

**OFFICIAL NOTICE
DECISION OF BOARD OF CIVIL AUTHORITY**

To:
Paul J Krinsky
345 Newbridge Road
Hicksville, NY 11801

Appellant notified by certified mail on:
August 22, 2019

Your appeal to the Board of Civil Authority concerning the appraisal of your property, identified in the Grand List Book with school property account number (SPAN): 384-119-12767 has been given careful consideration, with the following results:

Result of Grievance:		Value(s) Set by BCA
Total Listed Value*	\$58,000	Total Listed Value* \$58,000
Nonresidential Allocation	\$58,000	Nonresidential Allocation \$58,000
Homestead Allocation	\$0	Homestead Allocation \$0
Housesite LV	\$58,000	Housesite LV \$58,000

*If the parcel is enrolled in the use value appraisal program, the BCA must establish the contributory values as required by 32 V.S.A. section 3756. Use attachment U.

Date Appeal Filed: July 03, 2019 **BCA Hearing Notice Date:** July 16, 2019

Date, Time Place of BCA Hearing: July 29, 2019; 6:45 p.m.; Mendon Town Office

BCA Members Present: Al Wakefield, Dick Wilcox, Betsy Reddy, Lindsey MacCuaig, Geoff Wells, Ann Singiser, Marie Conway, Nancy Gondella

Appearing for Listers: Spencer Potter – Vermont Municipal Assessor

Appearing for Appellant: None

Summary of Testimony/Argument By:

Appellant: None

Listers: Spencer Potter submitted the property lister card (marked as exhibit Krinsky T-1) and a map of the parcel (marked as exhibit Krinsky T-2). The property is unimproved land of 1.2 acres on Round Robin Road and is assessed at \$58,000. History of this property is it was appealed in 2013 and the listers lowered it by \$2,900 from \$60,900. There are not a lot of comparable sales of land up there. The last piece of land sold was a very steep sliver, (parcel #52) for \$35,000. Since there weren't any land sales to compare, he used a sale on Merry Maple, that sold very close to the assessment for \$282,500 in 2017, Brian Sell Property card marked as exhibit Krinsky T-3. This is a bigger piece of land and better view. The land on this property is valued at \$80,000. He wouldn't have any problem denying this and even possibly increasing it back to the \$60,900 from the 2013 appraisal.

Property Inspected By:

Lindsey MacCuaig
Marie Conway
Betsy Reddy

**Statute requires minimum
of three members.**

Date of inspection: August 06, 2019 – 9:00 a.m.

Report of Inspection Committee: See Attached Inspection Report

Board's Decision with Reasons:

1. We find that Paul J. Krinsky is the owner of a 1.2 acre lot on Round Robin Road in Mendon. The lot is undeveloped at this time and is relatively flat with a slight sloping topography.
2. The property last sold in 2003 for \$56,000.
3. In support of the appraised value of \$58,000, the Assessor presented a comparable sale at 131 Merry Maple Drive. The property which includes a dwelling valued at \$194,300 and 1.56 acres valued at \$80,100 sold in September 2017 for \$282,500.
4. In support of his request to lower the appraisal, Mr. Krinsky submitted a listing for a 1 acre parcel on Round Robin Road for sale for \$32,000 in 2013. The board is looking for actual sales, not property listings.
5. The property can be connected to the Alpine Pipeline.
6. By unanimous decision, the board voted to deny the appeal. The property value remains at \$58,000.

Certificate: I hereby certify that this is a true record of the action taken on this appeal by the Board of Civil Authority of the Town of Mendon.


_____, Vice-Chair
Board of Civil Authority

Filed in the town clerk's office on 8/21, 2019 at 4:00 p.m.
To be recorded in the Grand List Book of April 1, 2019.

Attest: 
Town Clerk

32, V.S.A. § 4461. Time and manner of proposal.

If you are aggrieved by this decision you may appeal either to the Director of the Division of Property Valuation and Review or to the Superior Court of the county in which the property is situated. The appeal to either the director or the superior court is governed by Rule 74 of the Vermont Rules of Civil Procedure and is commenced by filing a notice of appeal with the town clerk within 30 days of the day this decision was mailed to you by the town clerk (date of entry noted on first page). The town clerk transmits a copy of the notice to the director or to the superior court as indicated in the notice and shall record or attach a copy of the notice in the grand list book.

Be sure your appeal indicates which avenue of appeal you wish to pursue (court or director), clearly identifies the property under appeal, and is accompanied by the correct filing fee. The appeal to the Superior Court shall be accompanied by a \$295 fee for each parcel being appealed; the fee is \$70 per parcel on appeal to the Director. If the property under appeal is enrolled in the use value appraisal program, please indicate that in your appeal. If the property under appeal contains a homestead, please include that information.



