

TOWN OF PERU
BOARD OF CIVIL AUTHORITY MEETING
AND
PROPERTY TAX ASSESSMENT AND APPEAL HEARING MINUTES
JULY 8TH 6PM

Meeting called to order by Chairman Gary Ameden at 6PM on July 8th.

In attendance were Andy Daholstrom, Karen Utiger, Gary Ameden, Ivanna Reed, Olivia Rukat, Melinda Beebe, Laurie Gayda, members of the BCA .

Jack Pennypacker, Jim Bowen, Richard Rockwell, Listers. Al Coonradt represents NEMRC.

Gary advised that the first hearing would deal with the appeal of Mr. Randolph Randolph.

The property being 88 Sugar Brook Road, Unit C1, Bromley Village. Mr. Randolph joined us via telephone. Gary introduced the Board of Civil Authority and asked that all who would be giving testimony to raise their right hand to be sworn in. Gary inquired about whether Mr. Randolph intended to give testimony other than his written appeal. Mr. Randolph replied "No". Gary inquired whether Mr. Randolph had received a copy of the Rules and Procedures of the BCA, he answered "Yes".

No conflicts of interest were voiced by the BCA members.

Jack Pennypacker proceeded to describe the property and the evaluation of said property. Evidence was provided by Al Coonradt. Al described comparable sales and advised that the higher appraisal of this condo has to do with it being an end unit. Statement was made that we could not compare units that are not in the same complex.

Al states that the appraisal of 88 Sugar Brook Road is as close to "Fair Market Value" as possible. Jack Pennypacker added that all the condo sales normally include furnishing but those furnishings are not taxed as part of the appraisal. Personal property is not taxed. Andy inquires whether the renovations of a unit are considered in the appraisal. Al responds that quality is not taken into consideration, condition is taken into consideration. Mr. Randolph requests that we reschedule this hearing to a time when he can be present. He states that he feels this hearing is not fair to him. Gary advised Mr. Randolph that we are trying to accommodate his wishes to be present by phone. Gary reiterates that Mr. Randolph stated he has no new testimony other than his written appeal. Gary advised Mr.

Randolph that he was provided notice when this hearing will take place and as such, we will not reschedule to a later date. Gary advised Mr. Randolph that we have the letter that he states is the only testimony he wants to submit and asked if Mr. Randolph had heard the testimony of the listers pertaining to the sale in April of 2024 for \$479,000.000. Mr. Randolph responded "Yes". Gary asked for any further testimony from the Listers or questions from BCA members. None were forthcoming. Mr. Randolph states he has no other questions or statements to present.

There will be a committee that will visit this site; Mr. Randolph advised we will have access. Andy Dahlstrom, Olivia Rukat and Karen Utiger volunteered to be on this committee.

Discussion on the location of this condo.

Gary recessed this hearing until 6:45 PM

6:43PM: Gary calls the second hearing to order and swears in Paul Steinman. Mr. Steinman states he has received the BCA's Rules and Procedures. BCA was introduced to Mr. Steinman.

The property for this hearing is Clovers Condo 755A. Jack Pennypacker described the property. Jack states that the square footage of the original appraisal was incorrect. This error has been corrected, and the property is now appraised at \$452,600.00. Mr. Steinman states that he accepts this new value but still has questions concerning technical issues as far as the appraisals are concerned. Gary advised Mr. Steinman that this hearing was not the appropriate setting to answer these questions. Gary explains the process following this hearing and asks what Mr. Steinman is appealing. Mr. Steinman formally withdraws his appeal. Jim Bowen gave Mr. Steinman information about office hours for the listers and that he should contact them at a later date.

BCA will meet on the 22nd of July to hear the report of the committee and make a decision based on those findings.

Motion to adjourn made and seconded. Meeting adjourned at 7:02 PM.

Respectfully Submitted,

Melinda M. Beebe
Town Clerk