

BOARD OF CIVIL AUTHORITY  
TAX APPEAL HEARING  
AND  
BIENNIAL PURGE OF THE VOTER CHECKLIST  
July 9, 2015

DATE, TIME, PLACE AND PURPOSE OF MEETING

The Board of Civil Authority of the Town of Halifax met Thursday, July 9, 2015 at 7:00 P.M. at the Town Office located at the West Halifax Elementary School to hear appeals of persons, or other parties who are not satisfied by the decisions of the Board of Listers at the previously held grievance hearings and who have timely filed their appeals in writing to the Board of Civil Authority.

APPELLANTS WHO HAVE FILED WRITTEN GRIEVANCES WITH TOWN CLERK:

Marisa and Michael Galupo 2548 Collins Road

BCA MEMBERS PRESENT:

Patricia Dow (Town Clerk), Lewis Sumner, Edee Edwards and Doug Grob (Selectboard), Joan Courser, Kaitlin Stone, Malcolm Sumner, Craig Stone (Justice of the Peace) Patricia Pusey was absent.

LISTERS PRESENT:

Charlene Martynowski, Chairman, Joe Tamburrino and Robbin Gabriel were present.

APPELLANTS PRESENT:

Appellants were not present for the hearing.

CALL TO ORDER:

The BCA tax appeal hearing was called to order by Craig Stone, Chairman at 7:02 P.M.

ELECT CHAIRMAN

A nomination was made by Lewis Sumner nominating Craig Stone as chairman and seconded by Joan Courser. It was so voted 8-0.

DESIGNATION OF POLLING PLACE

A motion was made by Edee Edwards to designate the Halifax School Gym as the polling place and was seconded by Lewis Sumner. It was so voted 8-0.

DESIGNATION OF POLLING HOURS

A motion was made by Lewis Sumner to have the polling hours continue to be 10:00 a.m. to 7:00 p.m., the motion was seconded by Joan Courser. It was so voted 8-0.

## APPOINTMENT OF BALLOT CLERKS, ASSISTING CLERKS AND ASSISTANT ELECTION OFFICIALS

A motion was made by Lewis Sumner and seconded by Edee Edwards to give the authority of appointments to the Town Clerk. It was so voted 8-0.

## GUIDELINES FOR APPEALS TO THE BOARD OF CIVIL AUTHORITY and “ARE YOU APPEALING”

“Guidelines for Appeals to the Board of Civil Authority” (a summary of the key points from A Handbook on Property Tax Assessment Appeals revised 2009, and made available by the Office of the Secretary of State and the Division of Property Valuation and Review) and the publication “Are You Appealing?” (An introductory guide to property tax assessment appeals and published by the Vermont Institute for Government) was made available at the Town Clerks Office. Both publications listed above and the 2009 A Handbook on Property Tax Assessment Appeals along with the notice of tax appeals and a copy of the grievance letters received from the Appellants was provided to each member of the BCA.

## OATHS TAKEN BY BCA MEMBERS AND LISTERS

BCA Chairman Craig Stone administered the oath to the Board of Civil Authority members. Patricia Dow administered the oath to Craig Stone. Chairman Stone administered the oath to the Listers. The appellants were not present for the oath. The oaths were then signed by each participant.

## LOCATION AND DESCRIPTION OF PROPERTY and APPELLANTS LETTER

The property under appeal is located at 2548 Collins Road and consists of 12.5 acres of land including a house and 2 outbuildings. The appellant’s letter was read in its entirety.

## RECUSE WITH A CONFLICT OF INTEREST

Malcolm Sumner has recused himself from this hearing due to a conflict of interest.

PARCEL ID:

CLN.2548

## SUMMARY OF LISTERS TESTIMONY

A chart and written information on 2548 Collins Road along with 5 comparables was submitted into evidence. All of the Listers comparables were log homes within the Town of Halifax. Listers cards were submitted for all parcels considered comparables including the appellants property. Per the request of the appellant the Listers did a reval on 12/29/11 inspected the property and overall reduced the value from \$ 305,200 to 251,300. On 9/22/14 added woodshed, increased the effective age and lowered the land grades overall reduces the value from \$251,300 to \$ 247,100. This year we lowered the land grades as a result of grievance lowering to a new value of \$ 243,500.

Joseph suggested the BCA use the same grading sheets they use when the inspection occurs. The BCA agreed. Joseph stated that log homes usually have a higher grade than other types of built houses. Craig Stone asked what the difference between metal pre-form roofing and metal channel roofing. Joseph stated that metal pre-form is less expensive. Craig Stone asks how property is handled when it crosses town lines. Joseph stated the acreage from the other town is not counted and usually the other town does not have a housesite value on their portion. Edee Edwards asks for a distinction between the grades. Jose[h explains the difference between good, average excellent ratings. Joseph also stated the computer program does not allow them to choose that a

house is set on piers. So they choose the least expensive option for that house. Edee mentioned that the appellants comparable which was submitted to the Listers is on a sales based comp and the Listers use a cost base comp.

