

MINUTES OF THE MEETING OF THE BOARD OF ABATEMENT

TOWN HALL BASEMENT Meeting Room

1 Conant Square, Brandon, VT 05733

Wednesday, September 7, 6:30 PM

Present: Del Cook, Acting Chair, Doug Bailey, Marge Munger, Seth Clifford, Joan Thomas, Bud Coolidge, Sally Cook, Bill Moore, Devon Fuller Richard Baker and Clerk, Sue Gage

D) TAX ABATEMENTS

6:30 PM – Dorothy Leysath, 6 Carver St, Brandon, VT 05733; Parcel 0087-0006; Request for abatement of taxes.

Hearing opened at 6:30 pm. Dorothy Leysath and her husband Edward Loedding were present. Clerk Susan Gage distributed the letter received from Ms. Leysath requesting abatement. Chair Del Cook clarified that Ms. Leysath and Mr. Loedding presented a lister card showing the property value at \$198,600. Ms. Gage asked whether this was the current assessment, and Ms. Leysath confirmed that it was. Mr. Clifford asked whether any improvements have been made to the property, and Mr. Loedding stated that there have been no improvements yet.

Ms. Gage clarified the statutory reasons for abatement. Mr. Loedding stated that they are requesting abatement due to a mistake of the listers. The property was acquired by Mr. Loedding and Ms. Leysath this past July for \$35,000. It was listed by the real estate company at \$59,000. The property condition is extremely poor. They feel that the gulf between the assessed value and the market price is a lister error.

Mr. Loedding discussed the current condition of the house and listed the numerous issues, including damage to the exterior and interior due to a fallen tree. Mr. Loedding also shared photographs with the Board. Mr. Loedding and Ms. Leysath provided an engineering inspection report as evidence as well as the current tax bill.

Mr. Bailey asked whether the taxes are current and up-to-date. Ms. Leysath confirmed that taxes were current. Mr. Baker asked whether Ms. Leysath or Mr. Loedding had spoken to the assessor. Ms. Leysath stated that she has spoken with Dolores and that she was told nothing could happen until grievance in May of 2017.

Acting Board Chair, Mr. Cook closed the hearing at 6:45 pm and the Board went into deliberative session. The Board came out of deliberative session at 6:50pm.

Decision will be mailed to applicant within 15 days, per statute.

6:50 PM – Peter Breen, 20 Marble St, Brandon, VT 05733; Parcel 0031-0020; Request for abatement of taxes, interest and penalties.

Mr. Breen was not present for the hearing. Clerk Susan Gage distributed the letter requesting abatement from Mr. Breen along with a number of photocopied photos he submitted of the property at 20 Marble Street. Ms. Gage explained that Mr. Breen purchased the property at tax sale in June of 2015, and paid an amount in excess of the delinquent taxes due for tax sale purposes. When the tax collector's deed was finalized in June of 2016, Mr. Breen was two years in arrears, 2014-2015 and 2015-2016, in addition to interest and penalties. The excess payment was sent to the prior owners per law, rather than being applied to the two years of delinquent taxes. Mr. Breen is requesting an abatement of unpaid interest and penalties and an abatement of unpaid taxes on the over-

assessment of the property. Mr. Breen is asserting that the property is assessed too high. Mr. Breen will not be able to grieve the property until spring of 2017.

The hearing was closed by Acting Board Chair, Mr. Cook at 6:55 pm and the Board went into deliberative session. The Board came out of deliberative session at 7:05 pm.

Decision will be mailed to applicant within 15 days, per statute.

7:15 PM – William & Robin Hanfield, 832 Town Farm Rd, Brandon, VT 05733; Parcel 0082-0832.A; Request for abatement of unpaid taxes for 2014/2015. Manifest Error.

Hearing was opened for consideration of the Hanfield request for abatement. Clerk Susan Gage stated that there was a mistake by the town administration, which resulted in an incorrect tax bill. A current use update was sent to the town in late December of 2014, and should have created a new tax bill. The update was missed and the current use was updated in the following year. Ms. Gage recalculated the taxes based on the proper amount and is requesting that the board abate \$1,613.68 which includes taxes, interest and penalties. Mr. Hanfield's property taxes were paid by his bank, and they required that Ms. Gage adjust the balance to the proper amount when they paid the bill in June of 2016.

The hearing was closed at 7:20 pm.

Decision will be mailed to applicant within 15 days, per statute.

7:30 PM – Melissa Taylor, 74 Pine Tree Dr, Brandon, VT 05733; Parcel 0107-0074; Request for abatement of taxes on Mobile Home that was been removed.

Hearing was opened for consideration of abatement for an unlanded Mobile Home. The property came up for tax sale and it was discovered that the mobile home is no longer in existence. It is unknown when the property was removed, and the original owner's location is also unknown.

Hearing was closed at 7:30 pm.

Decision will be written and filed, but not mailed, as applicant's location is unknown, within 15 days, per statute.

II) ADJOURNMENT

Meeting of the Board of Abatement was adjourned at 7:35 pm.

Respectfully Submitted,



Del Cook, Acting Chair



Susan Gage, Clerk