

OFFICIAL NOTICE
DECISION OF BOARD OF CIVIL AUTHORITY

To: Ralph Ethier
56 Pearl Street
Brandon, Vermont 05733

Appellant Notified by Certified Mail On:
(Date of Entry)

August 2, 2018

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): 078-024-10257 has been given careful consideration, with the following results:

<u>Result of Grievance:</u>		<u>Value(s) Set by BCA:</u>	
Total Listed Value	\$ 64,600	Total Listed Value	\$ 52,700
House	\$ 11,900	House	\$ -0-
Land	\$ 36,600	Land	\$ 36,600
Improvements	\$ 10,000	Improvements	\$ 10,000
Outbuildings	\$ 6,100	Outbuildings	\$ 6,100

Date Appeal Filed: June 20, 2018

B.C.A. Hearing Notice Date: June 22, 2018

Date, Time, Place of B.C.A. Hearing: (1st) July 3, 2018, 6:00 pm, Town Hall
(Inspection) July 9th, 10:00 am, Property Site
(2nd) July 30, 2018, 6:00 pm, Town Hall

B.C.A. Members Present: July 3 2018 Meeting: Del Cook (Chair), Seth Clifford, Sally Cook, Wendy Feldman, Marge Munger, Laura Peterson, Lisa-Marie Rovi, Joan Thomas, Seth Hopkins, and Susan Gage (Town Clerk). July 30, 2018 Meeting: Del Cook (Chair), Sally Cook, Wendy Feldman, Marge Munger, Laura Peterson, Lisa-Marie Rovi, Joan Thomas, and Susan Gage (Town Clerk).

Appearing for Assessors: Dolores Furnari

Appearing for Appellant: Ralph Ethier

Summary of Testimony:

Mr. Cook gave the oath to Dolores Furnari, representing the Assessors, and Ralph Ethier, Appellant. Mr. Cook then asked Ms. Furnari to introduce the property. Ms. Furnari offered the Itemized lister card for the property, which the Clerk entered as evidence #1. Ms. Furnari indicated that following grievance,

the functional depreciation on the dwelling was increased to 90%, thereby reducing the assessed value of the dwelling to \$11,900.

Mr. Cook then asked Mr. Ethier to explain his reason for appeal. Mr. Ethier contended that the dwelling and land are overvalued. The house will require an investment to tear down, and a piece of land with a decaying dwelling was not as valuable as the assessment indicates. Mr. Ethier offered into evidence a list of properties that sold in town recently that were either teardowns or rebuilds. Clerk entered as evidence #2.

Seth Hopkins asked whether the basement of the property can be salvaged. Mr. Ethier stated that it cannot. It is stone with a dirt floor, and has sustained damage. Joan Thomas asked whether Mr. Ethier was contesting the value of the garage. Mr. Ethier stated that he was not. Ms. Thomas then asked whether there was anything in the house that was salvageable. Mr. Ethier stated that there was not.

Mr. Cook then formed an inspection committee with members Joan Thomas, Marge Munger and Laura Peterson. After conferring with Mr. Ethier, the committee will visit the property on Monday, July 9th at 10 AM. Once the property is inspected, the committee will deliver their inspection report to the full group on Monday, July 30th at 6:00 pm.

Hearing was recessed at 6:20 PM.

The BCA members present will reconvene on July 30th to hear the inspection report and to deliberate a decision. Meeting was adjourned at 6:30 pm.

Property Inspected By: Marge Munger, Laura Peterson and Joan Thomas
(Statute requires minimum of three Members)

Date of Inspection: July 9, 2018

Report of Inspection Committee: Please see attached "Report of the Inspection Committee"

Board's Decision with Reasons:


Decision: The Board of Civil Authority directed the Assessor to reflect the following, with the appropriate value changes:

1. The value of the house should be \$ -0-. All other assessments remain the same.

Reasons: The Board of Civil Authority based its decision on the following:


1. The inspection committee communicated that the house has nothing salvageable. The house is an eyesore and liability. The Board members present concurred with the inspection committee and the property owner.

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 Brandon.



Chair
Del Cook

Filed in the Town Clerk's Office on Aug 1, 2018, 12:14 at p m.
To be recorded in the Grand List Book of April 1, 2018.

Attest: 

Town Clerk

Pursuant to Title 32, V.S.A., section 4461, 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 reverse). 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 \$295.00 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.

