

Board of Review July 12, 2007

James Parent called the 2007 Board of Review Meeting to order at 4:00 PM in the meeting room at the town hall. Present were James Parent, Dale Williams, Peter Jacobs, Barbara Anschutz, Robert Schultz, Jane Pluff, Doug Smith and Michael Walker, Assessor.

Lois Ridings Trust, Richard Heald Trustee 002-17-0004A – Maxwellton Braes Condo. Land was assessed at \$40,000, improvements \$280,000 for a total of \$320,000. Jules Parmentier spoke for Richard Heald. It is a 92% increase and includes 7 garages valued at \$10,000, which Mr. Heald believes should be valued between \$3,000 and \$5,000. Given that the garages are a 1983 wood frame building and they are not insulated or heated, and the condo unit is slightly older, Mr. Parmentier valued at \$220,000.

Mr. Walker valued the condo unit at \$210,000, plus \$40,000 for the land unit. That's \$250,000 without taking into account the garages. With \$10,000 for the garages (7 of them) that brings the total to \$320,000. An identical condo without any garages was at \$250,000. There were recently 2 comparable sales of \$283,000 and \$269,000, excluding the garages and they also have less square footage. Mike concluded that the assessment was fair.

Motion made/second Jim/Peter to reduce assessment from \$320,000 to \$306,000. Robert Schultz abstains. Carried. Clerk handed determination slip to Mr. Heald.

Catherine McArdle, Kristine & Jim Schorer Agents, 002-03-31302822D – Land only. Assessed at \$175,000. Property needs to be reduced to 280 feet. The deed reads 300 feet, but that puts it over the boat launch. They've been paying taxes on part of the boat launch since 1960. The value is based on 300 feet, but they think it should be based on 280 feet, since that's part of the boat launch. Mike already reduced from \$525,000 to \$175,000 because it's wetland and not build able. That reduction was still based upon 300 feet.

Motion made/second Peter/Barb to reduce assessment to \$140,000 over 280 feet. Carried. Clerk handed determination slip to Mr. Schorer.

Mitchell & Jean Leavitt, 002-33-0411. Land assessed at \$218,500, structure \$38,700, for a total of \$257,200. Mr. & Mrs Leavitt think it should be lower because comparable properties recently sold for (or valued at) prices that reflect lower values for both land & improvements. Also, water has gone down so it can't be used for kayaking, etc. Mr. Leavitt explained a table showing recent comparable sales of properties around him. They're proposing a recalculated assessment of \$213,400.

Mr. Walker stated the assessment of these properties show some variations because that's what the sales show. Since the 2006 Board of Review, the area is showing some improvement. Mr. Walker went over some other properties with recent sales. He thinks there could be some room, because the shoreline isn't that good, but also consider it has

public sewer and nice surroundings and a relatively positive atmosphere. Value of structure was reduced last year.

Motion made/second Dale/Barb to reduce the front footage by \$64/foot. Carried. Rounded down to \$210,700 on the land, \$38,700 on the structure, total of \$249,400. Clerk handed Mr. & Mrs. Leavitt determination slip.

Blue Sky Harbor, Dennis Gordon agent, 002-03-21302813D, land only. Assessed at \$215,500 for 86.16 feet of shore frontage. Mr. Gordon's argument is that the parcel has building restrictions that may affect property value. He doesn't disagree with the evaluation, but he may not be able to build on it. The restrictions were only signed by 2 condo owners, not Mr. Gordon. The restriction says they can only build a 650 sq. ft. gazebo. Not sure if the restriction is enforceable because Dennis didn't sign it.

Mr. Walker has gone through the restrictions as well. He's not sure why it was even recorded. It was done back in 1992. Mr. Walker's opinion is it's not a legal document, but he's not a lawyer. Since we don't know if it is or isn't, we can't really do anything with it. Motion made/second Jim/Peter to take no action at this time. Carried. Clerk handed Mr. Gordon determination slip.

Motion made/second Jim/Bob to adjourn the Board of Review at 6:00PM. Carried.