

**MEETING OF THE
ORWELL
BOARD OF CIVIL AUTHORITY
August 18, 2025
7:00 P.M.
Town Office**

Present: Richard O. Buxton, Jr. BCA, Chair
Lisa Limoge, JP
Michael R. Audet, JP

Andrea Treadway, SB
Les Wood, SB

Listers: Cheryl Tudhope, Chair
Jean Audet
Sharon Ronchetti

Appellant: William Moore

Betty Walker, Clerk

Absent: Joe Pouliot, SB, Mike Christian, SB, Rob Barnes, SB, Stephanie Corey, JP, Glen Cousineau, JP.

Public: Sharon Macedo, Zoom Host.

The Orwell Board of Civil Authority meeting was reconvened at 7:00 p.m. by Richard O. Buxton, Jr, Chair, to continue the 2025 BCA Appeals Hearing.

A. Minutes of the August 4, 2025, meeting.

Andrea Treadway moved to approve the minutes of the August 4, 2025, meeting as written. Les Wood seconded the motion. The motion passed unanimously.

B. Inspection Committee Report.

1. The Inspection Committee Report for the William Moore property, 545 Singing Cedars Road, Parcel #061032.000 with .3 acres of land, was read and submitted by the Committee Members Les Wood, Joe Pouliot and Glen Cousineau.

The Committee Members visited the property on August 7, 2025, with property owner William Moore present. The camp has direct access to Lake Champlain. The camp is accessed via a private road with the driveway allowing a vehicle to drive right up to the camp. The camp was built in 2014 with a kitchen, dining, living area, bedroom and $\frac{3}{4}$ bathroom on the first floor and a bedroom, half bath and an unfinished utility room in the basement. There is a deck overlooking the lake. William Moore purchased the property on June 14, 2022, for \$395,000. The town-wide reappraisal in 2024 established a fair market value of this property at \$399,600. William Moore grieved this valuation to the Board of Listers and has since appealed their decision to the Board of Civil Authority on July 22, 2025.

The Inspection Committee visited the property on August 7, 2025, with the following observations that will affect the property valuation: a) There is no fireplace in the building as stated. b) The porch is smaller than was used in the initial calculations. The committee's measurement was 557 sq. ft. vs. the 612 sq. ft. that was on the Lister card. c) The overall size of the building is smaller than listed, 731 sq. ft. vs. 812 sq. ft, which also means the basement is smaller as well. d) The part of the basement that is finished is also smaller than listed, 473 sq. ft. vs. 750 sq. ft.

Using values off the Lister card, the following changes were suggested to the valuation of this property:

Original Fair Market Value \$399,600

1) No fireplace exists	-\$7,149
2) Smaller porch size 55 sq. ft. x \$48.78/sq. ft.	-\$2,683
3) Smaller basement as a whole 81 sq. ft. x \$35.23/sq. ft.	-\$2,854
4) Smaller finished area in basement 277 sq. ft. x \$55.50/sq. ft.	-\$15,374
5) Smaller overall size of first floor 81 sq. ft. x \$175.23/sq. ft.	-\$14,193

Proposed new Fair Market Value \$357,347

There were no questions for the Inspection Committee.

The BCA Chair asked if any BCA member present had a Conflict of Interest. Michael R. Audet stated that his wife, Jean Audet, was a Lister and asked to recuse himself.

Andrea Treadway moved to accept the Inspection Committee Report as submitted. Betty Walker seconded the motion. The motion passed unanimously.

William Moore thanked all for their time. He had a concern, last year he was subjected to the same values and stated that he never received a valuation notice. The Listers stated that they have proof of the mailing. Last years' Grand List is closed so there can be no changes made. William Moore suggested that this should have been sent by Certified Mail. It was stated that it was. The Listers are required to send this notice by certified mail or by certificate of mailing. The appeal process gets posted around town and also on the website. Jean Audet asked if William Moore receives his tax bill at the address that is in the Grand List. He stated that he does. Cheryl Tudhope stated that the Listers will change whatever the Committee decides.

C. Deliberation Session.

The Hearing was closed to go into Deliberation.

The Board's decision needs to be completed and signed by Richard O. Buxton, Jr, BCA Chair. William Moore will receive the BCA's Decision Letter within 15 days.

D. Members Concern.

E. Adjournment.

The 2025 BCA Appeals Hearing was adjourned at 7:39 p.m.

Respectfully submitted,
Betty Walker, Clerk