Wallingford Board of Civil Authority
Minutes
August 6, 2026

Board Members Present: Justice of the Peace: Wendy Savery, Gary Fredette, Maureen Duchesne, Michael Luzader, Nan Dubin, Pat Pranger and Sandy Eddy; Selectboard members Anne Awad, Glenn Mayer and Kathy Luzader, and Town Clerk & Treasurer Jill Stone-Teer

Others Present: Assessor Stacey Bradley

Town Clerk Jill Stone-Teer called the meeting to order at 3:02 p.m. and conducted nominations for chair. Anne Awad nominated Pat, she declined. Gary Fredette nominated Wendy Savery as chair and Kathy Luzader seconded the nomination. There were no other nominations. The nomination of Wendy Savey was approved. Michael Luzader nominated Gary Fredette as vice chair, Gary Feredetate declined. Gary nominated Nan, initially declined but then accepted. Sandy seconded the motion, motion approved. All BCA members had already taken & signed their Oath of Office.

Slight adjustments were made to the agenda regarding time slots of two hearings. No other additions or deletions, although Jill Stone-Teer distributed samples of "Rules of Procedures for BCA Tax Appeal Hearings" to all the appellants and board members to review and consider adopting, prepared by VLCT, at a later date. Stacey Bradley handed out a PVR Report for the board to use for Site Visits.

The minutes of August 25, 2025, meeting were approved on a motion made by Gary and seconded by Kathy Luzader. Motion carried.

Brief overview of today's hearing process from Lister, Stacey Bradley. Chair, Wendy Savery brought up a date to reconvene for the next meeting. After discussion, September 2, 2026 at 6:00 p.m. was chosen.

TAX APPEAL #1- James & Linda Austin- 421 North Main Street (#7000421)

Appellant James Austin and Assessor Stacey Bradley were sworn in.

Stacey Bradley introduced the property as a double wide-style home and garage on .86 acres with 3 bedrooms, two full bathrooms. Square footage of 1312, built in 1991. In average neighborhood, Listed the site improvements which are standard costs. Said quality of house is Fair/Average condition, slightly below average quality, with a total value of $267,700.

Mr. Austin said the complaint he has is about the overall value, stating that 1 surrounding property owned by GMP is a swamp, True Temper another surrounding property is now defunct and run down, and across the street, the property is considered condemned, so his overall value is affected. (see attached)

S. Bradely reviewed three comparable sales; all located in Wallingford. All similar in square feet, bedrooms & bathrooms.

Mr. Austin mentioned one more thing he failed to mention, the trucks coming into town use their jake breaks. He wanted everyone to be aware of that. G. Fredette asked if Mr. Austin had met with the assessor, S. Bradley said he did meet with them, and the value was decreased at the time for economic depreciation by 15%.

An inspection committee of Maureen Duchesne, Pat Pranger & Gary Fredette will inspect the property on Wednesday, August 12th at 1:00 p.m.

TAX APPEAL #2- Ralph Corbo- 698 Maranville Road (#0290698)

Appellant Ralph Corbo and Assessor Stacey Bradley were sworn in.

Stacey Bradly introduced the property as house, barn and 18 acres, 5 bedroom and 2 full bathrooms, square footage of 1760, built about 1920, with outbuildings not in great shape. Stacey said the 2 acres the house is on is about 25% nicer than the average neighborhood, with a total value of $407,200.

Mr. Corbo asked the Selectboard not to be part of the meeting regarding ongoing issues with them and wanted it on record. Chair, W. Savey suggested that the Selectboard not be part of the committee that does the inspection. Mr. Corbo agreed that was okay. Mr. Corbo read a statement (see attached) talking about inflated Vermont housing prices, and no physical inspection of the property. He talked about it being an old house built in the 1920's with a very old heating system that isn't efficient for the whole house, only 2 rooms. No insulation in most rooms, issues with water damage, an old fieldstone foundation allowing cold air into house and issues with rodents in the house & ceilings. He mentioned an unusable attic, outbuilding in poor condition. Mr. Corbo also talked about 18 acres of his land, which is not suitable for building as it is swampy. Lastly, he wanted to let it be known that his neighborhood quality of life is greatly affected by loud, constant, miliary low flying flights overhead day and night.

