

BOARD OF CIVIL AUTHORITY
RECONVENED TAX APPEAL HEARING
SITE VISIT REPORT
September 3, 2025

DATE, TIME, PLACE AND PURPOSE OF MEETING

The Board of Civil Authority of the Town of Halifax met Wednesday, September 3, 2025 at 7:00 P.M. at the Town Office located at the West Halifax Elementary School to hear the inspection report and appeals of persons, or other parties who are not satisfied by the decisions of the Board of Listers at the previously held grievance hearings and who have timely filed their appeals in writing to the Board of Civil Authority.

APPELLANTS WHO HAVE FILED WRITTEN GRIEVANCES WITH TOWN CLERK:

Nathaniel and Jillian Standish

225 Franklin Hill Road

BCA MEMBERS PRESENT:

Edee Edwards, Randy Pike and Rhonda Ashcraft (Board of Selectmen); Malcolm K. Sumner, Craig J. Stone, Joan Wonsey-Courser and Kaitlin Stone (Justices of the Peace); and Patricia Dow (recused), Town Clerk were present. Karen Christofferson and Patricia Pusey were absent, Lori Marchegiani was present, not participating in the tax appeal hearing.

LISTERS PRESENT:

Mary Brewster and Patricia Dow were present. Tina Blais was absent.

CALL TO ORDER:

The BCA tax appeal hearing was called to order by Craig Stone, Chairman at 7:00 P.M.

LOCATION AND DESCRIPTION OF PROPERTY and APPELLANTS LETTER

The property under appeal is located at 225 Franklin Hill Road and consists of 50 acres of land. The appellant's letter was read in its entirety.

PARCEL ID:

FRN.022b

INSPECTION COMMITTEE REPORT

The site visit report was read in its entirety by Randy Pike. It was stated there was no defined trail across the hillside with continued elevation gain. Some of the trip was via an old log road with most of the trip was off trail. Part of the property borders the Massachusetts boarder and has evidence of past logging activities. Some Pine and maple trees were noted as might be suitable for future logging. Walking to the East using the stone wall as a marker was gradual. To the west, a ravine was encountered with a stream. The western slope was steeper. No sense of any areas that would have a particularly stellar view. This was a typical average southern Vermont woods.

SUMMARY OF LISTERS RESPONSE AND ADDITIONAL TESTIMONY

Mary Brewster submitted additional cost sheets changing the Land Grade from .9 to .8, .7 and .6. and stated whatever the Board decides is ok with the Listers. Brewster stated the reason the original appeal was denied was because we wanted the owners to try to resolve the no access on their own through remedies.

Jillian Standish asks what the values are at the Land Grade of .6, .7 and .8? Randy Pike stated that the values are as follows: current value with a land grade of .9 is \$ 88,200, changing to a land grade of .8 value would be \$ 78,400, land grade of .7 value would be \$ 68,600 and land grade of .6 value would be \$ 58,800.

SUMMARY OF APPELLANTS RESPONSE AND ADDITIONAL TESTIMONY

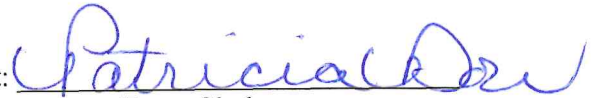
Jillian Standish does not have any additional testimony.

Nathanial Standish states that finding access is irrelevant to the Fair Market Value of this property. Brewster stated that if access was found it would give value to the property, the value is quite dependent on the access to the property. Nathaniel Standish stated he hoped the site visit committee saw that it would be difficult to access, and it would cost tens of thousands of dollars to build. Randy Pike stated that it would be possible. Malcolm Sumner stated that we only entered the property from one entry point. Edee Edwards mentioned the comparable properties from the Listers with land grades of .7 and .6.

ADJOURNMENT of this tax appeal hearing occurred at 7:47 pm

Minutes dated August 18, 2025

Attest:



Town Clerk
Board of Civil Authority