

Minutes
Dover Board of Civil Authority
Wednesday, July 23rd, 2014
Dover Town Office at 6:00 p.m.

The Town of Dover Board of Civil Authority met at the Dover Town Offices on Route 100 in West Dover on Wednesday July 23rd, 2014 at 6:00 p.m.

Present: Appellant: Janet Rosenblatt, Lister: Linda Sherman, Town Appraiser: Jim Boyle, Board: Larry Feldstein, Linda Holland, Randy Terk, Vicki Capitani, Marli Gloeckner, Buzzy Buswell, Tom Baltrus, Andy McLean.

Clerk calls the meeting to order and asks for nominations for Chair. Buzzy Buswell nominates Larry Feldstein. Linda Holland 2nds. Vote in favor, unanimous.

Chairman Feldstein asks the Board to introduce themselves to the appellant and goes over the structure of the hearing.

Clerk administers the BCA and witness oaths.

Appeal by **Janet Rosenblatt** of the Listers' grievance decision for tax map # **RT133** located at 311 Blue Brook Rd for the Grand List of 2014.

Listers: Linda Sherman distributes Exhibit A containing 3 comparables and a land schedule. The subject property was valued at \$262,230 before the grievance hearing. As a result of the grievance hearing the value was lowered to \$237,750.

Jim Boyle explains the difficulty of assessing property in this market and especially for this type of property which has few comparables anyway. Jim goes over their comps and the differences between the subject property and the comps and the allowances made for these. (see Exhibit A)

Appellant: Janet Rosenblatt explains that she spoke with a Dover lister about her prospective home before she built it. Based on the description of the home the lister estimated her annual property tax at \$3,000. Her taxes are currently much higher than this. Last year Janet didn't receive her change of appraisal letter until the appeal period was over.

Janet explained that the listers' comp on Country Club Rd. has a full finished basement and a garage while hers does not. She explained that she has no access on Route 100 because of bedrock outcroppings. Also, that she has no view and limited use of her land due to wetlands and rock outcrops and boulders. Her home is a modular.

Linda Sherman explains that some comparables are relevant only in the land value while others maybe only the building value.

Board: Buzzy, to Janet, what do you think the house is worth? Janet, \$20,000 to \$50,000 less than the listers' value. Randy Terk, to the listers, what is the per acre value in that area for similar land? Jim, no sales makes it very difficult to break it down that way. Randy, to Janet, what did the house cost to build? Janet, excluding the land and septic, it cost \$215k or \$220k. Janet, the land had to be dried out. It's a wetland.

Inspection committee: Fri. Aug. 1st 9am: Larry Feldstein, Linda Holland, Marli Gloeckner. Janet expressed that it would be acceptable to her if the listers were present.

Deliberative meeting: to hear the report of the inspection committee, Aug. 6th, Wed., 6pm at the Dover Town Offices.

Motion to adjourn, Buzzy. 2nd, Randy. Passed, unanimously.

Respectfully submitted :

Approved:

Andrew R. McLean, Town Clerk

Lawrence Feldstein, Chair