

Wallingford Board of Civil Authority

Minutes July 30, 2014

Present: Board members for Justice of the Peace were Chair Wendy Savery, Sue Thayer, Charlie Gauthier, Charlie Angel, Sandy Eddy, and Chris Dinnan; Selectboard Mark Tessier; Town Assessor John Tiffany, and Town Clerk Julie Sharon

Chair W. Savery reconvened the tax appeal hearing at 6:18 p.m.

Appellant Shane Lanan of DuCharme, McMillen & Associates, representing TTHA, and Assessor John Tiffany were sworn in. Mr. Lanan distributed a real estate assessment analysis dated 4/1/14 (Exhibit B) in which certain areas of the property were re-measured, excluding areas that were not accessible by elevator and/or the front entrance. He stated that properties on the market or that have sold have an adjusted sq. ft. price of \$7, compared to the town's \$29/sq. ft. He added that the price per sq. ft. loses meaning when conditions exist such as the brook passing under the structure, the property being in the flood plain, no expansion potential, etc. Mr. Lanan didn't feel that the property could be sold for \$1.7 million, even with the machinery and equipment.

Assessor John Tiffany pointed out that the assessed value was recently lowered to \$1,201,600 following grievance, and that the CLA ratio is 105.28, not 109.4% as incorrectly stated in the analysis. He added that the building is made out of brick, which is more costly than a metal building. Mr. Lanan left the meeting.

The following Inspection Committee Reports were read:

Stork, Parcel #0720126, 126 Earl Wade Road, presented by Sandy Eddy

Heyrman, Parcel #0221041, 1041 Dawson Hill Road, presented by Chris Dinnan

TTHA, Parcel #0020082, 82 Creek Road, presented by Sandy Eddy

Bruce & Lisa Eells, Parcel #7011253, 1221 US Route 7 South, presented by Wendy Savery

Thomas & Kimberly Phillips, Parcel #0080188, 188 Haven Hill Road, presented by Chris Dinnan

Thomas & Kimberly Phillips, Parcel #0240570, 570 Parker Road, presented by Wendy Savery

Thomas & Kimberly Phillips, Parcel #0240601, 601 Parker Road, presented by Wendy Savery

Ms. Savery made a motion to go into deliberative session. Ms. Eddy seconded the motion. The motion passed unanimously. Ms. Savery made a motion to exit deliberative session. Mr. Dinnan seconded the motion. The motion passed unanimously.

The following motions were taken:

MOTION TO SET VALUE for property of Stork - PARCEL #0720126 -126 Earl Wade Road at \$149,300 made by Sandy Eddy, seconded by Charlie Angel. Motion carried (9-0).

MOTION TO SET VALUE for property of Heyrman - PARCEL #0221041 -1041 Dawson Hill Road at \$79,300 made by Chris Dinnan, seconded by Sandy Eddy. Motion carried (9-0).

MOTION TO SET VALUE for property of TTHA - PARCEL #0020082 -82 Creek Road at \$1,201,600 made by Chris Dinnan, seconded by Mark Tessier. Motion carried (9-0).

MOTION TO SET VALUE for property of Eells - PARCEL #7011253 -1221 US Route 7 at \$240,000 made by Chris Dinnan, seconded by Sandy Eddy. Motion carried (9-0).

MOTION TO SET VALUE for property of Phillips - PARCEL #0080188 -188 Haven Hill Road at \$440,700 made by Sue Thayer, seconded by Charlie Angel. Motion carried (9-0).

MOTION TO SET VALUE for property of Phillips - PARCEL #0240570 -570 Parker Road at \$129,500 made by Chris Dinnan, seconded by Sandy Eddy. Motion carried (9-0).

MOTION TO SET VALUE for property of Phillips - PARCEL #0240601 -601 Parker Road at \$64,300 made by Charlie Angel, seconded by Charlie Gauthier. Motion carried (9-0).

W. Savery moved to adjourn meeting at 7:03 p.m. The motion passed unanimously.

Julie M. Sharon, Town Clerk