BOARD OF CIVIL AUTHORITY

JULY 30, 2018, 6 pm

TAX APPEAL HEARINGS

Board of Civil Authority Chair Del Cook called the meeting to order at 5:58 pm. Members present were Sally Cook, Wendy Feldman, Marge Munger, Laura Peterson, Lisa-Marie Rovi, Joan Thomas, and Clerk Susan Gage.

Others present: Dolores Furnari from the Assessors' office; Ralph Ethier, appellant.

All present were sworn in at the previous meeting.

1. Ralph Ethier: Parcel 0044-0023; 23 River Street; Tax Map 23-50-45; Dwl & .54 Acres

Clerk Susan Gage passed out additional evidence submitted by the Inspection Committee made up of Marge Munger, Laura Peterson and Joan Thomas, marked as Evidence #3. Ms. Gage also passed out evidence supplied by Assessor's assistant, Dolores Furnari, regarding land valuations on neighboring property, marked as evidence #4.

Mr. Cook asked the inspection committee to present their report. Joan Thomas noted that they did not do any inspection of the land or the garage on the property, only the house. Marge Munger read the inspection report. The BCA members present then went into deliberative session, and guests Dolores Furnari and Ralph Ethier were dismissed at 6:05.

Members came out of deliberative session to make a motion. Motion by Marge Munger to assess the house at \$0, eliminating any residual value on the house. Motion was seconded by Joan Thomas, and approved. Decision will be typed up by Clerk, Sue Gage and distributed to members for final approval and then mailed to appellant.

Meeting was adjourned at 6:20 pm.



Del Cook, BCA Chairman



Susan Gage, Clerk

Attachment: Evidence #3 – Inspection Report, Evidence #4 - Assessors

EVIDENCE #3

TO: The Board of Civil Authority
FROM: Marge Munger, Laura Peterson, Joan Thomas
DATE: July 13, 2018
RE: Inspection of property at 23 River Street, owned by Ralph Ethier

Inspection was made on July 9, 2018 at 10:00 a.m. Mr. Ethier was present and accompanied the inspection committee.

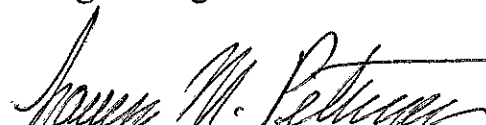
The house was built in 1880. The last owners abandoned the house years ago.

Exterior of House: Roof has multiple holes where weather has gone in. All outside exterior clapboards, fascia boards, eaves, shutters are showing evidence of advanced rot. Glass in windows is broken, so birds are able to enter. Back porch has completely collapsed. Stone chimney is leaning precipitously away from the house. Foundation is made of stone and marble – concrete in places has deteriorated, leaving room for rodents to enter.

Interior of House: Was not safe to go into house, but front door was opened so we could look in. Lots of water damage to walls and floors. Pieces of plywood were used to cover holes in floor due to water damage and rot from the holes in the roof and broken windows. From our view point at the front door, we were able to see the sky right up through the holes in the ceiling, floor and roof.

There is nothing in the house that can be salvaged. The house itself is an eyesore and a liability.


Marge Munger


Laura Peterson


Joan Thomas

Itemized Property Costs
Town of Brandon

on hand

Record # 507

From Table: MAIN Section 1

Property ID: 0044-0016 Location: 16 RIVER ST Tax Map #: 23-50-50
 Owner(s): BARRAL ROBERT C & LINE P
 Description: DWL & .70 AC Last Inspected: 02/25/2008 Cost Update: 08/06/2008
 Sale Price: 157,000 Sale Date: 12/08/2004 Book: 172 Page: 90 Validity: No Data
 Bldg Type: Single Quality: 3.00 AVERAGE Style: 2 Story Frame: Studded
 Yr Built: 1880 Eff Age: 128 Area: 1932 # Rms: 7 Bedrms: 3 # Baths: 3 # 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		53.43	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Softwood	67.00		4.47	
Floor cover #2:	Carpet	33.00		0.79	
Heat/cooling #1:	HW BB/ST	100.00		1.47	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,932.00	60.15	116,214
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			3.00	904.15	2,712
Roughins (beyond allowance of 1)				363.80	
Porch #1:	WoodDck/NoWall/NoRoo		48.00	26.58	1,276
Basement	Stone		900.00	15.08	13,572
Finished Basement	Rec Room		852.00	11.14	9,491
Basement Outside Entrance				1,250.00	1,250
Subtotal					144,515
Local multiplier		1.07			
Current multiplier		1.23			
REPLACEMENT COST NEW					190,196
Condition	Avg/Good	Percent			
Physical depreciation		34.00			-64,667
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					125,500
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
Total	0.70	1.00	1.00		39,100
	0.70				39,100
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
Sewer	y/y	Typical	Average		4,000
Total	y/y	Typical	Average		6,000
					10,000
TOTAL PROPERTY VALUE					174,600
NOTES					
		HOUSESITE VALUE :	.		174,600
		HOMESTEAD VALUE :	.		174,600
FALSE EXT WALL SFL DRIVEWAY SIDE					

