

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

**To:**  
Kim M Flory-Lake  
237 Park Lane  
Mendon, VT 05701

**Appellant notified by certified mail on:**  
  
September 01, 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): 384-119-12150 has been given careful consideration, with the following results:

<b>Result of Grievance:</b>		<b>Value(s) Set by BCA</b>	
Total Listed Value*	\$177,000	Total Listed Value*	\$177,000
Nonresidential Allocation	\$0	Nonresidential Allocation	\$0
Homestead Allocation	\$177,000	Homestead Allocation	\$177,000
Housesite LV	\$177,000	Housesite LV	\$177,000

\*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:**  
August 05, 2021, 5:45 p.m. – Mendon Town Office

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

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

**Appearing for Appellant:** Kim Flory-Lake

**Summary of Testimony/Argument By:**

**Appellant:** K. Flory-Lake stated she purchased the property 30 years ago and hasn't updated it since then. The only work that's been done is the installation of a new furnace 7 to 8 years ago and the painting of the house 2 to 3 years ago. The basement and garage both leak. The kitchen roof and bedroom ceiling show signs of leaking. Most windows in the house are over 30 years old. One of the houses across the street has been vacant for over a year. The

garage is full of junk and the porch foundation is falling in. The appellant believes this detracts from the value of her property. Another house across the street has a lot of junk just tossed in the back yard. She can see both of these properties from her property.

**Listers:** S. Potter presented a comparable for a property located at 71 Cedar Lane, which consists of .43 acres and a dwelling. The property sold for \$197,200 in March 2021. Ms. Flory-Lake stated that the previous owner did an extensive amount of work before selling that property in March.

**Property Inspected By:**

Ann Singiser  
Dick Wilcox  
Larry Courcelle

**Statute requires minimum  
of three members.**

**Date of inspection:** August 10, 2021 – 10:00 a.m.

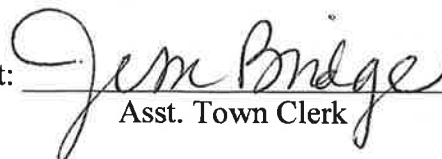
**Report of Inspection Committee:** See Attached Inspection Report

**Board's Decision with Reasons:** The 1144 square foot one level dwelling is situated on a .43-acre level lot. There is a partial basement and a detached one car garage. The yard is fenced in and there is a deck at the back of the house. The property is in generally good condition. The comparable property sold for \$192,200. For these reasons, the BCA elected to maintain the current assessment of \$177,000.

**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 C. Bondella, Chair  
Board of Civil Authority

Filed in the town clerk's office on 9/1, 2021 at 8:00 .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.



## REPORT OF INSPECTION COMMITTEE

To: Board of Civil Authority  
Mendon, VT  
From: Larry Courcelle, Dick Wilcox, Ann Singiser; Inspection Committee  
Re: Inspection of Flory-Lake Property located at 237 Park Lane  
Date: August 10, 2021

We conducted an inspection of the property owned by Kim Flory-Lake located at 237 Park Lane at 10:00 a.m., on August 10, 2021. Kim Flory-Lake was present and accompanied the Inspection Committee.

The residence is located on the corner of Park Lane and Cedar Lane on a level lot of .43 acres. The house of 1144 square feet is on one level with a partial basement and has a separate one-car garage with an additional narrow storage bay. The house consists of a large kitchen and dining area, a family room, a living room, three bedrooms, one full and one  $\frac{3}{4}$  bathroom, and a large hall closet. It has a deck and a fenced in level yard in the back of the house.

Although the owner stated that few updates have been made to the house since she bought it 30 years ago it is in generally good condition. The laundry in the basement is in a very narrow area making access to it difficult. She claims there is a leak in the kitchen ceiling which will have to be fixed.

The assessed amount under appeal is \$177,000. The assessor presented a comparable property at 71 Cedar Lane belonging to Lesley Porter and Michael Cooley having .57 acres and one less bath that sold on 02/05/21 for \$192,200. We suggest maintaining the assessment at \$177,000.

Larry Courcelle

Dick Wilcox

Ann Singiser

## BCA Hearing Flory-Lake

Date: 08/05/2021

Hearing time: 5:45 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, Kim Flory-Lake - Appellant

**Call to Order:** Nancy called the meeting to order at 5:40p.m.

**Appellant Info:** Kim Flory-Lake, 237 Park Lane, 06-01-19.000

Spencer Potter and Kim 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 237 Park Lane, 0.43 acres, assessed at \$177,000. He handed out the lister card (marked Flory-Lake T-1)

**Appellant Testimony:** Kim had a handout with information about the house (marked Flory-Lake A-1) Kim said she was going to put her house on the market a couple years ago and listed it for \$155,000. There have been no updates. Kim said the house across the street has been vacant for years, there was a tenant in there that destroyed it. She is surprised it is assessed the same as hers, it was assessed at \$177,000. Another one down the road owned by Bill and Tina Ellis has more acreage and is assessed at \$166,000 which is less than hers. There is also a house diagonal from hers with junk in the yard. There is a hole in the kitchen wall that is going to be fixed.

**Evidence Presented:** Flory-Lake A-1

**Assessor's Response:** None

**BCA Questions:** Nancy asked Kim if she could see the house with junk from hers. Kim replied yes.

**Assessor's Testimony:** Spencer presented a comp of a sale at 71 Cedar Lane, 0.57 acres, sold in March 2021 for \$197,200. (marked as Flory-Lake T-2)

**Evidence Presented:** Flory-Lake T-2

**BCA Questions:** Lindsey asked Spencer what the neighborhood numbers mean. Cedar Lane is 8 and Park Lane is 9. He explained that an 8 is a less desirable location. This affects the land value not the home. Lindsey asked Kim if she has a well. Kim replied yes.

**Appellant response:** Kim said the comparable home is right behind her. The previous owner did an extensive amount of work on the place before it was sold.

**Follow up:** none

**Inspection Committee Members:** Ann, Dick, Larry

**Date of Inspection:** Tuesday August 10, 2021 at 10am

There being no further business, the hearing was recessed at 5:55p.m. and will reconvene on Friday August 20, 2021 at 9am.

**Inspection Report:** The hearing reconvened at 9:15am 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, and Kim Flory-Lake – appellant. Ann read the site inspection committees report which is attached to the minutes.

**Discussion:** Kim said she is discouraged with the comparable house used because there was extensive work done on it before it sold. Also the house down the road she mentioned owned by Bill Ellis has more land and a nicer home and is assessed less than hers. The meeting was adjourned at 9:20am.

  
Jesse Bridge – Secretary/Asst. Clerk

  
Nancy Gondella – Chair/Town Clerk