

**BCA MEETING FOR TAX APPEALS
INSPECTON COMMITTEE REPORTS
AUGUST 13, 2014
MINUTES**

Present: Doreen Aldrich, Mary Barber, Ann C. DiBernardo, Patricia Fowler, Peter Golec, Susan Hammond, Denis Harty, Douglas, Sally & Thomas MacPhee and Cass Wright

The Vice Chairman opened the meeting at 6:30 p.m. to hear the reports of the inspection committees.

TransCanada – PIN24-6060019 – 20 Mill Street; Bellows Falls, VT

Doug MacPhee reported that the inspection committee of Doug MacPhee, Ann C. DiBernardo and Patricia Fowler inspected the property on August 1, 2014 at 1:00 P.M. The taxpayer was represented by Mark Cleverdon and Matthew Cole who were present. Michael Harty, Lister, was also present. The property is at 20 Mill Street and was built in 1927. It is a power plant on 6.86 acres according to the grand list and they did not dispute that. The condition of the buildings and ground are good to excellent. The land is sloping and the building has a concrete foundation. The committee was unable to view the roof so they don't know what the condition is. There are modular buildings on the property. The condition of their neighbor's property (the TLR building) is good to poor. The method of appraisal was revenue. Since the last inspection on July 29, 2013, there are no major changes to the TransCanada portion of the site. Three large, outdated transformers that belong to another entity were removed improving the down river appearance of the power plant. The current value by the listers is \$108,110,000. TransCanada believes the value should be \$63,047,600 and has submitted an independent appraisal to the town. The BCA placed the value of \$129,000,000 after inspecting the property on July 25, 2012 and maintained that value after inspection of July 29, 2013. The value and taxes are under appeal in the Vermont Superior Court. After the inspection of August 1, 2014, the committee recommends maintaining the value at \$129,000,000. The grand list of the Town of Rockingham, Village of Bellows Falls for this property would be 91% of its value, \$117,390,000, Town of Walpole 9% or \$11,610,000. The BCA's decision has not yet been applied to the grand list. It is standard procedure to continue the billed value by the Town of Rockingham, Village of Bellows Falls at \$108,110,000 for the duration of the appeal process. With the closing of Vermont Yankee Nuclear Power, we believe the value of the plant will increase; however, we are not able to ascertain a revenue increase at this time to this or any other generating facility. There are no comparables in the local area. He asked for a motion to discuss the report and then discuss it. Peter Golec moved to keep the value at \$108,110,000, seconded by Pat Fowler. There was no discussion and the motion carried. There were two abstentions plus one who had recused himself at the hearing on July 21st.

Doris Morse/Roseann M. Drexler – PIN 065001800 - 1800 Rockingham Rd.

Dennis Harty reported that the inspection committee of Dennis Harty, Mary Barber and Susan Hammond inspected this property on August 5, 2014 at 10:00 a.m. This is land only. The property owner's deed from 1926 claims 32 acres. The town has had aerial photos done and has consulted a cartographer resulting in 38 acres. The land in question is forested and has many

turns, angles and jogs. It is partially bordered by Route 103. The 1926 deed and an older deed description goes from pasture to stonewall, etc. The allowance for error on the town's calculations is 25% which equals nine acres; more than what is in question here. In conclusion, the committee feels that there is insufficient evidence to increase the acreage without more detailed aerial photos or an actual survey; therefore, the committee recommends maintaining the acreage at 32 acres. Golec moved to accept the recommendation of the committee, seconded by Harty. There was no discussion and the motion carried. There were two abstentions. Lister, Paul Noble, had a procedural question. As he understands it, the committee is saying to leave it at 32 acres. Harty responded that he was correct. Noble added, so the listers should change the grand list to 32 acres? MacPhee said the committee is saying to change the acreage back to 32 acres.

BF Petro c/o Anthony James dba James Petro, LLC – PIN 265030097 – 97 Westminster St.
Cass Wright reported that the inspection committee of Cass Wright, Doug MacPhee and Ann C. DiBernardo inspected the property on July 30, 2014 at 9:00 A.M. The taxpayer was present with his attorney, Chris Moore. Also present was Paul Noble, Lister. The three conducted a thorough, visual examination of the lot and building in question. This is a single story building on a concrete slab. The acreage is 0.35 and the land is flat. The roof condition and material was observed to be poor. The property, in general, is in good condition as is the neighbor's property. The method was income. Comparables are 105 Westminster St.; Bellows Falls, Rte 5 Westminster Station and 124 Rockingham St.; Bellows Falls (Penguin Mart). They went inside to evaluate the building's potential as a mercantile business during which we observed the practical limitations of the grocery and beverage function as well as the neighborhood impact of the capacity as a branch of the Vermont Liquor Sales Authority. After deliberation, the recommendation of the committee is to reduce the value to \$310,000. Hammond moved to accept the recommendation of the committee and reduce the value to \$310,000, seconded by Golec. Fowler asked how they were splitting the land value. MacPhee said it was mainly based on comparables. He found that some are undervalued; but he felt this one was overvalued. Fowler said she was talking to the value of the land because at the last meeting we were talking whether the location was an advantage or disadvantage from a commercial standpoint. MacPhee said personally speaking between this and the Sunoco across the street there are pluses and minuses to both of them. They focused on the revenue source. DiBernardo said Dunkin Donuts and the Westminster Station Market are across from bridges; there is a lot of traffic. This is a second rate liquor store where he gets a lot of foot traffic from residents on Atkinson St. They felt it could not be compared to a place like Dunkin Donuts. Lister, Noble, said when a property is valued by the income approach, there is no separation of land and building. They are treated as one. The motion to reduce the value to \$310,000 carried. There were four abstentions.

Richard & Carol Johnson/Floyd Amidon – PIN 233540038 – 38 Oak St.

Harty reported that the inspection committee of Denny Harty, Mary Barber and Alan Ternes inspected the property on July 21, 2014. The house on the lot had been removed after a fire and the cellar hole had been filled in. The development rights to the lot have been deed restricted. The committee agrees with the listers to zero out the value of the house and reduce the land value by half which is \$26,500. Golec moved to accept the recommendation of the inspection committee and reduce the house to zero and the land to \$26,500. DiBernardo seconded. There was no discussion and the motion carried. There were two abstentions

There being no further business, Golec moved to adjourn at 6:52 p.m., seconded by Harty. The motion carried.

Attest: _____ Town Clerk
Doreen Aldrich

Approved: _____ Vice Chair
Douglas MacPhee