BCA Tax Appeal Hearing

July 31, 2025

BCA meeting was called to order at 5:30 pm by Tim Peters

In Attendance: Tim Peters, Tracy Sherbrook, Karen Moore, Anne McClaughry, Mike Bickford, Keith Isham, Erin Patoine

Karen Moore nominated Tim Peters as chair. Anne McClaughry seconded. So voted.

Anne McClaughry nominated Karen Moore as vice chair. Seconded by Keith Isham. So voted.

The BCA went over the tax appeal process, prior to the appellant joining the meeting. They also signed oaths.

Erin Patoine recused herself as a voting BCA member, and will serve as secretary only.

6:13 – Cayle Erik Waring joined the meeting, as appellant. Mike Wood, Merle Thompson, and Marla Waring joined the meeting as listers. Appellant and listers signed oaths.

Parcel was described as Parcel # 0196224209-000, 273 Back of the Moon Rd. This is a 50 acre parcel with a log house, a sugar house, a camp, and a pole shed.

Listers stated that value before grievance was 485,600. Value after grievance was 440,400. This was in response to grievance letter. They provided copies of everything taken into consideration in this process.

Appellant provided parcels for comparison that he believed were in line with his property. He stated that his home is not complete, missing some floor coverings, trim work and has exposed pipework. He stated that the floor of the camp needs to be torn out and completely replaced, rendering the building useless. He stated that he has three ponds, not two on the property. He also believes his land should be graded the same as his neighbor, whose land value was lowered at a BCA appeal in 2024.

Listers also had examples, and stated that with their program, there are limits on what they can use for comps. They provided copies of everything that was requested in the grievance, and their response to it.

BCA asked how much of a percentage would appellant say his house was complete? He answered 90-95% complete.

BCA asked if the listers decreased value 45,200, did he still think his value was too high? He answered that the data is wrong. He wants the data correct.

BCA appointed inspection committee: Tracy Sherbrook, Mike Bickford, Karen Moore to view the property on Wednesday August 6th at 5 pm. Meeting will reconvene on Wednesday, August 27th at 5:30 pm.

Tim Peters motioned to adjourn. Karen Moore seconded.

Meeting was adjourned at 7:22 pm.