

## BCA Meeting and Tax Assessment Appeal Hearing – 7.17.2025

In attendance: Trace Tancreti, Bob Quaderer, John Paulette, Brian Stroffolino, Clyde Jenne, John Bartholomew, Andrea Farrington, Tom Kennedy, Phil Hobbie, Bill Donohue, Pat Richardson, Thatcher Fields, Molly Delaney

Absent: Barbara Barbour, Bettina Read, Brian Stroffolino, Matt Dunne, Jim Rielly

The chair and the vice-chair were absent from this meeting. The board moved ahead with electing a temporary chair to conduct this meeting.

Bill Donohue nominated Pat Richardson for temporary chair. Pat accepted

Pat Richardson called the meeting to order at 5:31 and asked everyone to introduce themselves.

Pat Richardson Introduced the appellant and the case to be heard. The listers and the appellant were sworn in with the BCA oat.

Pat Richardson asked if anyone had conflicts of interest and should recuse themselves. There were none.

Pat Richardson called on Bob Quaderer to present evidence.

Bob Quaderer described how the property assessment was performed and handed out evidence. He described how the evidence contains a list of comparable properties.

Thatcher Fields came to present evidence.

Mr. Fields believes the listers changed his appraisals figures and increased his property taxes.

Mr. Fields shared the listers assessment instructions guidelines with the board.

When the reappraisal took place, excluded acres (4) were appraised at 161,200. He claims this is significantly higher than his abutters but acknowledged he lives on a unique property. Mr. Fields claims that the listers created a separate building lot for the cabin but the appraiser did not during reappraisal.

Mr. Fields directed the BCA to the listers assessment guidelines. He pointed out the guidelines state the “the highest and best use” would not be a building lot. Because of the cabin’s proximity to the house, should he subdivide he believes it would impact the value of the main house. He claims that his neighbors at 122 Best Road have 5 cabins, but the land is not broken out into 6 building lots (5 cabins, 1 principal house).

Bob Quaderer responded with his argument, that the second building lot is assessed using best practices. He explained that a second building lot is assessed at 50% of the main building lot. Bob mentioned that 122 Best Rd is a different property and not an accurate comparison. Mr. Fields feels it’s important that the BCA review the lister assessment guidelines.

Phil Hobbie asked about the appraisal that Mr. Fields has been referring to.

Mr. Fields clarified that the assessment he’s referring to is from 2019.

Tom Kennedy asked if there are any examples of a second house on a parcel that’s not considered a second building lot.

Bob Quaderer responded no.

Mr. Fields asked about 122 Best Road.

Bob Quaderer explained that the cabins at 122 Best Road are short term rentals.

Mr. Fields responded that this is the same case with his cabin. It’s for short term rentals only.

Bob Quaderer responded that how your use the property means nothing. The property could be vacant but the point is that the highest and best use of the property should be applied.

John Bartholomew asked how the Best Road property is viewed differently.

Bob Quaderer replied that he has not looked into this property enough to speak to it.

Jo Knowles said she doesn’t understand why there is a difference and it’s important to understand why these properties are assessed differently. She’s recently officiated a wedding at Fat Sheep Farm and said these cabins are a “full house”.

Clyde Jenne asked that if 2019 the base of a 2 acre lot was \$75,100, how was this assessment figure calculated.

Bob Quaderer responded that there are examples of 2 acre building lots on less desirable land assessed less. It depends on the characteristics of the building lot.

John Bartolomew asked how many other properties are good comparisons for this case?

Bob Quaderer specified what properties in his evidence are good comparisons to demonstrate the fair assessment.

Trace Tancreti asked if the house is subdivided out?

Bob Quaderer replied that every house has 2 acres assigned for a building lot.

Mr. Fields gave final comments. He believes his assessment is high by 81200. Mr. Fields is focused on page 4 of the lister guidelines and believes the BCA should review this closely.

Andrea Farrington, Tom Kennedy, and Phil Hobbie appointed to the inspection committee.

Pat Richardson asked the group if they had the Property Tax Appeal handbook. John will send a link around to the group.

Bob Quaderer pointed out that the guidelines that Mr. Fields was referring to are on the town website.

Clyde Jenne said he believes if there is a second dwelling, there must be a separate house site.

Bill Donohue asked about Fat Sheep Farm.

Bob Quaderer stated again that this property is not comparable.

Bill Donohue made a motion to adjourn the hearing.

Pat Richardson closed out the appeal hearing at 6:10.

John Paulette explained the voter checklist review and gave out challenged voter checklists to the BCA.

John Bartholomew made a motion to adjourn at 6:16.

Minutes taken by John Paulette