

Wallingford Board of Abatement
Minutes
August 15, 2016

Present: Board members for Justice of the Peace were Chair Wendy Savery, Sue Thayer, Rose Regula, Nelson Tift, Tom Truex, Judy Edmunds, Lynn Edmunds, Sandy Eddy, Bill Brooks, Mark Tessier, Gary Fredette, Julie Sharon, Ann Buffum, Dave Ballou, and Russ Lattuca

W. Savery called the meeting to order at 6:00 p.m. Lister Russ Lattuca recused himself as Joseph and Tammy Lattuca are his son and daughter-in-law.

There were no changes or additions made to the agenda.

Joseph & Tammy Lattuca, #0830074, 681-216-10553
(2015 GL Property Name: Wells Fargo Bank, NA Trustee)

Chair Wendy Savery administered the oath. Mr. Lattuca stated that they felt that the property was not accurately valued at the time of the purchase. The property was last inspected in 2007 (town wide appraisal) and given an assessed value of \$163,100. Mr. Lattuca described the condition of the property when they purchased it, adding that the water pipes had burst causing considerable damage (photos provided). Since they purchased the property after the 2015 tax assessment appeal deadline, the Lattuca's did not have any avenue to grieve the assessed value. They paid \$21,000 to purchase the property. They are seeking a partial abatement of the taxes they paid for tax year 15-16 under 24 V.S.A. §1535(a)(4) taxes in which there is manifest error or a mistake of the listers.

Lister Dave Ballou stated that the town is not obligated to reassess a property value if a request is not received. The Town is not allowed to spot-check properties. He also stated that the 2015 Grand List was closed on April 1, 2015 and the point is moot. Some Board members felt that the April 1st deadline is not a factor regarding abatement requests. Judy Edmunds asked if they grieved the assessed value this year. The Lattuca's did meet with the listers and the assessed value is now listed at \$81,400 in the 2016 Grand List.

The Board entered deliberative session at 6:20 p.m. The Board came out of deliberative session at 6:30 p.m. Ann Buffum made a motion to consider abatement for a portion of that year. Sue Thayer seconded the motion. The motion failed (4-11). Bill Brooks added that their abatement request did not meet the criteria.

The minutes of the June 14, 2016 meeting were approved on a motion made by N. Tift and seconded by R. Regula. Motion carried (10-0). B. Brooks, M. Tessier, G. Fredette, A. Buffum and D. Ballou abstained.

There was no other business to be heard.

The meeting adjourned at 6:32 p.m. on a motion made by R. Regula and seconded by J. Edmunds.
The motion passed unanimously.

Julie M. Sharon, Town Clerk