

BCA Tax Appeal Hearing
Wheelock Town Hall
Monday, August 29, 2022 6:15 PM
Recorded via Zoom

PRESENT: BCA Members - Eileen Boland, Kim Crady Smith, Steve Amos, Peter Miller, Vanessa Seguin, Ann Lawless and Mike Richardson. Listers - Carol Rossi and Tanya Brewer.

CALL TO ORDER: KCS called the meeting to order at 6:21 PM.

MOTION: SA makes a motion to accept the July 28, 2022 Minutes. Seconded by KCS.

VOTE: All in favor. Motion carries.

VS explained that she notified both appellants of the date and time of the hearing. She also explained that the tax appeal of Barbara McCarty may now be moot since the Listers were able to file a survey of an abutting property on file in the Wheelock Land Records which depicted acreage.

DISCUSSION regarding BRUCE BONNETT APPEAL HEARING:

Bruce Bonnett did not appear for this hearing. VS explained that Bruce Bonnet filed what she determined to be a withdrawal of his appeal in writing on Thursday, August 25, 2022 in person. She shared the letter with the group.

After discussion of the letter, EB asked whether we should respond to the letter given the hostile tone in the letter.

MOTION: SA made a motion that BCA accept the withdrawal of appeal Bruce Bonnett with no further action. PM seconded the motion.

VOTE: Majority in favor. Motion carries.

DISCUSSION REGARDING BARB MCCARTY APPEAL HEARING:

6:45 PM – Appellant Barb McCarty did not appear in person for this hearing.

VS recuses herself with respect to Barb McCarty appeal.

LISTER TESTIMONY: The Listers present information that there is Mitchell survey is on file (abutting neighbor). They explained that the survey does depict total acreage for both parcels and the total acreage minus Barb McCarty's purported 10.10 acres, leaves an accurate acreage for the neighboring property. They also explained that surveyors possibly measured to the center point of the Town Right of way giving Barb McCarty the 10.10 whereas the parcel mappers perhaps did not. The discrepancy is -.12. (10.10 to 9.98). The Listers then stated that they have justification to put Barb McCarty back at 10.10 acres.

The Listers then state the following: Property of Barb McCarty located at 2265 Cold Hill Road, assessed for 10.10 acres, for a value of \$32,100; and a camper for \$500 for a total of \$32,600. Also noted she has never raised an issue about an assessed value.

Listers then presented some comparable of other properties in Town which have campers or camper like structures.

EB points to #4 and #5 of Appellant's July 24th letter.

The BCA agreed that the issue she raised has been resolved at this meeting and the listers have adjusted her acreage back to 10.10, updated the grand list, submitted an errors and omissions report for approval by the Selectboard, and produced a 2022 tax bill based on 10.10 acres.

MOTION: PM makes a motion that we accept Barb McCarty's withdrawal acknowledging her land stays at 10.10 acres per conversation with listers. EB & MR seconded the motion.

VOTE: Voted unanimously. Motion carries.

No other business.

MOTION: SA makes a motion to adjourn. Seconded by PM.

VOTE: All in favor. Motion carries.

The meeting adjourned at 7:05 pm.