

SANDGATE VERMONT

BCA APPEAL MEETING MINUTES

9/6/2022

CALL TO ORDER: 6:00 pm

ATTENDANCE: Joseph Nolan, John Phelps, Charles Pike, Karen Tendrup, Nancy Tschorn, Julie Robertson, Valerie dePeyster, Shelley Finn, Jeanne Zoppel, Sandra Reidy, John DeCristofaro and Chris DeCristofaro.

Joseph Nolan Nominates Julie Robertson as the Chair of the BCA meeting.

Valerie dePeyster seconds. All in favor.

Valerie dePeyster recuses herself as a Justice of the Peace in place of her position as a Lister for this Appeal.

The Members of the BCA swear in and sign the Oath of the BCA.

The Listers, Valerie dePeyster, Shelley Finn and Jeanne Zoppel are sworn in.

Julie Robertson states that the Listers may state their evidence for this appeal.

Jeanne Zoppel states that this evidence is in reference to parcel number 353500-00L, owned by the DeCristofaro Family Trust, it is a 20.04 acre parcel with a 1,148 square foot, 1 story dwelling located at 307 Gilberts Rd. The house contains 2 bedrooms and 2 bathrooms, screened in porch and 194 square foot deck. The condition and quality listed as fair average. Prior to the town reappraisal the property was valued at \$147,500. The landowners have grieved the re-evaluation amount of \$200,800. It is Important to note that the water has increased from \$4,000 to \$5,000 and the sewer from \$5,000 to 10,000 for all properties. Included in a packet that has been handed out is the previous and current lister card for this property and 2 adjacent property lister cards for a comparison of the grade.

Julie asks the Listers to explain the comparisons of these properties. Shelley Finn explains that one of the major changes for the property in question is the grade. The 2 comparison cards are to show the grade change is similar to the adjacent properties. Jeanne Zoppel states that a grade rated 1 is average and the lowest grade rating in this town is .45 is less than an acre on the side of a cliff.

Julie asks the Listers what has been changed after the reappraisal. The Listers state the grade increased, a bedroom has been removed. Shelley Finn adds a last statement which is the Lister's do not assign the values, they only put the data in, the values are set by the state.

Julie Robertson swears in John DeCristofaro and Christine DeCristofaro. John DeCristofaro states that he believes the reappraisal was not valued on an equal footing. He refers to the Sandgate grievance report. He states that in tax year 21/22 they were assessed at \$147,500 and in 22/23 they have been reappraised at \$209,000 which is a \$61,500 increase or 39%. John states that they have done only necessary fixes to the home and property with no capital improvements.

Julie Robertson states that the BCA can assign an inspection committee made up of at least 3 board members. The committee can inspect the property, present to the board what was found and the BCA can come up with a decision. The property owners will contact the Town Clerk to set up a time and date for this inspection.

The BCA will call a purge of the voter list on a later date.

Julie Robertson makes a motion to adjourn. Nancy Tschorn seconds. All in favor.

Meeting adjourned at 6:58.

Respectfully submitted by Sandra Reidy.