

**OFFICIAL NOTICE  
DECISION OF BOARD OF CIVIL AUTHORITY**

**To:**

Bridge Terry L  
302 Park Lane  
Mendon, VT 05701

**Appellant notified by certified mail on:**

September 01, 2021

Your appeal to the Board of Civil Authority concerning the appraisal of your property, identified in the Grand List Book with school property account number (SPAN): 384-119-12142 has been given careful consideration, with the following results:

**Result of Grievance:**

**Value(s) Set by BCA**

Total Listed Value*	\$386,600	Total Listed Value*	\$356,000
Nonresidential Allocation		Nonresidential Allocation	
Homestead Allocation	\$386,600	Homestead Allocation	\$356,000
Housesite LV	\$310,600	Housesite LV	

\*If the parcel is enrolled in the use value appraisal program, the BCA must establish the contributory values as required by 32 V.S.A. section 3756. Use attachment U.

**Date Appeal Filed:** July 13, 20221      **BCA Hearing Notice Date:** July 16, 2021

**Date, Time Place of BCA Hearing:** July 29, 2021 – 5:00 p.m. – Mendon Town Office

**BCA Members Present:** Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, Nancy Gondella

**Appearing for Listers:** Spencer Potter – Vermont Municipal Assessor

**Appearing for Appellant:** Terry Bridge

**Summary of Testimony/Argument By:**

**Appellant:** T Bridge is concerned that his property value increased by 50% but other similar properties did not. Specifically, he compared his property to:

80 Park Lane	Dwelling, 1.2 A	\$216,600
118 Park Lane	Dwelling, 13.02A	\$281,900

125 Park Lane

Dwl, 11.2A

\$309,300

The appellant asked that S. Potter provide a breakdown of the value of his outbuildings, which was provided. Terry stated that he believes he could sell the property for more than it is assessed at, but he is not in the market to sell and wouldn't sell for 10 times more.

**Listers:** S. Potter submitted a comparable for a 21-acre parcel of land on Park Lane, which sold for \$389,000 in June 2020. Mr. Potter explained what the information on the lister card meant.

**Property Inspected By:**

**Statute requires minimum  
of three members.**

Ann Singiser  
Dick Wilcox  
Larry Courcelle

**Date of inspection:** August 10, 2021 – 9:00 a.m.

**Report of Inspection Committee:** See Attached Inspection Report – T Bridge was present to hear the site inspection report and stated that the parcel being used as a comp was partially located in Rutland Town and that there was at least twice as much land in Rutland Town as there was in Mendon.

**Board's Decision with Reasons:** The house is in its original condition and has remained basically unchanged in the past 30 years. In addition to the dwelling, the property includes a newer two car garage which allows for storage in the upper level, a tool shed which is old and in need of repairs, and an old barn which needs significant work, but is still usable. When reviewing the comparable sale offered by the Assessor, the board determined that the value of the property should be lowered based on the fact that the land sale was partially in another Town and therefore not a "true" comparable for land value. Based on the above information, the BCA determined that the value of the parcel should be reduced from \$386,600 to \$356,000.

**Certificate:** I hereby certify that this is 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 09/01, 2021 at 8:00<sup>a</sup>.m.

To be recorded in the Grand List Book of April 1, 2021.

Attest:   
Asst. Town Clerk

**32, V.S.A. § 4461. Time and manner of proposal.**

If you are aggrieved by this decision you may appeal either to the Director of the Division of Property Valuation and Review or to the Superior Court of the county in which the property is situated. The appeal to either the director or the superior court is governed by Rule 74 of the Vermont Rules of Civil Procedure and is commenced by filing a notice of appeal with the town clerk within 30 days of the day this decision was mailed to you by the town clerk (date of entry noted on first page). The town clerk transmits a copy of the notice to the director or to the superior court as indicated in the notice and shall record or attach a copy of the notice in the grand list book.

Be sure your appeal indicates which avenue of appeal you wish to pursue (court or director), clearly identifies the property under appeal, and is accompanied by the correct filing fee. The appeal to the Superior Court shall be accompanied by a \$295 fee for each parcel being appealed; the fee is \$70 per parcel on appeal to the Director. If the property under appeal is enrolled in the use value appraisal program, please indicate that in your appeal. If the property under appeal contains a homestead, please include that information.

Town of Mendon

2282 US Route 4

Mendon, VT 05701

From: Ann Singiser, Larry Courcelle, Dick Wilcox

Re: Property inspection at 302 Park Lane, Mendon, owned by Terry L. Bridge

An inspection of the property was conducted at 9am on August 10, 2021. Terry Bridge was present and guided the team throughout the process. The house is located on Park Lane and is in original condition, basically unchanged in 30 years. A door enters into a dining area and kitchen. The kitchen is in working order, in good condition, but older. The living room includes a heat pump, offering up air conditioning and well as heat. Also present is a pellet stove. There is carpet in the living room, along with a tiled ceiling. There are 3 bedrooms, one set up as an office, and one that has been renovated and redecorated. Each bedroom included a small closet. There was an original but functional bathroom with the bedrooms.