S. Bradley stated that NEMRC follows all the standards of how to assess under State Statues. She further explained fair market value and what that means in this market. She stated that the market value has increased significantly because of covid in the last many years, but it does seem to be stabilizing to a ¾% increase returning to a more normal in the last year or so. G. Fredette asked whether interior inspections are requested during the grievance hearings, S. Bradley confirmed that they are, as that is the next step, Mr. Corbo did not arrange that.

An inspection committee of Sandy Eddy, Michael Luzader & Wendy Savery will inspect the property on Wednesday, August 19th at 10:00 a.m.

TAX APPEAL #3- Bonnie & Leonel Wood-1179 Hartsboro Road (#0341179)

Appellant Bonnie Wood and Assessor Stacey Bradley were sworn in.

Stacey Bradley introduced the property as18.84 acres and a house with 3 bedrooms, two full bathrooms and a half bath. Square footage of 2153, built in 2000. S. Bradely stated that 3 acres are considered wetland and was adjusted at the grievance meeting. That information was taken from the Agency of Natural Resources website that lists wetlands. The remaining 13.48 acres are considered average grade with a total value of $535,900.

Mrs. Wood stated that the wetlands are 6 acres. The remaining 10 acres are inaccessible without going through the wetlands. They can't do anything about it without getting Act250 involved. Mrs. Wood said it's hard to find comparables because every house is different. The book makes it hard with no street addresses listed. She stated that the house is listed as 20 years depreciation but is 26 years old. Mrs. Wood questioned about site improvements going up $10,000. She asked how the values are calculated into the system.

S. Bradley said wetland is determined by what the ANR website indicates. She said it could be something different from the website, depending on how long ago the ANR website looked into it. Suggests the inspection committee look at it. As far as depreciation goes, the effective age of houses is listed as 26 years old. NEMRC uses industry standard tables that all appraisers use. She clarified that if someone in the past told you site improvements are rock walls & views, they gave you wrong information. To answer how values are calculated, they use industry standard guidelines, based on overall quality, construction and design which generate a base cost. Mrs. Woods house is considered average/good quality.

An inspection committee of Nan Dubin, Anne Awad and Kathy Luzader will inspect the property on Monday, August 17th at 10:00 a.m.

Tax Appeal #4-Owens Trust/PNC Bank- 1799 West Hill Road(#0051799)

Appellant Jennifer Bartuca-PNC(per phone) and Assessor Stacey Bradley were sworn in.

Stacey Bradley introduced the property as 40 acres, house with 3 bedrooms, 1 full bath, 1 half bath and outbuildings. Year built 1785 with square footage of 2251. This is considered a high-end neighborhood; houses sell for more than the rest of the town. The remaining 38 acres are described as desirable property. Site improvements include a pond; there is a barn and a one and ½ story detached garage with a total value of $794,100.

J. Bartuca from PNC Bank submitted a full property appraisal (see attached) done in June 2026 by RA Smith Appraisal Services coming in at $649,000. In that appraisal it lists several comparables in the state, the letter from PNC banks lists 5 comps in Wallingford. Jennifer stated the house is an old cape with outbuildings, it is not modern, not grand. There is an unfinished basement, electric baseboard heat on the first floor only. It's a humble farmhouse and that's how the owners like it. J. Bartuca talked about the stable Wallingford market in the last year or so, she is asking the board to take a good look at the hard data they supplied and is asking them to consider the price the local appraiser came up with.

S. Bradley discussed some comparable that were mentioned in the appraisal and said the comps outside Wallingford are not comparable to the Wallingford neighborhood. She stated that the Hounds Hill comp. is half the Sq. footage and only has 10 acres and no outbuildings. Another comp. on Sugar Hill only has 12 acres and is a bit smaller with no outbuildings. A very good comparable she found is 3259 West Hill with 20.20 acres and was built in the 1800's and was sold in 2023 for $780.000. S. Bradley said at the grievance meeting, the energy efficiency was downgraded because it's a 3-season home.

An inspection committee of Sandy Eddy, Glenn Mayer and Anne Awad will go to the property after Jennifer confirms what date will work with the clients. Possibly 8/18 or 8/20 at 3:00 p.m.

Tax Appeal #5- Karl & Kathleen Ross- 1064 Bixby Road (#0851064)

Appellant Karl & Kathleen Ross and Stacey Bradley were sworn in.

