

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

To:
Bucksbaum Mark & Marianne
340 Stone Hollow
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): 384-119-12352 has been given careful consideration, with the following results:

Result of Grievance:		Value(s) Set by BCA	
Total Listed Value*	\$507,000	Total Listed Value*	\$507,000
Nonresidential Allocation		Nonresidential Allocation	
Homestead Allocation	\$507,000	Homestead Allocation	\$507,000
Housesite LV	\$507,000	Housesite LV	\$507,000

*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 12, 20221 **BCA Hearing Notice Date:** July 16, 2021

Date, Time Place of BCA Hearing: July 29, 2021 – 5:45 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: Mark Bucksbaum

Summary of Testimony/Argument By:

Appellant: M. Bucksbaum believes that everything to the right of Notch Road is over assessed and everything to the left underassessed. He discussed a property in his neighborhood that is currently assessed at \$614,400 but sold in May 2020 for \$395,000. He did not have the name of the property owner but said it was a larger home and recently renovated. Mr.

Bucksbaum believes his home should be considered a fixer-upper and presented a list of fifteen items that would need to be addressed before the house would sell. He estimated a cost of \$100,000 to complete the fixes. Mr. Bucksbaum stated that he has no views.

Listers: S. Potter presented a comparable of a sale at 215 Cortina Country Road which consists of a dwelling on 2.59 acres and sold for \$500,000 in December 2020. He stated in his opinion this comp is the most applicable to the appellants which is why he chose to present it.

Property Inspected By:

Ann Singiser
Dick Wilcox
Larry Courcelle

**Statute requires minimum
of three members.**

Date of inspection: August 12, 2021 – 12:15 p.m. & August 18, 2021 – 1:00 p.m.

Report of Inspection Committee: See Attached Inspection Report

Board's Decision with Reasons: The 3080 square foot dwelling is located in an excellent neighborhood on a private road and sits on a level section of a 1.9 acre lot. This is a colonial two-story dwelling with an attached three car garage. The home includes an attic and a large finished area in the basement with an exercise gym, sauna, and ¾ bath. The first-floor den opens to an outdoor deck. While the appellant presented a list of deficiencies, the committee believes that many of these are just deferred maintenance which wouldn't greatly detract from the value of the home. In its current state, the committee believes the value of the property is \$507,000 but would be higher if some of the maintenance issues were to be addressed. This is a solid property with a lot of amenities and if repairs were made, would probably assess for close to \$600,000.

The Assessor presented a comparable sale for a property located at 215 Cortina Country Road with 2.59 acres of land and a 2261 square foot dwelling. The property sold in December 2020 for \$500,000. The board finds this to be a very fair comparable and chose to maintain the value of the subject property at \$507,000.

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 9/1, 2021 at 8:00A.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.

BCA Hearing Bucksbaum, Mark & Marianne

Date: 07/29/2021

Hearing time: 5:45 p.m.

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

Call to Order: Nancy called the meeting to order at 5:45 p.m.

Appellant Info: Mark and Marianne Bucksbaum 340 Stone Hollow **Parcel ID:** 03-01-21.000

Spencer Potter and Mark 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 Potter introduced the subject property as single family residence at 340 Stone Hollow, 1.9 acres, assessed for \$507,000 and hands out lister card (marked as Bucksbaum T-1).

Appellant Testimony: Mark asked if he could have a copy of the recording. Nancy replied yes. Mark believed the reappraisal could have been better explained and the town could have prepared the residents better for the news. There are three sections of discussion he would like to present. The first is the methodology of how appraisals were conducted. It appears everything to the right of Notch road is over assessed and everything to the left is under assessed. He would like to understand the program that's being used so that another independent person could look at program and understand. Spencer replied that he uses Microsolve Cama Software, owned by NEMRC. The town has a license to use. Mark asked Spencer if this program requires you to enter in certain assumptions to create the standard for the town? There are certain variables that the entire town is held to? Spencer replied yes. The second section Mark discussed is a comparable for a neighboring property that is assessed at \$614,400 and sold in May 2020 for \$395,000. It's a larger home and recently renovated. The third section he presented is mitigating circumstances and Mark handed out a list of conditions of the property (marked Bucksbaum A-1) There are 15 items listed that would reduce the price. It would be considered a "fixer-upper". He believed all of these items would need to be addressed before the house would sell. He figured he would need to reserve about \$100,000 to complete all the fixes.

