

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

To:

Appellant notified by certified mail on:

Fracht-Monroe Liam & Monroe Danielle
217 South Mendon Road
Mendon, VT 05701

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): 384-119-12174 has been given careful consideration, with the following results:

Result of Grievance:

Value(s) Set by BCA

Total Listed Value*	\$415,400	Total Listed Value*	\$415,400
Nonresidential Allocation		Nonresidential Allocation	
Homestead Allocation	\$415,400	Homestead Allocation	\$415,400
Housesite LV	\$415,400	Housesite LV	\$415,400

*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: June 7, 2021

BCA Hearing Notice Date: July 16, 2021

Date, Time Place of BCA Hearing: August 10, 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: Liam Fracht-Monroe

Summary of Testimony/Argument By:

Appellant: Liam Fracht-Monroe believes his property is assessed unfairly in comparison to the rest of the houses on his road. He states his current assessment had, on average, a 20% higher increase than other houses on his road. He states that the kitchen is small, outdated and has no window. There is a concrete slab of 1096 square feet shown on his lister card which does

not exist. He believes this must add some value to the property. Liam offered several comparable sales:

<u>Address</u>	<u>Sale Date</u>	<u>Sale Price</u>
887 Townline Road	\$215,000	October 2020
465 Eastridge Circle	\$250,000	January 2020
880 Sherwood Drive	\$355,000	May 2020
584 Meadowlake Drive	\$306,000	July 2020
268 Stone Hollow	\$395,000	May 2020
776 Cream Hill Road	\$675,000	September 2020

These are all 4 bedroom homes which, on average, sold 18.75% below assessment. Based on this information, Liam believes his home, also a 4-bedroom home, should be assessed at \$357,508.71

Listers: Spencer Potter presented two comparables. One was for a property located at 231 Mendon View Drive which sold in April 2021 for \$399,000. The owner had invested a lot of money into this property which they purchased for \$177,000. The second comparable was for a property located at 215 Cortina Country Road which sold in December 2020 for \$500,000.

Property Inspected By:

Ann Singiser
Dick Wilcox
Lindsey MacCuaig

Statute requires minimum of three members.

Date of inspection: August 18, 2021 – 3:30 p.m.

Report of Inspection Committee: See Attached Inspection Report

Board's Decision with Reasons: The home is built into the ground on the north side and therefore, there are no windows on the northside of the first floor, including the small, but functional kitchen. With two dining areas, the main dining room is open to the upstairs and has a large skylight in the ceiling. There are a total of 5 bedrooms, one of which is being used as an office. The master bedroom includes a full bathroom and two closets. In addition to the two bedrooms upstairs, there is a full bathroom, living room and wet bar. A door off the living room goes outside to a small deck. There is also an unheated room over the garage. In all, the home has approximately 3535 square feet of living space.

The 1.9 acre lot is mostly private, but is somewhat swampy in one area.

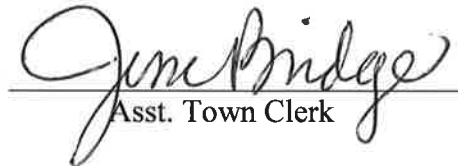
The board finds the comparable sale at 215 Cortina Country Road which sold for \$500,000 in December 2020 to be a good comparable.

Based on the information above, the board agreed that the current assessment of \$415,400 is an appropriate assessment for this property.

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 9/2, 2021 at 10:20 Am.
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 Fracht-Monroe

Date: 08/10/2021

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, Liam Fracht-Monroe - Appellant

Call to Order: Nancy called the meeting to order at 4:52p.m.

Appellant Info: Liam Fracht-Monroe, 217 South Mendon Road,

Parcel ID: 08-03-15.000

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 but Larry presents a letter received by the Selectboard via email on June 3 from Liam. Nancy made copies of the letter for everyone and it is marked (Fracht-Monroe T-2)

Case Introduction: Spencer introduced the subject property as a single family residence at 217 South Mendon Road, 1.9 acres, assessed at \$415,400. He handed out the lister card (marked Fracht-Monroe T-1)

Appellant Testimony: Liam had an exhibit marked (Fracht-Monroe A-1). He had a bank appraisal in September 2020 when they refinanced for \$284,000. He believes that somewhere in between the bank and town assessment is fair. He felt that his property percentage increase is disproportionate to others.

Evidence Presented: Fracht-Monroe A-1

Assessor's Response: Spencer asked Liam if on the bank appraisal he knew the dates of the sales and where they were. Liam replied no he doesn't.

