

**MINUTES  
BOARD OF CIVIL AUTHORITY (BCA)**

**MONDAY, AUGUST 14, 2017**

**Meeting convened at 6:30 p.m. in the conference room of the Barnet Town Clerk's Office.**

**Board members present:** Steven Adler, Gary Bunnell, Dylan Ford, William Graves, Benjamin Heisholt, Susan Jensen, Jeremy Roberts, Maurice Roberts, and Shellie Samuels.

**Others present:** None.

**1. Discussion and decision regarding 2017 tax appeals (deliberative session)**

The Board discussed and issued a decision on the appeal of the William T and Lorna 2010 Trust (parcel ID #0021-20-11). Several Board members present at this meeting were not present for the hearing on this appeal, and thus did not participate in the discussion or decision: Gary Bunnell, Dylan Ford, Jeremy Roberts, and Shellie Samuels.

Mr. Graves read the Report of the Inspection Committee, which is reproduced below:

To: Barnet Board of Civil Authority  
From: Susan Jensen, William Graves, Steven Adler  
Date: August 14, 2017  
Re: Inspection of Barnet Land parcel located off Stetson Lane on Harvey's Lake

Inspection was made at 8:30 AM on Saturday, August 12, 2017. The taxpayers were not present for the inspection.

The property is located on Stetson Lane and on the shore of Harvey's Lake. The land is mostly forested with a small patch of cleared land and a small stream running through it. The shoreline is rocky, as are the shorelines of the adjoining properties. We walked the perimeter of the property, inspecting the boundaries and the shoreline. We also inspected the properties on both sides for purpose comparing land values.

The properties on both sides of land parcel #11 both have appraised land values of \$275,000. It is worth noting that both properties are less than one acre in size compared to the appealed property's area of 1.4 acres. Both adjoining properties have shorelines measured at 200 feet compared to the 210 feet of shoreline on parcel #11. None of the properties have frontage on a town road. Both adjoining properties also have buildings on them.

The appealed parcel of land is currently appraised at \$228,000.00 which was noted to be less than that of the adjoining properties by the inspection committee.

Report submitted by Susan Jensen

Mr. Adler noted that the current listed value for the property under appeal is \$228,500, not 228,000 as stated in the final paragraph of the inspection committee's report. Mr. Adler moved to accept the inspection committee's report with this amendment. Seconded by Mr. Maurice Roberts and approved by voice vote.

Ms. Jensen indicated that the inspection committee is in consensus that the lister's assessed value for the property is an accurate fair market value. She indicated that the inspection committee cites as support for this valuation the land values of the adjoining properties, which are both higher than the subject parcel, although the subject parcel has slightly more lake frontage and acreage. The inspection committee also believes the grade factor of 0.80 to be a fair reflection of the wooded nature of the parcel, and the wet areas it includes.

Mr. Adler moved to deny the appeal and to assign a 2017 valuation of \$228,500 for the property. Seconded by Mr. Maurice Roberts and approved by voice vote.

## **2. Review of voter checklist (pursuant to 17 V.S.A. § 2150)**

Chairman Graves briefly reviewed procedures for checklist review and the process for challenging voters and purging the list of names of those ineligible to vote in the Town of Barnet. Board members received, prior to this meeting for their review, copies of the current voter checklist. The Board reviewed the checklist page-by-page, making note of voters who either have moved from Barnet or no one seems to know if they still reside in Barnet.

- The Board instructed Town Clerk Heisholt to send written challenge letters to the voters so noted. See listing of these names at the end of these minutes.

## **3. Other business**

No other business was discussed.

## **4. Adjournment**

Mr. Adler moved to adjourn. Seconded by Mr. Bunnell and approved by voice vote. Meeting adjourned at 7:15 p.m.

A true record.

Attest: \_\_\_\_\_  
Town Clerk