

BOARD OF CIVIL AUTHORITY

July 19, 2022

TAX APPEAL HEARINGS

Brandon Town Hall Basement Meeting Room

Members present were Marge Munger, Bud Coolidge, Tim Guiles and Clerk Susan Gage. Also present was Lisa Truchon, representing the assessors and Kirk Thomas, representing himself.

All BCA members have sworn in under the BCA Oath of Office. Marge Munger chaired the hearing.

The following tax appeals were heard:

1. David and Barbara Corliss; Parcel 0075-0588; Tax Map 12-01-03; Cobb Hill Rd, 10 acres

Hearing was opened at 7 pm by Marge Munger. Ms. Munger requested any conflicts of interest or ex parte communications be identified. There were none. Clerk, Sue Gage passed out written evidence submitted by appellants. The appellants will not be attending the hearing. Appellants evidence included a letter comparing the property under review with another non-contiguous parcel owned by the appellants. Appellants contend that the assessment of property under review should be reduced to a value more in line with their other non-contiguous lot. They also included a copy of the grievance result for the second property, photos of the subject property and a copy of their original grievance. They listed properties they felt were comparable but did not provide and descriptions or property cards.

Ms. Munger swore in Assessor, Lisa Truchon. Ms. Truchon presented evidence supporting the assessors value including a paragraph describing the basis for valuation, a copy of the tax map, grievance results, and property cards before and after grievance. Tim Guiles asked whether the assessment and changing the grade of the property was a judgement call or if there was some methodology. Ms. Truchon answered that it was a bit of both but based on the Brandon land values.

The inspection committee of Marge Munger, Tim Guiles and Bud Coolidge will inspect the property on Thursday, July 21 at 3 pm.

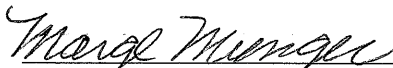
Hearing was recessed at 7:25 pm to reconvene to hear the inspection report by August 18th.

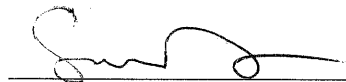
2. Kirk Thomas; Parcel 0084-2953; Tax Map 10-03-23; 2953 McConnell Rd, Dwelling and 105 acres

Hearing was opened at 7:26 pm. Kirk Thomas was present. Ms. Munger reminded Assessor Lisa Truchon that she had previously been sworn in. Before swearing in Appellant Kirk Thomas, Ms. Gage suggested that we immediately go to continuation because the appellant has not had an opportunity to gather evidence in this appeal, as it is complicated by current use. Mr. Guiles asked for more clarification and Mr. Thomas explained that his appeal was not necessarily related to the overall assessed value, but rather the value that the assessor assigned to acreage that was taken out of current use. Mr. Thomas was sworn in by Mx. Munger.

Board will continue this hearing on Tuesday, August 16, 2022 at 7 pm where evidence will be presented.

Hearing was recessed at 7:50 pm.


Marge Munger, Chair


Susan Gage, Clerk