

Board of Abatement Meeting
November 1, 2017
6:00 p.m.

Wolcott Town Office

Present:

Eric Furs	) Selectboard
Michael Davidson	) Selectboard
Belinda Clegg	) BCA & Selectboard
Kim Gravel	) BCA & Selectboard
Amy Noyes	) BCA
Cornelius Reed	) BCA
Linda Reeve	) BCA
Dolly Holton	) BCA
Linda Martin	) BCA, Secretary
Brian Burgess	) Appellant

Cornelius Reed, Chair, opened the meeting at 6:00 pm. The Board introduced themselves. Cornelius then read the letter Brian Burgess submitted on October 19th.

Brian and Tamara Burgess (parcel #03141)

Brian is requesting a refund of taxes on his property at 3856 North Wolcott Road because of a change in acreage on his property. He would like all the back taxes paid on the .51 acres he was overcharged for. When the Burgess's purchased the property and filed their Limited Warranty Deed it stated 1.2 (+-) acres. On the 2017-1018 tax bill the town is now assessing him for .51 acres. This came about because the town surveyed his land and the adjacent land they own in 2015. It now shows he only owns .51 acres; a decrease of .69 acres.

Brian stated that by coming to the Board of Abatement and requesting a refund on taxes he was acknowledging the town owned the property

Discussion: Belinda brought up the fact that he only had a Limited Warranty Deed which stated they had inspected the property and accepted it "AS IS", "WHERE IS", and "WITH ALL FAULTS". The Town had a survey of the property done when it appeared that the Burgess's had drilled a well on their property. Linda presented the survey to board. It shows the Burgess's own .51 acres and the Town .87.

Brian brought up an older map by Justice Wheeler that was referred to in some previous deeds. Brian put the map on file in 2010. (There is no acreage on the Wheeler map.)

Belinda presented a worksheet that the Town employees compiled showing the amount of \$545.53 in taxes that were paid on the .69 acres since he purchased the property in 2006. Mr. Burgess stated he felt \$8,000 was more in line with what was due him.

Belinda motioned to pay \$545.53 for the overpayment of taxes on .69 acres since 2006 on the Burgess property under criteria #4 manifest error. Dolly seconded the motion.

Motion passed with Linda voting against the motion.

Respectfully submitted,

Linda Martin, BCA Secretary