

Board of Review Oct 7, 2015

Donald Sitte called the 2015 Board of Review to order at 6:00PM in the meeting room at the Town Hall. Present were Donald Sitte, Robert Schultz, Roberta Thelen, Douglas Smith, Troy Zacharias and Brett Brandenburg, and Peter Jacobs. Barbra Anschutz was absent.

Assessor signed roll book and Clerk/Administrator witnessed signature. Clerk/Administrator swore in all participants at the beginning of each objection and handed the determination slip to each objector at the end of each objection.

Cynthia Holmes, Parcel Number 002-03-14302811A3-- Objected her land assessment at \$240,000.00. Of her 1.75 acre parcel 85% or better is deemed wetlands. In 2012, she obtained permission to build a house near the road. In 2006 her land was valued at \$50,000.00. With the variance to build in 2013, it rose to \$240,000.00. When the house was complete her entire property increased from \$240,000.00 to \$315,000.00. She is using comparables of her neighbors land consistent with a smaller lot.

Troy used County GIS to see how much of the property is in wetlands, which sometimes isn't 100% accurate. He based his assessment on information he could obtain visually. He arrived at his value based on the 100 feet of shoreline and the ability to build.

Peter Jacobs arrived during this discussion and abstained from this vote.

Motion made/second Roberta/Bobby to reduce the land value to \$280,000.00. Carried.

Paul Liss, Parcel Numbers 002-03-1102831T1-- Bought land in 2005 to combine with his existing land on Bues Point Rd. The land is mostly comprised of wetlands and is not buildable with the exception of a small structure, such as a shed. He paid \$92,000.00 for the second lot in 2005. Combined assessment for lots in 2005 was \$282,500.00. His combined land assessed in 2015 at \$519,000.00 with an increase of 184%. He feels a more fair assessment would be a 22% increase rather than 36% increase. He feels his current assessment of \$519,000.00 is not supported by comparable properties and rate of inflation. Mr. Liss proposed his land to be valued at \$338,400.00.

Troy commented that county average and percentages are not supported due to uniqueness of each property. He apologized for his omission on Mr. Liss previous mention of wetlands therefore, he did not assess in accordance to wetlands. However, there are a lot more limitations with wetlands. Troy noted that All Creatures Lane and Ridges Rd properties lack in comparability to Bues Point Rd due to size of lot and private roads. In comparable sales lot 8436 Bues Point Rd sold in November 2012 at \$690,000.00— including 150 feet of shoreline and large build-able area. In conclusion, wetlands would merit a revision to his current appraisal.

Motion made/second Don/Peter to reduce land assessment by \$90,300.00. Carried.

Anthony Chelmecki, Parcel 002-14-0005—7770 Wallaby Lane condominium association-- Purchased Condo in 2005 and did a \$10,000.00 (material cost) remodel including new floors, windows, etc. His assessment of land and building more than doubled from \$90,000.00 to \$182,200.00. Mr. Chelmecki

was initially shocked by the numbers. He pointed out his condo is not winterized and does not share the same water-view as other owners. He received dimensions of his condo when purchased in 2005 from his realtor at 1400 square feet.

Troy—Compared neighboring unit 7776 sold in May 2013 for \$115,000.00, unit 7778 originally sold December 2014 for \$140,000.00, and then in July 2015 for \$165,000.00, and unit 7774 in October 2014 for \$122,500.00. Anthony bought his unit in 2005 at \$90,000.00 in-need of improvements. Troy took the sale price divided by square footage and came up with \$175/square foot. He then compared the more recent sales. He found it unusual to have 4 sales in a condominium at one time therefore, difficult to acquire approximate data. He also commented that Mr. Chelmecki's property had the most square footage including 1320 square foot on 1st floor and upper floor at 360 square feet.

Motion made/second Peter/Bobby to lower land by \$32,200.00. Carried.