Itemized Property Costs

Town of Brandon

From Table: MAIN Section 1

Record # 508

Property ID: 0044-0017 Location: 17 RIVER ST Tax Map #: 23-50-48
 Owner(s): SULLIVAN MARY ANN & PETER
 Description: DWL &.34 AC Last Inspected: 02/14/2008 Cost Update: 08/06/2008
 Sale Price: 0 Sale Date: / / Book: Page: Validity: No Data
 Bldg Type: Single Quality: 3.00 AVERAGE Style: 1.5 Fin Frame: Studded
 Yr Built: 1880 Eff Age: 128 Area: 1244 # Rms: 6 Bedrms: 3 # Baths: 1 # 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Hardbrd / Ht=8	100.00		56.90	
ADJUSTMENTS					
Roof #1:	Slate	100.00		7.43	
Subfloor	Wood				
Floor cover #1:	Hardwd	70.00		5.67	
Floor cover #2:	Softwood	30.00		2.00	
Heat/cooling #1:	ForcAir	70.00			
Heat/cooling #2:	None	30.00		-0.92	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,244.00	71.08	88,427
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	904.15	-2,712
Roughins (beyond allowance of 1)				363.80	
Porch #1:	WoodDck/Solid/Roof/No		144.00	39.22	5,647
Porch #2:	OpenSlb/Solid/Roof/Ceilli		24.00	55.64	1,335
Basement	Stone		957.00	15.08	14,432
Basement Outside Entrance				1,250.00	1,250
Subtotal					108,378
Local multiplier		1.07			
Current multiplier		1.23			
REPLACEMENT COST NEW					142,636
Condition	Average	Percent			
Physical depreciation		39.00			-55,628
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					87,000
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.34	1.00	1.00		34,000
Total	0.34				34,000
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y/y	Typical	Average		4,000
Sewer	y/y	Typical	Average		6,000
Total					10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate	Extras
DGS 1S	y/y	50	264	14.58	
Total					3,800
TOTAL PROPERTY VALUE					134,800

NOTES HOUSESITE VALUE : . 134,800
 HOMESTEAD VALUE : . 134,800

Itemized Property Costs

Town of Brandon

From Table: MAIN Section 1

Record # 514

Property ID: 0044-0025 Location: 25 RIVER ST Tax Map #: 23-50-44
 Owner(s): MALLORY JOHN E MALLORY ERIC J & BRENDA M
 Description: DWL & .60 AC Last Inspected: 02/14/2008 Cost Update: 08/06/2008
 Sale Price: 0 Sale Date: 02/26/2008 Book: 194 Page: 249-2 Validity: No Data
 Bldg Type: Single Quality: 3.00 AVERAGE Style: 1.5 Fin Frame: Studded
 Yr Built: 1880 Eff Age: 128 Area: 979 # Rms: 5 Bedrms: 2 # Baths: 1 # 1/2 Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		60.06	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Carpet	70.00		1.68	
Floor cover #2:	Hardwd	30.00		2.43	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			979.00	64.17	62,819
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	904.15	-2,712
Roughins (beyond allowance of 1)				363.80	
Porch #1:	WoodDck/Solid/Roof/Ceil		120.00	45.16	5,420
Porch #2:	WoodDck/NoWall/NoRoo		120.00	17.60	2,112
Basement	Stone		612.00	18.61	11,389
Basement Outside Entrance				1,250.00	1,250
Subtotal					80,277
Local multiplier		1.07			
Current multiplier		1.23			
REPLACEMENT COST NEW					105,653
Condition	Average	Percent			
Physical depreciation		39.00			-41,204
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					64,400
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.60	1.00	1.00		37,800
Total	0.60				37,800
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y/y	Typical	Average		4,000
Sewer	y/y	Typical	Average		6,000
Total					10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
DGS 1S	y/y	50	253	14.58	3,700
Matl shed	y/y	30	408	2.09	900
Total					4,600
TOTAL PROPERTY VALUE					116,800
NOTES					
			HOUSESITE VALUE :		116,800
			HOMESTEAD VALUE :		116,800
SEWER ROW					

