

Town of Springfield - Board of Abatement

Selectmen's Hall - 96 Main Street - Third Floor

Via Zoom

Thursday, November 19, 2020 at 5:15 pm Minutes

Board of Civil Authority Members Present:

Ernest Lamphere

John Bond

Kathleen Stankevich

Scott Farr

Char Osterlund

Mark Greenvall

Warren Cross

Stephen Matush

Mike Martin

Beth Gray

George McNaughton

Alice Emmons

Kristi Morris

Walter Martone

Rick Hunter

Melissa Mackenzie

Peter MacGillivray

Chuck Gregory

Barbara A. Courchesne, Town Clerk

Others:

Nichole Knight, Assessor

Maxine Aldrich, Assistant Town Clerk

The meeting of the Board of Abatement was called to order at 5:15pm by Chairperson Ernest Lamphere. Town Clerk took roll call of Zoom participants, and a quorum was present. Town Clerk swore in the Board.

1. Additions to Agenda

No additions.

2. Requests for Tax Abatement

Nosek, Kenneth – 71 Park Street, Parcel 026/2/14

Appellant and Assessor were sworn in. Town Clerk read aloud Appellant's request for abatement. Copies of Appellant's abatement request under "Reason No. 4" (24 V.S.A. § 1535(a)(4)), Appellant's exhibits, Assessor's letter and evidence were provided to all parties. Appellant stated when he created his request, he did not have any data from the assessor's

office for the land schedule, such as the base lot size or the base rate for the assessment of property in Springfield. Since receiving assessor's letter, he understands the land schedule is quite different in that zone, being central business district. He stated his transfer documents listed .13 acres because that information was the most prevalent in the town's recorded information, although he believed it to be different. He referred to his exhibits for the online tax map to calculate land size. He stated he feels he will have to go through the grievance process in the spring to make sure there is an accurate assessment on the property. He confirmed that the purchase price included \$2,000 for personal property. He confirmed with Assessor that the adjustments were from the land table and not an override.

Nichole Knight stated Appellant purchased a 2-unit home for \$26,000. Appellant acknowledged that there were errors in previous transfer documents. Appellant stated that the reappraisers should have corrected the error. Ms. Knight stated the reappraisal would take years if the town had to survey every property. She confirmed there is a problem, but it should be brought to grievance. Appellant bought the property knowing there was an issue with the land. The online tools are an estimation not a certified survey. Ms. Knight stated when changed in Patriot, it's a \$400 difference in value which ends up being \$14.77 for the year. Chairman Lamphere confirmed Ms. Knight's statement that this should be brought to grievance. Ms. Knight stated yes, she and the town's lister would be more than happy to work with Appellant.

George McNaughton confirmed Appellant purchased the property knowing there was a problem with the land size. Ms. Knight stated most of the taxes paid were a part of the purchase price. Ms. Knight acknowledged the value is off because it's not a legitimate sale, it is a tax sale property, it is a distressed property. George McNaughton asked Appellant if he would not have bought the property if he'd known it was smaller or he would have paid less. Appellant answered no. Appellant stated the right of way is not owned by the parcel that he owns: he does not want to be taxed on something he doesn't own.

Walter Martone asked the total purchase price paid that included back taxes. Appellant stated total purchase price, including personal property, was \$26,000. Mike Martin asked if that purchase price included back taxes or were taxes added on top of that. Appellant stated they were concessions to the sale. Mike Martin asked and Appellant confirmed total all in was \$26,000.

MOTION: Mike Martin moved to deny Appellant's request for abatement and have Appellant go through the grievance process; seconded by George McNaughton. Appellant asked if he can come back through abatement. No further discussion. Motion passed.

Wiley, Holly – 47 South Street Lot 5, Parcel 030/1/01-L3

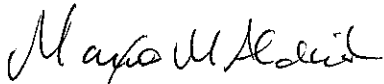
Appellant was not present. Copies of Appellant's abatement request under "Reason No. 3" (24 V.S.A. § 1535(a)(3)) and notice of tax sale were provided to all parties. Clerk read aloud Appellant's request. Clerk called Appellant and explained the tax sale process and there was not enough time to notice the hearing before the tax sale was held. Clerk explained Appellant has a year to redeem from tax sale. Appellant did not explain her disability to Clerk.

Warren Cross asked how much is asking to be abated. Clerk stated amount is not clear, Appellant was fine with Zoom hearing, Appellant felt better knowing she has a year to redeem. Walter Martone confirmed that a previous request under this reason the board was provided with documentation. His concern is if there will be an ongoing inability to pay. Clerk confirmed taxpayers receive notices every month if past due. Discussion ensued about the status of the trailer park, the water and sewer period, number of people in residence, discounts on taxes for disability, water meter or possible leak. Clerk explained the process when taxes are delinquent, the opportunity for an agreement after first year, then a demand letter after two years or tax sale.

MOTION: Mike Martin moved to deny Appellant's request and to let Appellant reapply when she has additional information; seconded by Scott Farr. Alice Emmons asked that we let Appellant know to have town check water and to have documentation on the disability. Mike Martin amended motion to include reason for denial is insufficient information and have Appellant have the water department inspect for excessive water use. Motion passed.

Warren Cross moved to adjourn; seconded by Beth Gray. Motion passed. Meeting was adjourned at 6:18 pm.

Respectfully submitted,



Maxine M. Aldrich
Assistant Town Clerk