

WOODSTOCK BOARD OF ASSESSMENT APPEALS
Monday, March 3rd, 2014, 6 pm
TOWN HALL
and continued as noted below

Members present: Ed Larson, Nancy Nystrom, Rebecca Hyde

The meeting was called to order by Ed Larson at 6 pm.

Mark Brouillard, Esq, appeared on behalf of Southbridge Savings Bank regarding the property at 76 Millbrook Lane. He brought an independent appraisal of the property however it was dated October 1, 2012, a year after the date of the reval. He stated the property was rundown and in need of substantial repairs, and worth only \$500,000, not \$999,100 as appraised during the reval. No decision was taken pending a revised independent appraisal dated October 1, 2011, and any estimates of the cost of needed upgrades he could obtain.

Steven C. Kurczy appeared regarding 23 Little Bunggee Hill Rd. He stated that he bought it at auction in November of 2013 and that the description in the town records was inaccurate, for instance there was no working bathroom when he bought it. It was agreed we would inspect it.

John Trowbridge was scheduled to appear at 6:30 regarding 48 Joy Rd however didn't show up.

James Perron presented his case regarding 25 Bungay Hill Rd, along with his father. He has been building his own house and barn for some years and the assessor revised the percent completion on the barn as of October 1, 2013, resulting in an increase of \$9,000 in the assessed value. James stated he has been working full-time until recently and had done little additional work on the barn in recent years. It was agreed we would go inspect.

Lorene Toth appeared regarding 114 New Sweden Rd. Her assessment went up for 2013 which she assumed was due to the completion of her barn, and she was wondering whether there was an agricultural exemption available since she is raising goats. We explained that that exemption depends on being able to show \$15,000 a year in agricultural income or expenses, which she stated wouldn't apply to her. However it appeared that her dwelling assessment was also increased due to a change in description from a 1/2 story to a 3/4 story on the second floor. Further discussion indicated this was also worth an inspection.

Meeting adjourned, 7:45 pm, pending inspections and receipt of further information from Mark Brouillard, Esq.

meeting continued, Tuesday, March 11, 2014, 3 pm, at various locations for inspections. all members present.

The first inspection was of 23 Little Bungee Hill Rd, where we found work in progress rebuilding the interior. The assessor stated that he had been able to find pictures of the place when it was for sale, prior to Mr. Kurczy's purchase, and that the interior was gutted at that point with no bathroom fixtures.

The second inspection was of 25 Bungay Hill Rd, in particular the barn. The barn was framed, roofed, with a ground floor and a 2nd floor, some siding remaining to be done, many details in place, others still to be finished.

The third inspection was of the house at 114 New Sweden Rd, to examine whether it was a 3/4 or a 1/2 story on the second floor.

Meeting adjourned pending further discussion, 4:30 pm.

Continuation, Monday, March 17th, 2014, 6 pm, Town Hall, all members present.

Mark Brouillard had dropped off a revised independent appraisal for the property at 76 Millbrook Lane, dated October 1, 2011, as well as a letter stating what he thought repairs might cost in his own opinion. The appraisal showed no change in the appraised value vs the one he had submitted dated October 1, 2012. The possible repairs or necessary improvements were inadequately documented. Nancy Nystrom moved that there be no change in the assessment, Ed Larson seconded, and all were in favor.

The assessment of 23 Little Bunggee Hill (Steven Kurczy's) was then reviewed. Ed Larson stated that he had checked with the building department, and no permits were pulled between 2002 and those for the current project. We requested that the assessor give us an estimate of the appraised value at October 1, 2013, based on the current information and inspection. As a result, Rebecca Hyde moved that the appraised value be reduced from \$124,100 to \$100,600. This motion was seconded and passed unanimously.

Then the question of the barn at 25 Bungay Hill Rd (James Perron's) was discussed. It seemed that the estimated 50% completion was reasonable. Ed Larson moved to make no change to the assessment, and this motion was seconded and passed unanimously.

Regarding 114 New Sweden Rd (Lorene Toth's), upon inspection and measurement, the assessor felt that a change back to the finished half story instead of three quarter story would be in order. Nancy Nystrom asked that the barn be re-measured, as it didn't seem as big as recorded when she inspected it.

Meeting adjourned pending measurements of the barn at 114 New Sweden Rd.

Continuation, Tuesday, March 25th, 4 pm, Town Hall -

Regarding the barn at 114 New Sweden Rd, measurements confirmed that the assessment was accurate. Ed Larson moved that the dwelling assessment be changed to reflect the half story instead of 3/4 story, resulting in a reduction of the total property assessed value from \$240,680 to \$231,780. Motion seconded and passed unanimously.

Meeting adjourned, 4:15 pm.

Respectfully submitted,

Rebecca Hyde, Secretary

Applications to Appeal with all supporting documentation are available for inspection at the Town Hall. Income and expense figures are not available for public inspection.