

JOHNSON BOARD OF ABATEMENT MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, SEPTEMBER 16, 2019

Present:

Board of Abatement Members: Mike Dunham, Kyle Nuse, Eric Osgood, Nat Kinney, Rosemary Audibert

Others: Tim Fagnant, Cassandra Datillio

The meeting started at 6:32 pm.

Rosemary swore in the board members. Mike arrived at 6:33. Eric explained the quasi-judicial process. Rosemary swore in Mike. Eric swore in Tim Fagnant and Cassandra Datillio.

Tim explained that he went into partnership with Jane Draper to purchase the old clinic in town. He is in the process of renovating it. He is asking the town to adjust the tax until the building is usable again. It currently has no municipal services. He is making it habitable. He wants the assessment adjusted. It is currently assessed at \$158,000. But he feels it is basically an improved building lot. It is not habitable. He anticipates completing renovations by June, if not sooner. It currently has no water or sewer service.

Assessor Cassandra Datillio said the building is valued at \$158,200. The grievance period as described in statute is over. The property was a foreclosure. The bank wouldn't let the assessors in to reappraise. The building does need a lot of repairs. The assessors' appeal process is closed. The next time they will be open for appeals is June 2020. But the current property owners did not own the property during the time when they could have appealed the assessment. At that time it was bank-owned. The grievance period is limited by statute but abatement is always open.

Kyla asked when Tim bought the property. Eric looked up the closing date on the paperwork and said it was July 30.

Nat asked what the taxes would be if the property was categorized as an improved lot. Cassandra said it would be the same because there is a building on it.

Tim said the property has been cleared. It has sewer and water lines and a power line to the building. All that has monetary value. But the dwelling is not habitable. It does not have operating sewer or water service. The walls are not all there. There is no working heat. It is what he considers an improved lot.

Mike noted that the abatement request form is dated before the sale; it is dated July 22.

Eric asked if Tim is requesting a loss of use, as a property owner might do if a barn burned. A property owner can request abatement due to loss of use.

Tim said that would be a stretch. They knew they would need to fix the property up when they bought it. They did not expect to use it right off the bat. But it is not being used right now.

Eric asked the value of the property if the building were not there or if there were an abandoned or burned-out building. Cassandra said the location and size of the parcel has great value. Nat asked, the tax bill would be the same? Cassandra said the tax bill has been the same since 2009. The assessors are doing a reappraisal now.

Eric asked, the abatement request is from July 30 to some time in June? Tim said yes

Tim said he questions whether the current assessment is fair compared to surrounding areas. Is that kind of property going at that price? If so he would have thought more people would have been interested in the property at the auction. He does not feel it is worth \$158,000. Maybe it would be worth \$80,000 to someone.

Cassandra said when the assessors do the reassessment the database will reflect the current market value at the time they reassess.

Eric said the BCA will send a written response within 10 days. Tim and Cassandra left. The board went into deliberations at 6:51. They came out and the meeting was adjourned at 7:00.

Minutes submitted by Donna Griffiths