Evidence Presented: Bucksbaum A-1

Assessor's Response: None

BCA Questions: Lindsey asked what the property that sold for next to the appellant. Mark replies that it was assessed for \$614,900 and sold in the middle of the pandemic for \$395,000. Mark said he has no views.

Assessor's Testimony: Spencer submitted a comp of a sale on 215 Cortina Country Road of 2.59 Acres, sold for \$500,000 in Dec. 2020 (marked as Bucksbaum T-2)

Evidence Presented: Bucksbaum T-2

BCA Questions: Dick asked Spencer if he got inside the subject home? Spencer replied no. Ann asked Spencer when he does an assessment does he enter the information into the program and if the use judgmental and some subjective information to come to a value? Spencer said yes.

Appellant response: Mark asked Spencer why he would use a comp in a different neighborhood when there is one directly next to his that sold. Spencer replied that in his opinion this comp is the most applicable and that's what he chose to present.

Follow up: none

Inspection Committee Members: Ann, Dick, Larry

Date of Inspection: Thursday August 12, 2021 at 12:15pm

There being no further business, the hearing was recessed at 6:30p.m. and will reconvene hearing on Friday August 20, 2021 at 9am.

Inspection Report: The hearing reconvened at 9:00am 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 Mark Bucksbaum – appellant. Ann read the site inspection committees report which is attached to the minutes.

Discussion: Mark said that if there are repairs to be done than the value of the home should be less what the cost of the repairs would be until they are done, which is around \$100,000. The meeting adjourned at 9:05am.


Jesse Bridge – Secretary/Asst. Clerk


Nancy Gondella – Chair/Town Clerk



REPORT OF INSPECTION COMMITTEE

To: Board of Civil Authority
Mendon, VT
From: Dick Wilcox, Larry Courcelle, Ann Singiser; Inspection Committee
Re: Inspection of Bucksbaum Property located at 340 Stone Hollow
Date: August 19, 2021

During two visits we conducted inspections of the property owned by Mark and Marianne Bucksbaum located at 340 Stone Hollow at 12 :15 p.m. on August 12th and at 1:00 p.m. on August 18th.

The residence is on a private road and sits on a level section of the 1.90 acre lot. It is surrounded by gardens of mature bushes and perennials The house of 3080 square feet is of a central hall colonial design. It has two floors, a basement, a three door connected garage, and an attic. The first floor consists of a kitchen with a breakfast area, a dining room, a den opening to an outdoor deck, an office, a living room, a half bath, and a laundry room. The second floor has a master suite with a bedroom, a full bath with a jetted tub, a large room used for storage, and down the hall are three additional bedrooms and another full bath. The basement has a large, finished area used as an exercise gym with a $\frac{3}{4}$ bath, a sauna, and an unfinished utility room.

The appellant presented a list of fifteen deficiencies with the property. Many of them appear to be deferred maintenance issues which don't greatly detract from the overall value of the house. Several of them should be addressed such as a failing roof, plumbing leaks, and water heater and boiler concerns. The Committee feels that if all fifteen items were corrected or repaired, the value of the house would be greater than the current appraisal of \$507,000.

The assessor presented a comparable property at 215 Cortina Country Road belonging to John and Alison Azzara having 2.59 acres and 2261 square feet with six fewer rooms. It sold on 12/11/20 for \$500,000. The Committee recommends maintaining the current assessment of the Bucksbaum property at \$507,000.

Ann Singiser

Larry Courcelle

Dick Wilcox