

**Model Inspection Committee Report from VT Secretary of State's  
*Handbook on Property Tax Assessment Appeals***

Report of the Inspection Committee  
Chipman, Vermont

To: The Board of Civil Authority  
From: Mary Justice, Robert Fairness, June Equity; inspection committee  
Date: July 24, 2006  
RE: Inspection of property at Box 130, Grommet Road, owned by Joseph Taxpayer

Inspection was made on July 14, 2006 at 6:00 p.m. Mr. Taxpayer was present and accompanied the inspection committee, along with Mr. Tom Nixon, Lister.

The residence is located on Grommet Drive. It is well-maintained and is set into the hillside of a sloping lot. The house is of modular design, and its condition appears to support the testimony that it was constructed about 16 years ago. It is in good condition. About two thirds of the land is forested, with a small stream passing through the interior. The remainder is lawn with occasional shrubbery.

The highest and best use of the property is residential, as currently used. The condition of the house is good. There has been some water damage to the two outside walls in the cellar and by the back kitchen door, but when taken as a whole the overall condition is good. The owner has installed two asphalt drainage ditches at the rear and front of the house to catch the runoff from the roof.

The house contains four bedrooms, a living room, a family room, a large kitchen area with breakfast bar and an area for dining, and a modest bathroom. A 10' by 10' wooden porch is attached to the back of the house. The full basement is unfinished, except for an enclosed room, apparently used as a spare bedroom, and a work area.

The value under appeal is \$205,000.00. There are several properties which were offered as comparables in the area. The property of Rebecca Neighbor at Box 150 Grommet Road is identical in size and condition to the subject property. Hearing testimony was that it sold in 2005 for \$195,000 and is appraised at \$196,000.

The property of Marcus Abutter is at Box 160, Grommet Road, and is identical to the Taxpayer property except that it contains four acres, and has an attached carport. The Abutter property reportedly sold in 2006 for \$202,000 and is appraised at \$204,000.

Inspection committee members:

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