**NOTICE OF BOARD OF CIVIL AUTHORITY TAX APPEAL HEARING
CONTINUATION**

Pursuant to the provisions of 32 V.S.A., section 4404(b), notice is hereby given that the Board of Civil Authority within and for the Town of Brandon will convene on Monday the **30th day of July, 2018 at 6:00 PM**, at the **Brandon Town Hall Basement Meeting room**, 1 Conant Square, in said town for the continuance of tax appeal hearings to receive reports of the inspection team and take any new evidence. Hearings will continue as scheduled with appellants until all aggrieved parties are heard.

Board of Civil Authority

By 
Clerk

Date July 23, 2018

Copy: Three public places
Board of Civil Authority
Town Appraiser
All appellants

<u>Appellant</u>	<u>Appointed Time</u>	<u>Date</u>
1. Ralph Ethier	6:00 P.M.	7/30/2018

BOARD OF CIVIL AUTHORITY

JULY 3, 2018

TAX APPEAL HEARINGS

Board of Civil Authority Chair Del Cook called the meeting to order at 6:00 pm. Members present were Seth Clifford, Sally Cook, Wendy Feldman, Marge Munger, Laura Peterson, Lisa-Marie Rovi, Joan Thomas, Seth Hopkins, and Clerk Susan Gage.

Others present: Dolores Furnari from the Assessors' office; Ralph Ethier, appellant.

All members were sworn in under the BCA Oath of Office. Mr. Cook ensured that members had no conflicts of interest nor participated in any ex parte communications.

Clerk Susan Gage outlined the process for tax appeals, explaining that following the hearing will be a property inspection, which will generate an inspection report that will be presented to the members present. From these hearings, evidence given and the inspection report, the board will make a decision and communicate that to the appellant within 15 days of receiving the inspection report.

The following tax appeals were heard:

1. Ralph Ethier: Parcel 0044-0023; 23 River Street; Tax Map 23-50-45; Dwl & .54 Acres

Mr. Cook gave the oath to Dolores Furnari, representing the Assessors, and Ralph Ethier, Appellant. Mr. Cook then asked Ms. Furnari to introduce the property. Ms. Furnari offered the Itemized lister card for the property, which the Clerk entered as evidence #1. Ms. Furnari indicated that following grievance, the functional depreciation on the dwelling was increased to 90%, thereby reducing the assessed value of the dwelling to \$11,900.

Mr. Cook then asked Mr. Ethier to explain his reason for appeal. Mr. Ethier contended that the dwelling and land are overvalued. The house will require an investment to tear down, and a piece of land with a decaying dwelling was not as valuable as the assessment indicates. Mr. Ethier offered into evidence a list of properties that sold in town recently that were either teardowns or rebuilds. Clerk entered as evidence #2.

Seth Hopkins asked whether the basement of the property can be salvaged. Mr. Ethier stated that it cannot. It is stone with a dirt floor, and has sustained damage. Joan Thomas asked whether Mr. Ethier was contesting the value of the garage. Mr. Ethier stated that we was not. Ms. Thomas then asked whether there was anything in the house that was salvageable. Mr. Ethier stated that there was not.


Mr. Cook then formed an inspection committee with members Joan Thomas, Marge Munger and Laura Peterson. After conferring with Mr. Ethier, the committee will visit the property on Monday, July 9th at 10 AM. Once the property is inspected, the committee will deliver their inspection report to the full group on Monday, July 30th at 6:00 pm.

Hearing was recessed at 6:20 PM.

The BCA members present will reconvene on July 30th to hear the inspection report and to deliberate a decision. Meeting was adjourned at 6:30 pm.



