

TOWN OF SHARON  
BOARD OF CIVIL AUTHORITY  
MINUTES OF TAX APPEAL  
JULY 27,2021

BCA present: Kevin Gish, Joseph Ronan, Mary Gavin, Mary Ayer, Catherine Sartor

Listers present: Helen Barrett, Galen Mudgett, Jr., Kenneth Wright

Appellants present: Arthur Pettengill, & Helen Pettengill

The meeting was called to order at 6:05PM.

Kevin Gish nominated Mary Gavin to be Chair and was seconded by Joseph Ronan

Galen Mudgett Jr. introduced the property:

Property is located at 917 River Rd. Sharon VT.

Parcel# R03080.L

Property is owned by Arthur and Helen Pettengill

Detached 24 x 30 garage and a 1.2-acre lot.

Present value: \$59,000

Built in 1970

Lister Card attached.

Mr. Pettengill stated that in looking at the Grand List Card, he saw a land value of \$49,000 and a value of \$59,000 somewhere else. He is unclear what he is looking at. He stated his property was appraised at \$40,000 for years as he understands from Christine Wallace. There is septic on his property but no water. He stated the value changed when they moved there with a camper.

His Real Estate Agent set \$50,000 on it, knowing the septic was there, which is what they paid for it. He didn't understand the increase in value. Mr Pettengill asked that if the value had gone up \$50,000.00, then where did the other \$9,000 in value come from.

Mr. Mudgett explained that the property was listed at \$40,000.00. In 2011 upon reappraisal, they assumed this was a cleared lot and a garage only. (no septic). This spring, upon examination, there was a camper that looked to be connected to a septic system. They assumed if there was septic, there was water.

The property was originally valued at \$40,000 as an undeveloped lot. The value increased to \$65,000 after the noticeable septic in use. The listers then consider this a developed lot and appraised it as such.

The land value increased from \$30,000 to \$40,000.00

The garage valued at \$10,000.00

The septic was valued at \$9,000.00

Questions from the BCA:

Kevin Gish: Is the septic just for this property? Is it supplying anything else?

Mr. Pettengill: No, it only supply's the camper.

Joe Ronan: It would be helpful for the listers to establish how they decide value for properties like this.

Galen Mudgett: We used comparisons listed on the printout provided. We used both undeveloped and developed lots including Gray on Route 14 for \$52,500. There are plusses and minuses to all the comparables. This lot is considered a poor lot.

Cathy Sartor: The septic is a functioning system, correct?

Mr. Pettengill: Yes

Mary Gavin: The listers assumed there was water, and upon grievance by the Pettengill's, you realized there was no water. Was the value then adjusted?

Galen Mudgett: Yes, the value was adjusted from \$65,000 to \$59,000.00

Mr. Pettengill noted that the property had always been mowed.

Galen Mudgett noted that as of April 1<sup>st</sup> every year, there was no residence, so the perception when they noticed the motorhome hooked up to the septic was that it would be valued as a developed property vs. an undeveloped.

Helen Barrett: The listers corrected an error. They had previously thought the property was undeveloped not realizing it had a septic and a good driveway, changing it to a developed lot. This is a common thing that can occur.

Helen Pettengill: Lots in Sharon Meadows sold for \$40,000 each were better lots than we have. Habitat bought lots at \$20,000 each that are less than the comparables. Mr. Pettengill noted these lower priced sales were also to help Habitat for Humanity.

Galen Mudgett reminded the BCA that the board does not determine right from wrong but determines the bottom-line value of the Pettengill's property. They can raise or lower the value.

Inspection committee: Kevin Gish, Joseph Ronan, and Mary Ayer. The inspection was scheduled for Tuesday, August 2<sup>nd</sup> @ 8AM.

Reconvene meeting on Tuesday, August 10<sup>th</sup> at 6PM.

Motion was made to move to recess and was seconded. 6:35PM.

Respectfully Submitted,

Catherine Sartor, Clerk