

## BCA Hearing Weinberg

Date: 08/02/2022

Hearing time: 5:45 p.m.

**Present:** Larry Courcelle, Lindsey MacCuaig, Ann Singiser, Betsy Reddy, Jim Reddy, Val Taylor, Al Wakefield – BCA members, Spencer Potter – assessor, Nancy Gondella – Chair/Town Clerk, Jesse Bridge – Secretary/Assistant Clerk, Andy & Sloan Weinberg – Appellants

**Call to Order:** Nancy called the meeting to order at 5:45 p.m.

**Appellant Info:** Andrew & Shannon Weinberg, 320 Old Stockbridge Path **Parcel ID:** 06-02-11.500

Spencer Potter, Andy & Sloan are sworn in. Nancy asked if anyone needs to excuse themselves from the hearing due to conflicts of interest or ex parte communication, no one does.

**Case Introduction:** Single Family Residence at 320 Old Stockbridge Path on 53.5 acres, assessed at \$857,600 (marked Weinberg T1).

**Appellant Testimony:** He said when he appealed last year the site visit committee recommended \$695,000, then the BCA set the value to \$765,000. They decided to appeal that value to the state appraiser and at that hearing S. Potter disagreed with the BCA and recommended a value of \$1,289,000, which was up from the original \$543,000 which then it went to \$919,000 and then it was \$1,289,000 which was in March of this year. At that time, they were thinking there was something unethical. The state appraiser set the value at \$765,000. Since March they sold 6 acres of land, and their assumption was the value would go down. They got a letter in June 2022 saying the value is set at \$749,000. They filed a grievance and S. Potter asked if they understood that since they are opening this up, he can change the numbers again. They went through with the grievance and S. Potter set the value at \$857,600 and stated that he didn't agree with the BCA's decision. A. Weinberg hands out the Decision of the Property Valuation Hearing Office from his appeal to the state appraiser last year (marked Weinberg A1). He wanted to point out that on the letter it states that the value the state appraiser set cannot be changed for two years unless the property is altered. He would like clarification as to how it can now be set to \$857,600. They would like the BCA to give them a fair and accurate assessment. N. Gondella replied that the value can change because the property has changed due to the sale of the 6 acres.

**Evidence Presented:** Weinberg A1

**Assessor's Response:** None

**BCA Questions:** L. MacCuaig asked if they subdivided and sold the 6 acres. A. Weinberg replied yes, now it's on the market for \$180,000, it has a driveway and a slab. N. Gondella asked if that is what they sold it for? A. Weinberg replied no, we sold it for

\$5000. It was a friend of ours, we bartered some of it. N. Gondella said that wasn't an arm's length transaction then. A. Weinberg said they are trying to get an appraisal done. N. Gondella asked what they think the value should be. A. Weinberg thought \$695,000 was fair before they sold the land. N. Gondella asked so what would you sell it for right now? S. Weinberg said \$699,000.

**Assessor's Testimony:** S. Potter presented two sales. The first is 105 Spencer Meadows, sold May 2021 for \$767,500, single family home on 6.7 acres of land (marked Weinberg T2) and the second is 722 Woodward Rd., 3 acres and the house sold June 2021 for \$725,000 (marked Weinberg T3).

**Evidence Presented:** Weinberg T2 & T3

**BCA Questions:** none

**Appellant response:** A. Weinberg said they were both sold in 2021, during the pandemic when sales were booming around here. S. Weinberg said the first home presented is double our square footage and there is another bathroom and bedroom. She said they are off the grid, no road maintenance.

**Follow up:** none

**Inspection Committee Members:** Larry, Val, Ann

**Date of Inspection:** Friday August 12, 2022 9am

There being no further business, the hearing was recessed at 6:10p.m. and will reconvene on Tuesday August 30, 2022 at 4:20pm.

**Inspection Report:** The hearing reconvened on August 30, 2022 at 4:20pm. Present at the hearing were, Al Wakefield, Betsy Reddy, Jim Reddy, Val Taylor, Lindsey MacCuaig, Ann Singiser, Larry Courcelle, – BCA members, Nancy Gondella – Chair/Town Clerk, Jesse Bridge, Secretary/Assistant Town Clerk, Ann read the report which is attached to the minutes.

**Discussion:** There was no discussion and the hearing closed at 4:25pm.

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Jesse Bridge – Secretary/Asst. Clerk

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Nancy Gondella – Chair/Town Clerk