



TOWN OF MENDON

NOTICE OF DECISION

Town of Mendon Board of Abatement

On April 23, 2025, an application for tax abatement was submitted to the Town Clerk by Mark Allen regarding property located at: 54 Red Clover Lane Parcel ID Number of: 070011011 owned by RCVI LLC. AKA Red Clover Inn

The Property is: ☐ Residential ☒ Commercial ☐ Agricultural ☐ Forest Land
and had an Assessed Value of \$1,252,000 in 2024-2025.

The abatement request was pursuant to the following category:

- ☐ Taxes or charges of persons who have died insolvent. 24 V.S.A. § 1535(a)(1).
- ☐ Taxes or charges of persons who have removed from the state. 24 V.S.A. § 1535(a)(2).
- ☒ Taxes or charges of persons who are unable to pay their taxes, charges, interest, and / or collection fees. 24 V.S.A. § 1535(a)(3).
- ☐ Taxes or charges in which there is manifest error. 24 V.S.A. § 1535(a)(4).
- ☐ Taxes or charges in which there is a mistake of the listers. 24 V.S.A. § 1535(a)(4).
- ☐ Taxes or charges upon real or personal property lost or destroyed during the tax year. 24 V.S.A. § 1535(a)(5).
- ☐ The exemption amount available to certain veterans and their family members under 32 V.S.A. § 3802(11) to persons otherwise eligible for exemption who file a claim on or after May 1 but before October 1 due to the claimant's sickness or disability or other good cause as determined by the board of abatement; but that exemption amount shall be reduced by 20 percent of the total exemption for each month or portion of a month the claim is late filed. 24 V.S.A. § 1535(a)(6).
- ☐ Taxes or charges upon a mobile home moved from the town during the tax year as a result of a change in use of the mobile home park land or parts thereof, or closure of the mobile home park in which the mobile home was sited, pursuant to 10 V.S.A. § 6237. 24 V.S.A. § 1535(a)(9).



TOWN OF MENDON

The Board of Abatement held a hearing on the application on: May 27, 2025 at 4:00pm.

The members of the Board of Abatement that were present at the hearing were: Jesse Bridge, Lindsey MacCuaig, Al Wakefield, Jim Reddy, Betsy Reddy, Rich Carlson, Megan Smith.

The persons appearing for the Applicant were: Mark Allen

The Board's Findings of Fact were as follows:

The due date for tax payments was March 10, 2025. Mark paid their 2nd tax payment of \$12,413.06 online on March 23, 2025. There was an 8% penalty of \$993.04 and 1% interest of \$124.13 assessed for a total due of \$13,530.23 leaving \$1,126.83 of unpaid taxes. 1% interest of \$11.17 per month was added for both April and May bringing the total due of \$1,139.51. The appellant did admit that the payment was overlooked and therefore there was not an inability to pay the taxes but he would like the fees abated due to low cash flow.

The Applicant's request for abatement was:

☒ Denied by the Board.

☐ Granted by the Board

☐ This is an abatement of an amount or amounts already paid, and therefore, the Board orders that this abatement of an amount or amounts already paid shall be in the form of:

- ☐ a credit against the tax or charge for the next ensuing tax year or billing cycle and for succeeding tax years or billing cycles if required to use up the amount of the credit; or
- ☐ a refund.

The Board's reasoning is as follows: As per stated on the tax bill "Taxes unpaid after the due date are delinquent. Interest at 1% per month will be charged in addition to a collector's fee of 8%. Postmarks ARE accepted as timely payment." As well as according to state statute (32 V.S.A. §1674).



TOWN OF MENDON

I hereby certify that this is a true record of the action taken by the Board of Abatement.

Signature of Chair, Board of Abatement

A decision of the Board of Abatement may be appealed to Superior Court in accordance with Rule 75 of the Vermont Rules of Civil Procedure.

A decision of the Board of Abatement does not affect the tax assessment for the property.

A copy of this decision shall be recorded in the office of the Town Clerk and a certified copy shall be forwarded forthwith to the collector of taxes and the Town Treasurer pursuant to 24 V.S.A. § 1536.