

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

To:

Dougherty Jane & Cosgrove Stephen
191 Townline Road
Mendon, VT 05701

Appellant notified by certified mail on:

September 2, 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): 384-119-12142 has been given careful consideration, with the following results:

Result of Grievance:

Value(s) Set by BCA

Total Listed Value*	\$147,200	Total Listed Value*	\$137,200
Nonresidential Allocation		Nonresidential Allocation	
Homestead Allocation	\$147,200	Homestead Allocation	\$137,200
Housesite LV	\$147,200	Housesite LV	\$137,200

*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 13, 20221 **BCA Hearing Notice Date:** July 16, 2021

Date, Time Place of BCA Hearing: August 5, 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: Stephen Cosgrove

Summary of Testimony/Argument By:

Appellant: Steve Cosgrove discussed the idea that because he has a two-bedroom home in a three-bedroom neighborhood, this would be considered a functional deficiency. He believes this limits the buying pool for this property to older people with no children or a young family with just one child. In addition, while the two bedrooms are upstairs, the only bathroom is

downstairs. Steve states the home is in good condition and livable. When questioned by a board member, Steve said there is really not much room to build onto the property. Steve has a well on his property, but the water is rusty and the basement is wet. He believes the value to be \$120,000.

Listers: Spencer Potter presented one comparable sale of a property located at 1457 Townline Road which sold in January 2021 for \$175,000. The dwelling on this property has 1.5 baths.

Property Inspected By:

Statute requires minimum of three members.

Lindsey MacCuaig
Betsy Reddy
Jim Reddy

Date of inspection: August 26, 2021 – 9:00 a.m.

Report of Inspection Committee: See Attached Inspection Report

Board's Decision with Reasons: The 904 square foot dwelling has a level front yard and a sloping back yard. There is a one-car detached garage. The ceiling, by today's standards, is low and the rooms are small. The basement is poured concrete with a concrete floor. When reviewing the property card for the comparable presented by the assessor, the board discovered that property is 1,546 square feet with four bedrooms and 1 ½ baths with a one-car garage underneath, the board felt it would be appropriate to lower the value of the property from the current assessment of \$147,200 by \$10,000 to \$137,200.

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 09/02, 2021 at 10⁰⁰ 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 Dougherty/Cosgrove

Date: 08/05/2021

Hearing time: 5:00 p.m.

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

Call to Order: Nancy called the meeting to order at 4:57 p.m.

Appellant Info: Steve Cosgrove & Jane Dougherty, 191 Townline Road, 06-02-41.000
Spencer Potter and appellant 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 single family residence at 191 Townline Road, 0.41 acres, assessed at \$147,200. He hands out lister card (marked Cosgrove T-1).

Appellant Testimony: Steve showed a picture of the house to the board. He had a letter he read (marked Cosgrove A-1) which has examples of deficiencies in the property. It has a kitchen, living room, and a bathroom downstairs and 2 bedrooms upstairs. His house is a two-bedroom house located in a three-bedroom neighborhood, which is says is a functional deficiency. He believes there are only two types of people who would buy his house; older people with no children, or a young couple with their first child. There should be a value for the functional deficiencies and that should be deducted from the assessment. He considers it worth \$120,000, he has lived there for 35 years.

Evidence Presented: Cosgrove A-1

Assessor's Response: None

BCA Questions: Betsy asked if he has done any improvements. Steve said yes he has put in pergol floors, carpet, kitchen cabinets and a new roof. The bedrooms are the same. It's in good condition and livable. He bought it for \$40,000 35 years ago. Betsy believes in her opinion that it is hard to find anything under \$200,000 and that people would jump at a \$142,000 home with potential for addition. Steve asked what could he do for improvements if he can only go 11' to the west, a 1 car garage is the only thing that will fit. Betsy stated yes that is a deficiency if there isn't any opportunity to build.

Assessor's Testimony: Spencer presented a comp of a sale at 1457 Townline Road, 0.57 acres, sold in January 2021 for \$175,000. (marked as Cosgrove T-2)

Evidence Presented: Cosgrove T-2

BCA Questions: none

Appellant response: Steve asked how many bathrooms this has. Betsy replied 1.5. Betsy mentioned that this house was on a spring, a well was never drilled and they would run out of water all the time. Steve said he has a well but it's rusty water and the basement is wet. Steve mentioned a house that sold on Gleason Road for \$110,000 5 years ago. It's very similar to his house.

Follow up: none

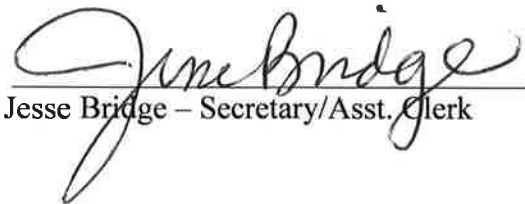
Inspection Committee Members: Lindsey, Betsy, Jim

Date of Inspection: Thursday August 26, 2021 at 9am

There being no further business, the hearing was recessed at 5:20p.m. and will reconvene on Tuesday August 31, 2021 at 4:15pm.

Inspection Report: The hearing reconvened at 6:25pm on August 31, 2021. Present at the hearing were Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, Jim Reddy, Betsy Reddy – 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 6:28pm.


Jesse Bridge – Secretary/Asst. Clerk


Nancy Gondella – Chair/Town Clerk

INSPECTION COMMITTEE REPORT

To: Mendon Board of Civil Authority

From: Lindsay MacCuaig, Betsy Reddy, Jim Reddy

Date: August 27, 2021

RE: Inspection of Property at 191 Town Line Road, owned by Stephen Cosgrove and Jane Dougherty

The inspection was done on Friday, August 26, 2021 at 9:00 a.m. Mr. Cosgrove was present and accompanied the inspection committee.

The committee observed the grounds and exterior of the house, which is wood clapboard siding, standing seam roof and covered front porch. The .41 acre lot has a level front yard, semi-circular driveway that circles around the house and a back yard that is sloping. There is a detached 1-car garage. The Property Record Card indicates 904 square feet of finished living space.

The interior has a small L-shaped kitchen with electric range, refrigerator, dishwasher, washer and dryer and dining area. A small full bath is off of the kitchen. The living room has wall-to-wall carpeting with older wood flooring underneath. The ceiling is low by today's standards. Going up to the 2nd floor, which also has a low ceiling, Jim banged his head. The 2nd floor consists of two bedrooms with soft wood flooring. Over the years, the owners have replaced kitchen flooring and cabinetry, added insulation and had walls redone, replaced some carpeting and had a standing seam roof installed 5-6 years ago.

The basement is poured concrete with concrete floor. Mechanicals include an oil-fired hot air furnace, well pump, and 100 amp electrical panel. There is a drilled well and septic system.

The value under appeal is \$147,200. The property offered as a comparable is a property owned by Jason and Caitlin Downs at 1457 Town Line Road on .57 acre, purchased 1/15/2021 for \$175,000 with an assessed value of \$175,600. Its Property Record Card indicates 1,536 square feet with four bedrooms, 1 1/2 baths with baseboard hot water heat. It has a one-car garage underneath. It has a dug well that often runs low in the summer and/or during dry spells.

Based on the site visit observations, and comparing it with 1457 Town Line Road, the inspection committee recommends adjusting the appraised value by \$10,000 to \$137,200.

Signed by:

Betsy Reddy 8/31/21
Jim Reddy 8-31-21
Lindsay MacCuaig 8-31-21