

2016 GRIEVANCE HEARING

1. The 2016 Grievance Hearings opened on June 16, 2016 at 7:01 PM at the Canaan Municipal Office Building. Dennis Johnson, Scott McKibben and Diana Rancourt, Listers for the Town of Canaan were present.
2. Motion was made, seconded and passed to appoint Scott McKibben as Chairman.

R10017

The first grievance was on Luc Marchesseault, the listers reviewed the appeal letter from Luc Marchesseault which stated he has 3.3 acres of land that needs to be re-evaluated for the amount of tax he pays that has no sense to him. No comparables were presented. Luc was present and he stated he has approximately 2000 Christmas trees on this property covering two acres which no one would buy and that the parcel is accessed through a right of way. The listers looked back on other grievances presented from Luc Marchesseault and found that he had appealed back in 2009 for the same property. That resulted in a reduction of the land grade for the 2 acre site from 1.34 to 1.13 and for the other 1.3 acres from 1.34 to .75. At that time the total value of said property was decreased from \$29,900 to \$24,400. The listers looked at the said property on June 22nd and regraded the land which resulted in an additional reduction of the other 1.3 acres from .75 to .53.

The total value of said property was decreased from \$24,400 to \$24,000.

U07008

The second property owners were George & Mary Phillips. The listers received an appeal letter that stated that their taxes are too high on the property that they own on Route 253. George and Mary were present and they stated that they have a road on both sides of the highway and a skidoo/ ATV trail behind their house. All they have to live on is social security which doesn't pay enough. They rent that property for \$500 which doesn't cover the taxes and insurance on the house. They also stated that we have the house valued at \$84,000 and they are lucky to get \$40,000 because there is no job opportunities to bring people to our town. Mary said she has been paying taxes since 1951 and this is the first time she has complained about property taxes and wanted a break on their taxes. No comparables were presented. After the listers examined the property on June 21st they changed the quality from a 2.5 to a 2.0, changed the land grade from a 1.00 to a .98 and added another bathroom.

The value changed from 83,100 to 78,600.

U02029

The third property owner was Claire Fauteux. The listers received an application for grievance and appeal letters from her daughter Susan Verchot regarding the rental use. Susan was present and stated that the home is currently assessed as having a rental unit/apartment. It hasn't been rented since 2005 and don't plan to rent in the future. She

asked us to remove the 25% of rental use off the appraisal and that way it would make it all homestead. The listers approved this grievance.

The homestead value changed from \$168,300 to \$214,800.

R14002

The next grievance addressed was on the property owned by Robert Naramore. The listers received an application for grievance and sale comparables on eight properties listed in the MLS system that sold in the last 12 months in Canaan. All properties listed an assessed value. Robert was present and stated that his grievance is on the fact that all of these properties sold below the assessed value. The range is from 5% of assessment to 86% of assessment. The average is 55% of assessed value. Based on this fair market adjustment, his value would be \$33,550. He arrived at this value by multiplying his current assessed value by 55%. $\$61,000 \times .55 = \$33,550$. He stated that he purchased this property from a foreclosure and will use as a camp, it is in very rough shape. It has mold issues and copper was stolen. After reviewing the property on June 22nd, the listers decided to change the quality from 2.30 to 1.00 and the percentage complete to 25%.

The total property value changed from \$61,000 to \$33,700.

R05008C

The next grievance addressed was Lemington Timber Co., LLC. Received grievance application that stated he was assessed at \$98,500 and now \$216,400 and he is still researching. Prior to the hearing he requested lister cards on Egide Carrier 220 acres, Donald Couture 261 acres, Mitchell Coderre 201 acres, Jacob Foster 98 acres and on Stephen Daley, Lafoe Logging, Palmer Lewis and Lise Bouchard which he did not present at the hearing. He stated that if he knew the 4 sub divisions that he did in 2011 was going to have a 2 acre building lot on each one he would not have done the other 5 he did in 2016. He felt he should have been contacted. He contacted Dana Masson about withdrawing his 2016 sub divisions and Dana said he thought all he needed to do is write a letter. He stated that he wanted to contact an attorney to withdraw. He has had the first four sub divisions advertised to sell for quite a few years with no luck. He has them as lot 1 & 2 and lots 3 & 4 for sale. After talking to Odette Crawford, it was confirmed that lots 1 & 2 for a total of 10.09 acres was advertised to sell for \$21,900 and lots 3 & 4 for a total of 17.58 acres was advertised to sell for \$29,900. The listers reviewed the land grades two times and reduced the land grade on Lot 1, 2 acres from .88 to .73 and other from .79 to .57 and lots 2 to 4 from. After some discussion, the board decided we were being and needed to be consistent with the other parcel sub divisions and felt he would bring the issue to the BCA if needed.

U04021

The next grievance addressed was Alfred & Susan Buckley. The listers reviewed the application for grievance and the appraisal that was done for Alfred & Susan Buckley by

Scott Marsh, Certified Real Estate Appraiser. Mr. Buckley stated that Mr. Marsh appraised the house for \$85,000 based mainly upon sales and the listers have it appraised for \$131,200. The listers viewed said property on June 22nd and decided to drop the depreciation from 35% to 40% and noticed the roof was changed from CompShg to Mtl-Pre.

The value was changed from \$131,200 to \$124,400.

No other business took place.

The meeting was recessed at 8:30 p.m.

This concluded the 2016 Grievance hearings.

The 2016 Grievance Hearings adjourned on June 22, 2016 at 6:15 p.m.