

FRANKLIN BOARD OF CIVIL AUTHORITY

GRIEVANCE HEARING

JULY 24, 2024

Present: Dave Bennion, Brooks Sturtevant, Jay Hartman, Lisa Larivee, George Godin, Matthew Rainville; Jean Richard, Michaela Bushey, Listers

Appellants: Robert & Linda Richard

Virtual: Jordan Bushey

Lisa, Town Clerk opened the hearing at 5:37 pm. Asked for nominations to chair the BCA.

Jean R/Brooks S made a motion to appoint Lisa Larivee as chair of the BCA. All members present voted in favor; Lisa is appointed chair.

Oath given to all members/appellants present giving testimony; signed by party and BCA.

The Richard's presented their case on 41 Camp Rd:

- Leuci purchased the lots in 2004 from Meunier; asked for listers card and all tax bills show .4 acres. The three lots are all adjoining.
- Their deed says .4 acres, property is valued 30 times more than the remainder of the Meunier land/lots. Meunier bulk land is 22.57 acres at \$55,000 value.
- Cannot use that back lot because it is land locked., three lots are combined.
- Core family lots around the lake are undervalued by the town; "Protected from the town for lower taxes."
- Franklin Telephone Co was able to put in a small driveway cut to access their utilities; the state will not approve a driveway cut for him with VTrans and the Shoreline protection Act to the back lot.
- Value increased by \$13,000 after listers did a sight visit to add new deck to existing building; due to the land error calculation.
- Want proof of the depth calculation of 155ft previous to this change to 310ft. Lister pulled that old listers card with the 60ft x 155ft dimension.

Listers:

- The .4 acres is listed but the calculation in the system for lake front property is done on a frontage/depth measurement. Not all total of dimensions had been included in bill, that's why it went up upon research after grievance.
- With the 2004 reappraisal frontage and depth was not done, a set value by acres. The next reappraisal was done with frontage and depth. Previous owner was charged for the same acreage; not a front/depth calculation. Never accounted for his back lot of land in depth.
- Gave a lower grade/category to the back lot to lower value due to inability to use; this also lowered the value of the front two lots, which came in at \$12,400 less than neighbor for same dimensions. Total value of land as assessed correctly went from \$80,900 to \$98,200

- Reviewed to similar properties. When digging deeper to address the problem, saw that there has been an ongoing error on listers card with frontage and depth for many years. Cards to say .4 acres; since 2004 reappraisal, the way lots are appraised have changed.
- State has shoreline protection rules for that not the control of the listers.
- Camp value was decreased by 3,900 with a lower quality grade.
- Explained neighboring properties values in comparison. Sq. ft. of Mechler's building is the same as Richard's. Mechler has extra land, and both parties are being charged about the same in total.
- Shoreline district goes by frontage and depth, not acres. Bulk acreage has a lower value

Lease/owned land is valued the same. After Mr. Richard came to grievance, listers looked deeper into his property and discovered he has not been charged for his back lot with the correct dimensions.

- Mr. Richard believes others with back lots should be looked into also, to be sure they are correctly taxed the correct dimensions along with his.
- Mr. Richard said his is not overvalued. But everyone else's value should be corrected also if necessary. Has no issues.

Inspection committee will be put together to make a site visit. Board will meet after will make a final decision that will be mailed to the applicant.

Inspection Committee- Brooks Sturtevant, Jay Hartman, Matthew Rainville on July 29th 6:00pm with a lister.

Brooks/Jay made a motion to adjourn BCA appeal for Richard's. All members voted in favor; adjourn at 6:30

Respectfully submitted,

Jordan Bushey, minutes clerk
July 25, 2024