#### APPOINTMENT OF INSPECTION COMMITTEE

After a phone call to the appellants a review committee of three ( Edee Edwards, Lewis Sumner and Doug Grob) will conduct a site visit on Saturday, July 25, 2015 at 9:00 a.m.. and report back to the board on Thursday, August 6, 2015 at 7:00 p.m..

#### ADJOURNMENT OF MARISA AND MICHAEL GALUPO TAX APPEAL HEARING at 8:00.

The BCA members read each name on the Checklist of Voters. Edee Edwards moved that the Town Clerk contact the following voters who may no longer be residing in the Town of Halifax or whose status as a resident is unknown.

Acosta-Hughes, Jesus	400 W. 6 <sup>th</sup> Ave. Columbus, OH 43201-3137
Adler-Smith, Pamela A. III	1342 Thomas Hill Rd., Brattleboro, VT 05301
Aldrich, Stephanie J.	3581 VT Rte 112, Jacksonville, VT 05342
Bagley, Madeline L.	87 Shearer Hill Rd., Brattleboro, VT 05301
Boyd, Cassandra	PO Box 63, W. Halifax, VT 05358
Brimmer, Christine	45 Chestnut St., Apt # 1, Brattleboro, VT 05301
Brimmer, Shelby D.	PO Box 17, W. Halifax, VT 05358
Caldwell, Donald A.	PO Box 34, W. Halifax, VT 05358
Campbell, Brian S.	2158 Collins Rd., Brattleboro, VT 05301
Campbell, Michelle L.	PO Box 2536, Brattleboro, VT 05301
Day, Kristy J.	2247 VT Rte 112, Jacksonville, VT 05342
Eilers, Christopher E.	PO Box 1034, Jacksonville, VT 05342
Eilers, Rodney J.	2270 VT Rte 112, Jacksonville, VT 05342
Fajans, Erin Elizabeth	2505 Deer Park Rd., Brattleboro, VT 05301
Fowler, Shannon	1845 Collins Rd., Brattleboro, VT 05301
Green, Amanda J.	388 Old Lane, W. Halifax, VT 05358
Green, Melissa P.	388 Old Lane, W. Halifax, VT 05358
Higgins, Lawrence	PO Box 110, W. Halifax, VT 05358
Higgins, Muriel	PO Box 110, W. Halifax, VT 05358
Hill, Justin S.	PO Box 82, W. Halifax, VT 05358
Houghton, Daniel K.H.	50 Ballou Mtn Rd., Brattleboro, VT 05301
Hughes, Thomas L., Jr.	PO Box 2536, Brattleboro, VT 05303
Isaacsen, Tylyn L.	PO Box 103, W. Halifax, VT 05358
Kleiner, Reginald	144 Hubbard Hill, W. Halifax, VT 05358
Monroe, Matthew C.	PO Box 86, W. Halifax, VT 05358
Moore, Nicholas A.	PO Box 1081, Wilmington, VT 05363
Orifici, Gregg J.	114 Stowe Mtn Rd., W. Halifax, VT 05358
Philipps, Laura M.	208 Perry Rd., Brattleboro, VT 05301
Rich, Keith Tyson	1408 Hatch School Rd., Brattleboro, VT 05301
Rogers, Brendan A.	48 Perry Rd., Brattleboro, VT 05301
Rogers, Danna M.	48 Perry Rd., Brattleboro, VT 05301
Tucker, Glenn A.	PO Box 351, Jacksonville, VT 05342
White, Jesse K. Jr.	302 S. Ridge Woon Ave., Lot # 37, Edgewater, FL 32132
Wright, Christopher A.	3756 Deer Park Rd., Brattleboro, VT 05301

BCA members agreed to remove the following named due to knowledge of death.

Adamski, Adam	PO Box 837, Wilmington, VT 05363
Brown, Richard	PO Box 27, Jacksonville, VT 05342
Cyr, Irene P.	Crescent Manor 312 Crescent Blvd., Bennington, VT

Lewis Sumner moved to remove the following voters who have not voted in the previous two General Elections 2014 and 2012 and who did not respond to certified mailing letters on August 23, 2013.

Campbell, Ryan J.	310 Whitneyville Rd., West Halifax
Clarke, Henry David	11676 Chenault St., Apt 21, Lost Angeles, CA
Cotter, Keith T.	221 Winchester Rd., Brattleboro, VT
Darcy, Cynthia N.	1554 Upper Dummerston Rd., Brattleboro, VT
Davis, Catherine	448 Deer Park Rd., W. Halifax
Gates, Juanita	PO Box 22, West Halifax, VT
Hill, Stephen S., Jr.	PO Box 82, W. Halifax, VT
Moynahan, Jessica M.	10 Lyman Rd., W. Hampton, MA
Muha, III, Edward P.	1896 Collins Rd., Brattleboro, VT
Muha, Lorraine M.	1896 Collins Rd., Brattleboro, VT
Pike, Nicole E.	PO Box 66, W. Halifax, VT

BCA minutes dated July 13, 2015

Attest: \_\_\_\_\_  
Town Clerk  
Board of Civil Authority