Stacey Bradley introduced the property as 127.6 acres and 2 story house with 4 bedrooms, 3 full bathrooms, a half bath and outbuildings. The house is 4126 square feet, built in 1989. This is in a nicer neighborhood, the remaining 125.5 acres is graded at .80 which is about 20% less valued, with a total value of $1,115,700.

Mrs. Ross produced a statement with 5 comparables in Wallingford (see attached) with a spreadsheet of the values. One specific question is the increase in the grade of the 2 acres house site/building lot, was 1.5 previously and is now a 2. She has concerns with the local multiplier marker data approach used.

S. Bradley wanted to address the question of local multiplier. It is derived from 3 years of valid sales in town, they then decided what multiplier we need, if any. Her response to land grade applies to the Land Schedule, it is based on all land sales in town. It does not automatically mean your land grade will be the same as it was the last time there was a reappraisal done. S. Bradley went over the comps that the Ross's presented. 333 Creek

Road is a newer house, square footage is similar but only 47 acres vs 127.6 acres, sold for $918,328. Another comp. at 3261 West Hill Rd. has less square footage, newer house only 15 acres and sold for $1,000,000. The adjustments made at the grievance meetings were for the roof & dormer value and the energy rating down to average from good as well as the condition of the house to average from good.

An inspection committee of Glenn Mayer, Anne Awad & Pat Pranger will inspect the property on Monday, August 17th at 1:00 a.m.

Tax Appeal #6- Michael White- 126 Earl Wade Road (0720126)

Appellant Michael White and Assessor Stacey Bradley were sworn in.

Stacey Bradley introduced the property as 8.4 acres, detached garage and mobile home with 3 bedrooms and 2 bathrooms, it is 1456 square feet, built in 2008. It is considered in average condition with the 2 acres site lot considered average, as well as the remaining 6.4 acres. It has a total value of $242,600.

Mr. White wanted it known that the quality of the mobile home is not up to code. He stated mobile homes depreciate more rapidly than stick-built homes. He said that he doesn't know when it was inspected but they should have been able to clearly see that the deterioration of the home. The roof leaks, the plywood along the sofit on the roof is rotten and falling in. He said the trusses of the roof are not square, it's hard to get insurance on a mobile home.

S. Bradley said that we did not get inside, and sometimes in the winter the appraiser can only get so close. It may be one that fell through the cracks. She is surprised though at how Mobile homes hold their values now compared to even seven years ago.

An inspection committee of Wendy Savery, Gary Fredette and Maureen Duchesne will inspect the property on Friday, August 28th at 4:00.

Tax Appeal #7- Tara Godette- 49 Gilbert Hart Lane (#0340973)

Appellant Tara Godette and Assessor Stacey Bradley were sworn in.

Stacey Bradley introduced the property as 1 acre house, built in 2003, 1644 square feet with 3 bedrooms and 2 full bathrooms. It has a total value of $382,200.

Tara Godette is looking at discrepancies from old cost sheet and the new, questioning the fixtures listed. She asked the assessor to also explain the depreciation. Tara submitted comparables to look at, 50 Wickam Lane & 937 Church St, with Wickam Lane being a very close comparable.

S. Bradley explained what the fixtures are, sink, toilet, hot water heater, etc. Fixtures are based on the quality of the house, which is a 2.75, industry standards are 6 fixtures, Ms. Godette's house has 7. Stacey said the year built which is depreciation, was corrected at the grievance meeting. Lots of discussion regarding the comparable on Wickam Lane and the square footage and the difference finished basements make on the gross living space compared to unfinished basements.

An inspection committee of Michael Luzader, Kathy Luzader & Glenn Mayer will inspect the property on Thursday, August 27th at 10:00 a.m.

Wendy Savery moved to recess the hearing until Wednesday, September 2nd at 6:00 p.m. at the Wallingford town Hall. G. Fredette seconded the motion. Motion carried.

In other business, W. Savery asked for a motion to approve depositing Early Voter Absentee Ballots in Voter Tabulator, M. Duchesne made the motion, S. Eddy seconded, the motion carried.

W. Savery made a motion to adjourn the meeting, G. Fredette seconded the motion, the meeting adjourned at 6:44 p.m.

Jill Stone-Teer, Town Clerk