Del Cook, BCA Chairman



Susan Gage, Clerk

Attachment: Evidence #1 – Assessors, Evidence #2 - Appellant

Itemized Property Costs

From Table: MAIN Section 1

Town of Brandon

Record # 484

Property ID: 0044-0023	Span #: 078-024-10257	Last Inspected: 02/14/2008	Cost Update: 06/05/2018
Owner(s): ETHIER RALPH	Sale Price: 2,000 ^{FAX Sale}	Book: 237	Validity: No Data
Address: 56 PEARL ST	Sale Date: 12/18/2017	Page: 594	
City/St/Zip: BRANDON VT 05733	Bldg Type: Single	Quality: 3.00	AVERAGE
Location: 23 RIVER ST	Style: 1.5 Fin	Frame: Studded	
Description: DWL & .54 AC	Area: 1326	Yr Built: 1880	Eff Age: 128
Tax Map #: 23-50-45	# Rms: 8	# Bedrm: 4	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		57.06	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		2.77	
Heat/cooling #1:	ForcAir	50.00			
Heat/cooling #2:	None	50.00		-1.53	
Energy Adjustment	Average				
ADJUSTED BASE COST			1,326.00	58.31	77,318
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	904.15	-2,712
Roughins (beyond allowance of 1)				363.80	
Porch #1:	WoodDck/Screen/Roof/N		99.00	38.25	3,787
Basement	Stone		800.00	15.08	12,064
Subtotal					90,456
Local multiplier		1.07			
Current multiplier		1.23			
REPLACEMENT COST NEW					119,049
Condition	Salvage	Percent			
Physical depreciation		90.00			-107,144
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					11,900
LAND PRICES					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	0.54	1.00	1.00		36,600
Total	0.54				36,600
SITE IMPROVEMENTS					
Water	Hsite/Hstd	Quantity	Quality		
	y/y	Typical	Average		4,000
Sewer	y/y	Typical	Average		6,000
Total					10,000
OUTBUILDINGS					
DGS 1S	Hsite/Hstd	% Good	Size	Rate.	Extras
	y/y	50	624	9.81	
Total					6,100
TOTAL PROPERTY VALUE					64,600
NOTES					
			HOUSESITE	VALUE :	64,600
			HOMESTEAD	VALUE :	64,600
2018					
DEP TO 90% IN THE PROCESS OF MAJOR RENOVATION					
2017 TOWN TAX SALE FROM BROWN					
12/2017 TOWN SOLD FOR \$2K TO ETHIER					

Owner Information

Parcel 0044-0026
 Owner ETHIER RALPH
 56 PEARL ST
 SPANDON, VT 05753
 Location 23 RIVER ST
 Descr DWL & 54 AC

Parcel Value Information

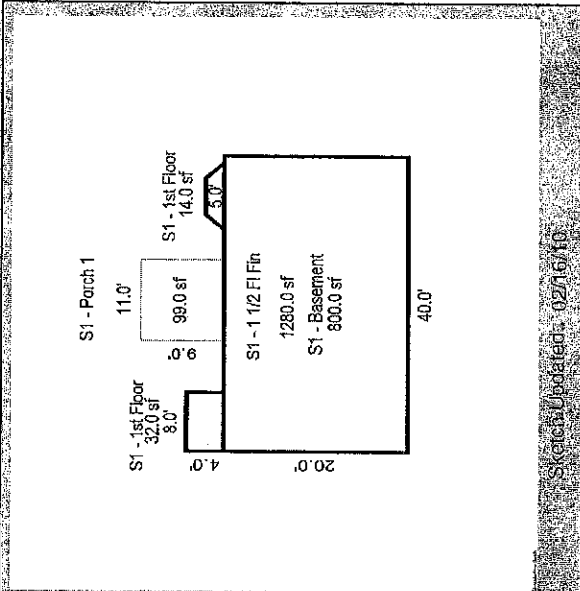
Land Value 36,600
 Dwelling Value 11,900
 Site Imprvmt 10,000
 @ Bldg Holdings 6,100
 Misc. Adj. 0
 Total 64,600

Parcel Information

Tax Map # 23-50-45 NBHD 15
 Acres 0.54
 Last Update 06/09/18

Sales Information

Book # 287
 Page # 50
 Sale Date 12/18/17
 Sale Price 28,000



Sketch Updated: 02/16/10

INSPECT	INSP	NoData	INSP	NoData	INSP	NoData	APPT	NoData	APPTSCHD	
BUILDING	Total Rooms	8	Year Built	1880	Building SF	1326	Energy Adj	Average	Roughins	1
1	Bedrooms	4	Effect Age	126.0	Quality	3.00	Bsmt Wall	Stone	Plumb Fixt	5
	Full Baths	1	Condition	Salvage	Style	1.5 Fin	Bsmt SF	800	Fireplaces	0
	Half Baths	0	Phys Depr	90	Design	1.5 Sty	Bsmt Fin	Dirt Floor	Porch	99
	Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0
			Econ Depr	0					% Complete	0

