

**Board of Civil Authority
Tax Appeal Decision
SPAN – 384-119-12353**

To: Dmitri & Julia Volfson
From: Board of Civil Authority
Date: September 08, 2022

This is the decision, with reasons, of the Board of Civil Authority of the Town of Mendon, after hearing and evidence, in an appeal brought by you on your property at 268 Stone Hollow.

1. We find that Dmitri & Julia Volfson are the owners of a 2.14-acre lot and two-story house at 268 Stone Hollow, Mendon, Vermont. The house has a stucco exterior with oversized windows and attractive window detail, a covered front entry, and a semi-circular driveway. The lack of visible power lines adds to the “curb appeal”. In the house are a foyer that faces a curved open stairway, and a small half bath. There is a formal dining room, eat in kitchen, and walk in pantry. A family room with a large wood stove and Palladian windows, and four bedrooms on the second floor are a part of this home. The basement has one finished room with wall to wall carpeting and built-in cabinets. There is hardwood cherry flooring throughout, with the exception of the carpeted basement room, and tiled bathrooms.
2. Although the listers valued the property using a cost approach, based on the availability of closely comparable properties, we find the market sales approach the most reliable methodology for purposes of this appeal.
3. The subject property was last sold November 2021 for \$500,000. According to the Assessor, the previous owner was offered a job out of state and anxious to sell quickly.
4. The Assessor appraised the property at a value of \$619,400 for the 2022 Grand List. Mr. & Mrs. Volfson grieved within the proper time and the Assessor did not change their appraisal on the basis of the grievance. The appellants appealed to this board on July 13, and the board heard their appeal on August 02, at 5:00 p.m. in the Town Office. An inspection committee of Lindsay MacCuaig, Betsy Reddy, and Al Wakefield visited the property on August 16, and made their report to the board on August 30. A copy of their report is attached to this decision.
5. In support of the appraised value of \$619,400, the Assessor presented two properties – the Pacilio and McCarthy properties.

The property of Michael Pacilio, located at 172 Beechwood Farm Road, sold for \$590,000 in April 2021. This property is approximately ½ acre larger than the subject property. Square footage of this property is 1130 less than that of the subject property, and the dwelling is nine years newer.

The property of Michael & Jodie McCarthy, located at 490 Esquiline Hill, sold for \$580,000 in December 2020. This property has slightly less acreage than the subject property. It is a 1 ½ story dwelling with approximately 1200 square feet less than the subject property and is 18 years newer.

The Board took the differences on these properties into account when determining the fair market value of the subject.

In support of an appraised value of \$500,000, the appellant submitted a bank appraisal for her property indicating a value of \$520,000, as of 10/08/2021. The appraisal indicated three comparable sales, none of which were located in Mendon.

The first was a property on 790 Post with approximately the same sized dwelling, and 3 more acres of land. That property sold in July 2021 for \$659,000.

The second property located at 109 Cheney Hill Road in Rutland sold for \$520,000 in March 2021. The house size was similar and there was one more acre of land.

The final property was located at 1639 McKinley Ave. in Rutland and sold for \$610,000 in January 2021. The house has 1400 more square feet and 8 more acres of land.

6. Based on all of the comparables presented, we find the fair market value of the subject property is \$619,000. The board does not put as much weight on a bank appraisal as it would an independent appraisal.

The appellants have a right to appeal this decision to the Director of Property Valuation and Review of the Superior Court of Rutland County by filing a written notice of appeal within 30 days after the mailing of the notice by the town clerk. The fee for the appeal to the Director is \$70; the fee for an appeal to the Court is \$250. Checks should be made payable to the appropriate agency and returned to the Town Clerk with a letter stating the intent to appeal.

I hereby certify that this a true record of the action taken on this appeal by the Board of Civil Authority of the Town of Mendon.

_____, Chair

Board of Civil Authority

Filed in the Town Clerk's office on _____, 2022 at ____ .m.

To be recorded in the Grand List Book of April 1, 2022.

Attest: _____