. Both properties are located in Mendon.

The site committee concluded that the assessment of the property located at 652 Cream Hill Rd. should remain at its current appraised value of \$656,800.00

Respectfully submitted,

Lindsey MacCuaig



Larry Courcelle



Dick Wilcox

