

Town of St. Johnsbury

Board of Assessment

Meeting 07/29/2014

Minutes

Present: Martin Cherry, Larry Bergeron, Larry Donna

The meeting convened at 7p.m. in the public safety conference rm.

Agenda Items: grieved properties. The board discussed each property in detail before formally voting. Larry D. placed it on record that he thought we were still higher than market value on the Brown, Ignjatovic, Deluca, and Noyes properties, though he would still vote to adopt the proposed values. After discussion voting took place.

Larry Donna recused from the Begin & Passumpsic View properties. For those properties Larry B. moved to accept the proposed changes/denials, Martin seconded. Voted to accept.

Regarding all the rest of the properties, Larry Donna moved to accept the proposed changes/denials. Larry Bergeron seconded. Voted unanimously to accept.

Dolgin- 667 Portland St. - *denied*

Dolgin-58 Ely St. - *denied*

Dolgin-8 Tremont St. - *denied*

Dolgin- 1665 Memorial Dr. - *denied*

Dolgin-28 Bay St. - *denied*

D&L Realty-380 Summer St. - *denied*

The board was unable to see the Dolgin & D&L properties in time to consider changes. Denial gives the owner(s) the right to appeal to the BCA. Martin will call owner to explain.

Brown-1551 Concord Ave: \$138,330 to \$123,270

Changed finished basement, increased physical depr.

Pazos/Clyde Farm-76 Hutchinson Dr. - *denied*

Passumpsic View- 394 RR St. from \$1,142,960 to \$674,040

Property permanently enjoined from being sold at market price.

Ignjatovic-171 River Rd: \$79,550 to \$78,470

Corrected porch, lowered land due to neighbor's right-of use of driveway.

Clouatre- Mt. Pisgah Rd.: \$95,860 to \$79,090

Lowered site grade (undeveloped) and bulk land grade (power line easement.)

Smith/McGregor- 311 Summer St. \$208,310 to \$157,530

Increased Physical & Functional depreciation, lowered house quality grade, lowered site grade for location.

DeLuca- 1935 Goss Hollow Rd.: \$211,250 to \$201,960

Increased physical on house, garage & att. shed

Noyes- 1270 US Rte. 2B: \$207,740 to \$195,390

Removed fin. Basement

Lane- 58 Lafayette St: \$199,470 to \$169,800

Increased physical, reduced land grades for steepness.

Sabens-1049 Memorial Dr.: \$329,340 to \$305,070

Removed land premium.

Elliott- Farr Rd: \$61,060 to \$32,180

Lowered land grades

Mach- 61 Lawrence Cir.: \$302,400 to \$259,520

Increased Physical Depr., added Functional depr. For size.

NSA- 911 Ind. Pkwy: \$2,037,710 to \$1,096,890

Corrected building dimensions.

Spates-29 Federal St: \$145,980 to \$120,000

Increased Physical depr. ; removed att. barn & porch.

Fitch- 218 Eastern Ave: *denied*

Due to a software problem, unable to make changes in time to meet mailing deadline. Denial allows owner to appeal to BCA. Martin will call owner to explain.

Begin- 309 Portland St: *Denied*

Other business: Discussion of Selectboard's decision not to ask for extension of deadline for mailing grievance decisions. Discussion of possible ways that this board can keep aware of trends in local real estate. No actions taken.

Meeting adjourned 9:15 pm

Submitted 8/1/14,

Martin Cherry, Chair.