Kristine and Jim Schorer, Parcel 002-03-30302833B— Clerk/Administrator Doug Smith will abstain from discussion and decision on this parcel. Current assessment as of 2015 is \$161,400.00 The Schorer's suggested lowering it to \$72,500.00. Past years it has been consistently at \$64,500.00. The property is 6.6 acres and 5.6 acres of that is wetlands therefore, 85% wetlands and not permitted for use. Out of the acreage only 20 feet of shoreline can be used for recreational purpose. They have no complaints of assessments for the buildings.

Troy— applied 45 feet for all kangaroo lake frontage. Took the shore front value at \$2,900.00/square foot.

Motion made/second Don/Roberta reduce the land value by \$20,000. Carried, with Doug Smith abstaining.

Challoner Morse Brown, Parcel 002-3-0112A—Land value assessment at \$361,200.00 and at \$56,300.00 for improvements for a total value at \$417,500.00. She would like to be assessed at \$299,250.00 for land and \$30,000.00 for the improvements for a combined total of \$329,250.00. This property was inherited from her mother in 1996 consisting of 171 feet of shoreline. The floor joists are on tree stumps and the house is not winterized. There is 171 feet of shoreline that has mostly mud and rock. Approximately 20 feet could be considered usable. The back of lot is mostly swamp and not buildable as well.

Troy-- Looking at the value of the shore-frontage--\$2100 per square foot. Also the property backs up to Ridges Road. In comparison 2099 Ridges Rd has an 800 square foot house and 150 feet of shore line, sold in June 2011 for \$362,000.00.

Motion made/second Bobby/Roberta to reduce building to \$50,000.00 and land value to \$299,300.00 for total property value at \$349,300.00. Carried.

Roland Christensen, Parcel 002-03-17302814E—current assessment for 2015 is \$123,100.00. He feels it should be \$110,000.00. He has two concerns one being that his holding tank failed after Jan 1st 2015 and the cost of rebuilding is \$10,000.00. His second concern is that there are not many comparables.

Troy-- He does not take into account value change whether the holding tank is new or old. It just depends on what type of system and that the water is being treated.

Motion made/second Don/Roberta to keep the value the same of \$123,100.00. Carried.

Robert Settles, Parcel 002-03-14302811A2-- Assessment was at \$612,000.00 as of 2014 and increased to \$706,900.00 as of 2015. Improvements were estimated at \$432,300.00 and land valued at \$264,600.00. He is requesting his property be valued at \$675,000 in total. The house is currently on the market at \$699,000.00 based on recent sales. He believes land is overvalued because variance was granted to neighboring property right next his property. Every other house is further off the road while his is 100 feet off the road. He has already invested \$14,000.00 into concealing the view to his neighbor's house.

Troy-- Land value was based on 126 feet of shoreline on property. There will be some variance looking at a 5% difference in asking price and assessed value. Assessment is rather close.

Motion made/second Peter/Roberta to value the building at \$434,400.00 and land value at \$256,700.00 for a total assessment of \$691,100.00. Carried.

Maurice Sullivan, Parcel 002-30-0003-- This is a trust property. In 2014 total assessment was valued at \$332,500.00. He would like to keep this value the same for 2015. He owns two lots on Harbor Lane, lot 2 and 3. He adjusted lot 2 from \$125,000.00 to \$81,300.00 due to FEMA/high water/wetlands. Lot 3 has been assessed at \$125,000.00 for 2015. He found that there were no other comparable besides lot 2. He would like lot 3 to be adjusted more appropriately to lot 2.

Troy—Not 100% sure if land lot is buildable, would have to seek zoning resources. This property unique based off lot size and shape.

Motion made/second Don/Peter to leave total assessment at \$357,000.00. Carried.

No further people had any objections. Motion made/second Doug/Bobby to adjourn the 2015 Board of Review.

Haley Adams, Deputy Clerk/Town Administrative Assistant

Douglas Smith, Town Clerk/Administrator