NOTES

2018
 DEP TO 90% IN THE PROCESS OF MAJOR RENOVATION
 2017 TOWN TAX SALE FROM BROWN
 12/2017 TOWN SOLD FOR \$2K TO ETHER

Tear downs

		<u>Acres</u>	
208	Frog Hollow	1	\$18,000
1768	Forestdale Rd	3/4	\$33,000
191	Newton Rd	3 1/4	\$20,000
	Walnut St.		\$2,000

48	Maple St	1	\$16,000
2332	Forestdale Rd	1/2	\$18,000
43	Maple St	1/2	\$27,000
13	Prescott Lane	3/4	\$25,000
232	Nashobe Circle	.35	\$28,900
28	High St.	1/2	\$38,000
45	Franklin St.	1/2	\$30,000

Rebuilds

BOARD OF CIVIL AUTHORITY

TAX APPEAL OATH

I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and assessors submitted for my decision. So help me God. (or, under the pains and penalties of perjury). 32 VSA § 4405

Date _____
Doug Bailey

Seth Clifford
Date *7/3/18*

Date _____
Seth Clifford

Del Cook
Date *7/3/18*

Date _____
Del Cook

Sally Cook
Date *7/3/18*

Date _____
Sally Cook

Date _____
Bud Coolidge

Wendy Feldman
Date *7/3/18*

Date _____
Wendy Feldman

Date _____
Bill Moore

Marge Munger
Date *07/03/18*

Date _____
Marge Munger

Laura M. Peterson
Date *07/03/18*

Date _____
Laura Peterson

Lisa-Marie Rovi
Date *7/3/18*

Date _____
Lisa-Marie Rovi

Joan Thomas
Date *7/3/18*

Date _____
Joan Thomas

Date _____
Richard White

Seth M. Hopkins
Date *3 July 2018*

Date _____
Seth Hopkins

Date _____
Brian Coolidge

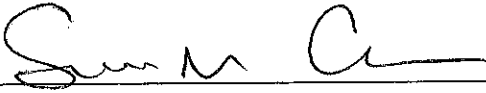
Date _____
Devon Fuller

Date _____
Tracy Wyman

BOARD OF CIVIL AUTHORITY

TAX APPEAL OATH

I do solemnly swear (or affirm) that I will well and truly hear and determine all matters at issue between taxpayers and assessors submitted for my decision. So help me God. (or, under the pains and penalties of perjury). 32 VSA § 4405



Date 7/3/2018

Susan Gage

NOTICE OF BOARD OF CIVIL AUTHORITY TAX APPEAL HEARINGS

Pursuant to the provisions of 32 V.S.A., section 4404(b), notice is hereby given that the Board of Civil Authority within and for the Town of Brandon will convene on Tuesday the **3rd day of July, 2018 at 6:00 PM**, at the **Brandon Town Hall Basement Meeting room**, 1 Conant Square, in said town to hear appeals of persons, or other parties, who are aggrieved by the action of the Town Appraiser and have timely filed their written appeals with the town clerk. Hearings will continue as scheduled with appellants until all aggrieved parties are heard.

Board of Civil Authority

By *Sue C*
Clerk

Date June 21, 2018

Copy: Three public places
Board of Civil Authority
Town Appraiser
All appellants

<u>Appellant</u>	<u>Appointed Time</u>	<u>Date</u>
1. Ralph Ethier	6:10 P.M.	7/3/2018

sgage@townofbrandon.com

From: RALPH <RBENWP@hotmail.com>
Sent: Wednesday, June 20, 2018 1:04 PM
To: sgage@townofbrandon.com
Subject: 23 river sreet

this is my written appeal on my grievance on 23 river street.i feel that the house on the property has no value .I have two quotes to remove it they estimate between 15 to 20 thousand.with this house on the property I believe it should deduct from the value.i have talked to a realtor about the value and they told me I could not sell that for 64000 with that house on it.please send me a email so I know you received this.