

**Pomfret Board of Civil Authority**  
**Property Tax Assessment Appeal Hearing**  
**July 9, 2019**

Present at meeting were listers: Becky Fielder and Norm Buchanan, and BCA members: Anne Raynolds, Marge Wakefield (chair), JoAnn Webb, Steve Chamberlin, Chuck Gundersen, Emily Grube (clerk), Scott Woodward, Frank Perron, and appellant, James Bauchiero,

The hearing opened at 7:00PM to hear the grievance of James Bauchiero for parcel #3305, 825 Wild Apple Road.

Marge Wakefield presented the procedure that would be followed for the grievance hearing. The appellant was provided with a copy of the rules of procedure. BCA members were asked if there was any conflict of interest to which there appeared to be none.

The listers described the property and their assessment. Appellant bought property in June 2018. The Lister appraisal at that time was \$749,000.00. Mr. Bauchiero requested a reevaluation [May 2019]. It was noted that the lister assessment was based on the 2008-2009 town-wide appraisal was done without access to the buildings. The listers reappraised the property for \$643,310.00. The listers submitted property record cards on Parcel #3305 and on comparable properties. The comparable properties are all on Wild Apple Road: parcels 3304.A. 3306A, 3306B, 3307. It was also noted that during this period the original garage was torn down. The listers reappraisal included a reduction of \$20,210 for the removal of the garage. [It is noted that a new garage is currently be constructed but is not included in the appeal hearing.]

Mr. Bauchiero stated that he purchased the property for \$515,000.00. He submitted an appraisal by Robert R. Jacobs from May 2018 that appraised the property at \$552,000. He questioned the properties used in the Listers' comparables as he feels they were not similar to his property. He noted that in his opinion both the house and the land was overvalued, the house being of poor condition and 4 acres of land unusable [steep bank]. Mr. Bauchiero believes that the new appraisal of \$643,310.00 is still too high and is requesting the evaluation to be reduced to \$515,000 (the price he paid).

During this time BCA members asked questions to the listers and the appellant regarding the reappraisal and the comparable properties.

An inspection committee was designated: Scott Woodward, Chuck Gundersen, and JoAnn Webb with an inspection date scheduled for on Thursday July 11, 2019. Mr. Bauchiero noted that he will not be in Vermont but offered to allow them access without his presence.

After the property inspection, the inspection committee will submit a report to the BCA. The BCA will reconvene on July 22, 2019 at 6:30 PM for deliberations in the matter. Scott Woodward moved and Steve Chamberlin second to adjourn at 8:00PM. All were reminded to not discuss the case outside of the BCA meeting.

Submitted,

Emily Grube, Clerk  
Board of Civil Authority