

**Vershire Board of Civil Authority
Fernandez Appraisal Grievance Appeal
Hearing Minutes (Draft)
July 17, 2024**

Hearing Attendees:

BCA Members – Vernal Stone, Nicole White-Fogarty, Amy Record, Margaret Darrow Chair, Reva Seybolt, Gene Craft Clerk, Bonnie Strout.

Listers/NEMRC, Jamie Blondin, Lucas Daniels, Debra Kingsbury, Jacob Stoddard.

Appellant - M. Sean Fernandez.

Public attendees – Gretchen and Mark Harvey.

Chair called the meeting to order at 6:01pm. The Board Chair administered BCA Hearing oaths to all BCA members present, and then administered oaths to the Appellant and Listers/NEMRC. Appellant was then given the opportunity to present their evidence to those in attendance. Exhibits were marked by the Clerk as they were introduced and a copy of each distributed to the Listers, the Board Chair, and the Clerk. Most of the evidence presented compared other large acre parcels in town to the Appellant's property and question how those reappraisals differed in land grade application. The Listers were allowed to respond to the evidence presented by the Appellant's evidence beginning with how the reappraisal was conducted, what things they looked at to set reappraisal values. The board was then asked if they had questions for either the appellant or Listers. The process of follow-up was reviewed. The hearing was slated to last 45 minutes, as per the rules, but the chair moved to extend the hearing an additional 30 minutes, the motion was seconded by Bonnie Strout and approved unanimously by the BCA members present. Gene Craft asked how the Appellant calculated the cost per acre for the comparable properties the appellant presented.

The Listers were then given opportunity to present their evidence to those in attendance. Exhibits were marked by the Clerk as they were introduced and a copy of each distributed to the Appellant, the Board Chair, and the Clerk. Property Transfer Tax Returns were presented (reappraisal does look at sales and sales price to help determine the FMV of properties under reappraisal. Explained how the Appellant's grievance informational meeting and Lister grievance was handled and explained how there were some reductions were made and also how land grades are applied across any property. The evidence presented contained comparable properties in our area and how this information was used and applied to the Appellant's property. The Listers stated that land sales do drive the reassessment and the assignment of land grades in a reappraisal. The Appellant asked how properties that were not recently sold were assessed to be brought up to market value and asked the question how old sales could be used to bring up all of the rest of the town properties to market value. How is his entire property at a higher land grade than every other property in town. Bonnie Strout asked whether she heard correctly from the Listers that the property did have sections that did not have the same land grade. Debra Kingsbury state that it did, the land in current use exemption does have different grades. Gene Craft asked how the adjacent property has a land grade of 1.0 but Fernandez has 2.5 and NEMRC says it can use land actual land sales to do this. Reva Seybolt asked clarifying questions regarding how land grades are determined and applied.

Inspection Committee was appointed to review the property and the site visit set for Wednesday, July 31st, at 2:00pm. The inspection committee consists of Amy Record, Nicole White-Fogarty, and Gene Craft.

Board chair also set the date to reconvene and receive the inspection committee's report as August 7, 2024 at 6:00pm. Chair described the process for the reconvention and reva seybolt made the motion to recess to a date certain, seconded by Nicole White-Fogarty, all were in favor. Meeting recessed at 7:17pm.

Respectively Submitted,

Gene Craft, Clerk