BCA Questions: Nancy asked what the \$440,000 highlighted in yellow on the last page of his exhibit is. Liam said that was the original assessment before the reduction to \$415,000. He explained that on that page he was trying to depict a discrepancy of the assessed value in Mendon versus what they were selling for. Most of these were after covid hit. He explained he was trying to show what the percentage change was and find an average. If you take his out of the equation, the average is a 34% increase where his was 66% and then with the reduction it is a 57% increase. He said his house was reappraised in 2014, right after they purchased it, it sat on the market for over 500 days probably because of the small outdated kitchen and it has no window. They have yet to update it. It was reassessed in 2014 while the other houses on their street have not been reassessed in a while and you would think that the percentage of increase would be higher for those. Betsy asked if there were plans to improve. Liam replied other than updating the kitchen nothing else. Nancy asked what the \$357,508 number is on the last

page. Liam said if you were to look at how far under the assessed value that 4 bedroom houses in Mendon are selling for, it would be 18.5% under assessed value. So if you were to reduce ours by the 18.5% that's the \$357,508. Betsy asked what would be the number if it was based on the revised \$415,000. Liam replied \$337,000. Jim asked what was the old assessed number. Liam said it was assessed at \$264,700 in 2014. The purchase price was roughly \$10,000 less than that. Liam said there is a concrete slab on the property sheet that seems to be an error that it shows it's the same size as the one next to it. He said it doesn't exist outside of the home. He said they have a dug well but his understanding is if they were to sell the house and someone wanted to get a loan the bank would require a well to be drilled. It's a spring fed dug shallow well, 8' feet down. Larry asked if the house started out as a bermed house and then a second story was added. Liam said yes. Betsy mentioned that it should be updated to a 2 story house instead of a ranch. Liam thought it was 1999 the second story was added.

Assessor's Testimony: Spencer presented a comp of a sale at 231 Mendon View Drive, sold in April 2021, for \$399,000 (marked as Fracht-Monroe T-3). Spencer said the previous owner bought it for \$177,000 and put a ton of money in. Spencer presented another sale at 215 Cortina Country Road, sold in Dec. 2020 for \$500,000 (marked as Fracht-Monroe T-4).

Evidence Presented: Fracht-Monroe T-3

BCA Questions: none

Appellant response: none

Follow up: Nancy brought to everyone's attention that Liam's letter to the Selectboard does address his property specifically and to make sure they review that as well.

Inspection Committee Members: Ann, Lindsey, Dick

Date of Inspection: Wednesday August 18, 2021 at 3:30pm

There being no further business, the hearing was recessed at 5:57p.m. and will reconvene on Tuesday August 31, 2021.

Inspection Report: The hearing reconvened at 6:34pm 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. Dick read the report which is attached to the minutes.

Discussion: There was no discussion and the hearing closed at 6:37pm


Jesse Bridge – Secretary/Asst. Clerk


Nancy Gondella – Chair/Town Clerk

Town of Mendon

2282 US RT 4

Mendon, VT 05701

Report to BCA

From: Site Inspection- Ann Singiser, Lindsey MacCuaig, Dick Wilcox

Property Inspection at 217 South Mendon Rd – Liam Fracht-Monroe and Daniell Monroe

Wednesday, August 18 at 3:30pm site visit

An interesting home to inspect. Starting with right of way driveway leading to a 1 plus car garage in a home that is built into the ground on the north side. No windows on that north side on the first floor, including the kitchen, which is small, but functional. There are two dining areas, one good sized next to the kitchen, and a second a step down in the front of the house. The main dining room is open to the upstairs, and has a big skylight in the ceiling. First floor continues on to a laundry room, a utility room, a bedroom with an opening to the hall way, and a bedroom in the front being used as an office. There is also a guest bathroom. Finally a master bedroom, with a full bathroom and two closets.

Upstairs, built in around 1999, has a living room, a large full bathroom, a gas stove and wet bar. There are 2 bedrooms upstairs, and a room over the garage, that does not have heat. And a deck with a few stairs leading outside. A door off the living room goes outside as well, to a small deck. The home totals 3535 square feet, quite large.

The property is 1.9 acres, generally private, and somewhat swampy in one section. The water source is a spring fed well, that has been reliable to date.

The inspection committee felt that the comparable sale of the Azzara home at 215 Cortina Country Rd, which sold for \$500,000 in December, 2020 as a good comp.

We recommend keeping the property at the listed price of \$415,400.


Ann Singiser


Lindsey MacCuaig


Dick Wilcox