Town of Mendon
2282 US Route 4
Mendon, VT 05701
Telephone (802) 775-1662
mendonclerk@comcast.net

MEMORANDUM

To: Board of Civil Authority
Mendon, VT

From: *[Paul J. Krinsky]* Inspection Committee

Re: Inspection Committee Report

Date: August 8, 2019

We conducted an inspection of the property owned by *[Paul J. Krinsky]*, located at **Round Robin Road, Mendon VT Map # 05-00-08 000** at **9 AM on Tuesday, August 6th, 2019**. The inspection committee was comprised of Lindsey MacCuaig, Betsy Reedy, and Marie Conway. *The property owner was not present at the time of our inspection.*

The property/land 1.2 A appears to have substantial road access for both Round Robin Rd, and Overlook Rd. There was a small stream running along the Overbrook border of the land. *The land was relatively flat with slight sloping topography, with mostly hardwood trees. The property is deeper in on the development which means less traffic and noise from route #4. Because the land owner was not present we did not walk all the back boundary lines. We did also notice that a realtors For Sale sign was on the property.*

The highest and best use of the property is residential building site.

The value under appeal is \$58,000. The Lister appraised value is \$58,000

Our recommendation, which passed on a 3 to 0 vote, is to maintain the valuation of \$58,000 in light of the evidence presented.

BOARD OF CIVIL AUTHORITY

Lindsey MacCuaig
Marie E. Conway

BCA Hearings

Date: 07/29/2019

Hearing time: 6:45 p.m.

Present: Al Wakefield, Dick Wilcox, Betsy Reddy, Lindsey MacCuaig, Geoff Wells, Ann Singiser, Marie Conway – BCA members, Spencer Potter – assessor, Nancy Gondella – Chair/Town Clerk, Jesse Bridge – Secretary/Assistant Town Clerk

Call to Order: N. Gondella called the meeting to order at 6:55 p.m. N. Gondella introduced the subject property as on Round Robin Road. N. Gondella asked if anyone needs to excuse themselves from the hearing due to conflicts of interest, no one does. It is noted the appellant is not present.

Appellant Info: Paul Krinsky **Parcel ID:** 05-00-08.000

Listers' Testimony: Spencer Potter submitted the property lister card (marked as exhibit Krinsky T-1) and a map of the parcel (marked as exhibit Krinsky T-2). The property is unimproved land of 1.2acres on Round Robin Road and is assessed at \$58,000. History of this property is it was appealed in 2013 and the listers lowered it by \$2900 from \$60,900. There is not a whole lot of comparable sales of land up there, the last piece of land sold was a very steep sliver, (parcel #52) for \$35,000. Since there weren't any land sales to compare, he used a sale on Merry Maple, that sold very close to the assessment for \$282,500 in 2017, Brian Sell Property card marked as exhibit Krinsky T-3. This is a bigger piece of land and better view. The land on this property is valued at \$80,000. He wouldn't have any problem denying this and possibly moving it back to the \$60,900 that it was in 2013.

Evidence Presented: Krinsky T-1, Krinsky T-2, Krinsky T-3

Follow up: B. Reddy asked what the topography is like for the parcel. S. Potter replied it's no where near as steep as the other sale, there is water going through this one and there is no particular view, just a straight forward lot. Someone asked when it was purchased by this person, S. Potter replied 2003 for \$56,000. A. Wakefield asked if there was sewer and water, S. Potter and N. Gondella replied it's unimproved land, you would have to apply for the permits. There are no site improvements included with this land. Discussion follows about scheduling site visit. N. Gondella will reach out to Mr. Krinsky about site visit and unless property is posted it can be looked at. N. Gondella will let committee know if Mr. Krinsky withdraws.

Inspection Committee Members: Lindsey MacCuaig, Marie Conway, Betsy Reddy

Date of Inspection: Tuesday August 6, 2019 at 9:00 a.m.

There being no further business, the hearing was recessed at 7:02 p.m. and will reconvene hearing on Tuesday August 20, 2019 at 4:00.

Inspection Report: L. MacCuaig presented the report by stating the property is on Round Robin and since there was no evidence presented on boundaries, they had to figure out the property lines themselves. They noted there was substantial road frontage on Round Robin and on Overlook Drive. It is 1.2 acres, very pretty piece of land, relatively flat, pretty stream running through it. There are views from the back of the property looking up. There is virtually no traffic or noise apparent from Route 4. No evidence shows that the assessment should be changed. The property does have a for sale sign and is listed for substantially more than it is appraised at.

Discussion: G. Wells mentioned that there was another sale just down the street a couple months ago for \$60,000 and a lot of new building going on up there. N. Gondella presented a letter Mr. Krinsky wrote along with his appeal (labeled exhibit Krinsky exhibit T-4) mentioning a property that next to his that is for sale for \$32,000.

Jesse Bridge – Secretary/Asst. Clerk

Nancy Gondella – Chair/Town Clerk