

BOARD OF CIVIL AUTHORITY
PROPERTY ASSESSMENT APPEAL HEARING

August 22, 2026 1:00 p.m. – 1:27 p.m.

Present: Nancy Demers, Chair Board of Civil Authority, James Parrish, Robert Readie, Jared Rouleau, Danial Sargeant and Kristie Fuller; Board of Civil Authority and Cheryl L. Sargeant, Clerk Kevin Bagley, Appealant and Richard Favor, Assessor

Overview

The Granville Board of Civil Authority hearing primarily focused on property valuation concerns, particularly regarding mobile homes and land assessments. The assessor provided detailed explanations about how mobile homes contribute to property values, especially when connected to utilities, and compared valuations among different property owners. Questions were raised about the fairness of valuation increases, prompting a commitment from the assessor to provide comparative data from previous years.

Procedural aspects of the assessment process were also discussed, including the importance of thorough site visits, note-taking, and documentation using various forms. The board agreed to form a committee of three members to conduct site visits and gather necessary information.

Regarding the appeal process, the board deliberated on whether to make decisions immediately or after further review. It was decided to wait for the assessor to compile and provide additional data before reconvening. The meeting concluded with plans to schedule a follow-up session to ensure informed and equitable decisions.

Detailed Summary

Property Valuation Discussion

The meeting focused extensively on property valuation issues, particularly concerning mobile homes and land values. The discussion highlighted the challenges in assessing the contributory value of mobile homes, the impact of improvements such as water hookups, and comparisons of property values among different owners. This topic is critical as it affects tax assessments and fairness in property valuation.

- The assessor explained that mobile homes contribute to property value, especially when connected to utilities, as stated by the assessor.
- The assessor noted that one property owner, Mr. Bagley, has the largest land acreage compared to others, influencing valuation.
- The assessor provided comparative data showing differences in land size and property values among owners.
- A participant questioned the fairness of valuation increases, seeking percentage comparisons of dwelling value changes over time.

- The assessor acknowledged the need to compare current valuations with prior years to ensure fairness across properties.

Assessment Process and Documentation

The group discussed the procedures for conducting site visits, taking notes, and documenting findings for property assessments. Emphasis was placed on the importance of accurate record-keeping and the use of various forms to capture property details. This process ensures transparency and supports decision-making in appeals.

- The chair emphasized that during site visits, notes should be taken and later attached to the record for public review.
- The assessor mentioned multiple forms used in the assessment process to document property characteristics and adjustments.
- It was agreed that site visits would be conducted by a committee of three members to gather necessary information.
- The assessor committed to providing updated data and documentation to the board prior to reconvening.

Appeal and Review Procedures

The meeting addressed the appeal process for property valuations, including how decisions are made and the timing of site visits and deliberations. The board discussed the need to review additional data before making final decisions, highlighting the importance of thorough evaluation to ensure equitable outcomes.

- The chair asked whether the board would make decisions on the same day as site visits or reconvene later.
- Members agreed to gather more information and reconvene after reviewing updated data from the assessor.
- The assessor indicated that compiling comparative data would take some time but is necessary for informed decisions.
- The board planned to schedule a follow-up meeting after receiving and reviewing the additional information.

Adjourned at 1:27 p.m.

Respectfully submitted,

Cheryl L. Sargeant

Board of Civil Authority Clerk