Downstairs is a half finished space, a ¾ bathroom, and a workshop. A wood stove is included for heat.

Outbuildings include a newer two car garage, that extends deep and includes storage in the upper level. Also included are a toolshed at 144 sq feet, old and in need of repairs, and a large barn that includes 2 porches. The barn is old, needs significant work but is usable. The porches are simply an extension of the roof, without sides or floor. The barn has an aluminum roof which will require repair/replacement.

The value of the property is listed as \$386,600, in total, with 16.4 acres of land and the outbuildings. The inspection team found the appraisal to be reasonable, citing in particular the sale of property across the street that is mentioned in the report. (21 acres sold for \$389,280).



Ann Singiser



Larry Courcelle



Dick Wilcox

## BCA Hearing Bridge, Terry

Date: 07/29/2021

Hearing time: 5:00 p.m.

**Present:** Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle – BCA members, Spencer Potter – assessor, Nancy Gondella – Chair/Town Clerk, Terry Bridge. - Appellant

**Call to Order:** Nancy called the meeting to order at 4:57 p.m.

**Appellant Info:** Terry Bridge 302 Park Lane **Parcel ID:** 06-01-01.000

Spencer and Terry are sworn in. Nancy asked if anyone needs to excuse themselves from the hearing due to conflicts of interest or ex parte communication, no one does.

**Case Introduction:** Spencer introduced the subject property as single family residence at 302 Park Lane, 16.4 acres, assessed for \$386,600 and hands out lister card (marked as Bridge T-1).

**Appellant Testimony:** Nancy had copies of exhibit from Terry that she handed out (marked as Bridge A-1). Terry asked why his appraisal went up 50% and others did not. He compared 80 Park Lane, 118 Park Lane and 125 Park Lane to his and states there are a lot of discrepancies.

**Evidence Presented:** Bridge A-1

**Assessor's Response:** None

**BCA Questions:** Lindsey stated it was her understanding that each piece contributes to the value as a whole, not individually correct? Spencer responded yes that is correct. Terry asked isn't there a value on each particular building though? He would like to know what Spencer has each building valued at. Spencer answered yes there is an individual value but I don't have it sitting here. Nancy asked Spencer if he could get those for Terry. Spencer replied yes, I can provide it if it's allowed. Nancy asked Terry what do you think you could sell it for? Terry replied outrageous but I wouldn't sell it for 10x as much. I'm not in the market to sell. Terry also stated he has property on Route 4 where the land is valued at \$130,000.

**Assessor's Testimony:** Spencer submitted a comp of a sale on land on Park Lane of 21 Acres, sold for \$389,000 in June 2020 (marked as Bridge T-2)

**Evidence Presented:** Bridge T-2

**Appellant response:** Terry asked what are these figures across the road on the map? Nancy replied they are the lot numbers. Terry replied ok mine are the 5.2 and 1, which is all one now. 1 was my original house site and 5.2 I acquired when my father passed away. Spencer replied it's his understanding he has 16.4 acres made up of two zoning

lots, so legally he could sell separately. What I am trying to do is value it all together if it was on the market. Terry so 1 is the home site? Spencer said a homestead house site is the total of the property but only up to 2 acres, there isn't a map that shows where the 2 acres are it's just up to 2 acres associated with a dwelling. Terry asked what 20 means for effective age? Spencer explained that effective age is not the actual age but as it appears to the market. 20 indicates that you are somewhere on the old side and you will need some renovations. Terry asked what 17 for physical depreciation means. Spencer explained physical depreciation is a depreciation in assessments. The difference in market value between your dwelling and if a dwelling was brand new. If a dwelling was brand new, then it would sell for 17% more. Terry asked what do we do about the fireplace error? Spencer said since I didn't go in I didn't see if there was a fireplace or not.

**Follow up:** none


**Inspection Committee Members:** Ann, Dick, Larry

**Date of Inspection:** Tuesday August 10, 2021 at 9:00am

There being no further business, the hearing was recessed at 5:30p.m. and will reconvene hearing on Friday August 20, 2021 at 9am.

**Inspection Report:** The hearing reconvened at 9:10am on August 20, 2021 to hear the site report. Present at the hearing were Dick Wilcox, Lindsey MacCuaig, Ann Singiser, Larry Courcelle– BCA members, Nancy Gondella – Chair/Town Clerk, Jesse Bridge, Secretary/Assistant Town Clerk, and Terry Bridge – appellant. Dick read the site inspection committees report which is attached to the minutes.

**Discussion:** Terry brought to the boards attention that the comp sale Spencer mentioned was actually the price of the whole property which includes a large portion in Rutland Town. He doesn't know how much land is actually in Rutland Town but it's at least as much as in Mendon if not more so the \$389,280 sale price is not comparable to his. Ann thanked him for bringing that to their attention. The hearing was adjourned at 9:15am.

  
Jesse Bridge – Secretary/Asst. Clerk

  
Nancy Gondella – Chair/Town Clerk