Board of Civil Authority July 7, 2016

Board of Civil Authority Members Present: George Tighe, Ken Weston, Peter Ryan, Larry Gile, Martha Chesley, George Smith, Fred Baser and Peter Coffey.

Lister's Present: Craig Scribner (chair) and Theresa Gile

Appellant: Ramona Hallock also attended by her son Jay Jipner

At 7 pm George Tighe called the meeting to order. All members of the Board of Civil Authority, the Lister's and the Appellants were sworn in.

Chair of the Listing Department Craig Scribner and Theresa Gile joined the Board to discuss the property value for Parcel 225021, owned by Ramona Hallock, located at 62 West Street. He distributed a tax map (see document Lister-01). Craig gave the history of the property, noting that there is a 15,000 square foot piece of the property located on the south side of West Street. When the property was being researched by Ramona's attorney it was brought to the Lister's attention that based on a survey map the tax map was not accurate and this piece should be part of Hallock's property. Once the Lister's completed research they corrected the issue, which increased the value of Hallock's property by $6,500. The value of just the land portioned with Hallock's property changed from $31,000 to $37,500. Theresa Gile explained when the Lister's value property they use a predetermined land schedule, therefore they just enter the acreage of the property and the computer assigns the value. They have never adjusted land values for any property as they feel too much is left to interpretation. Craig said the previous assessed value of the property was $228,900; the new value is $235,400. Ramona Hallock purchased the property for $250,000.

Peter Ryan asked if the portion of the land was buildable. Craig said you could build on it as long as it met setback requirements for the current zoning regulations, but there would not be enough room to put anything very large on there. Ken Weston asked if the Listers had the ability to adjust the value based on the quality of the property. Theresa explained they could, but have never done that for any parcel in Bristol because too much interpretation is involved. The land values are different for different areas in Town. Peter Coffey asked if the entire 15,000 square feet is flat land. Craig said no, but the history of the property showed this was purchased to maintain the view for house.

Ramona Hallock and Jay Jipner joined the Board. She said because this land is not buildable, has minimal access because there is a guardrail in front of it, the value is too high. Jay Jipner said the piece is beginning and continuing to erode because of the stormwater drain from Martin's Hardware. Ramona agrees her deed states she does own the piece of property her house is on along with this second parcel, but does not feel the value of the parcel is $6,500.

The Board of Civil Authority thanked both the Listers and Ramona Hallock and Jay Jipner for their time. They designated Peter Ryan, Peter Coffey and Martha Chesley as the inspection committee. The Board agreed to reconvene the hearing to review the inspection committee's findings and make a decision on Tuesday, July 26, 2016 at 7pm.