

MINUTES

TOWN OF BROOKLINE, VT BOARD OF CIVIL AUTHORITY MEETING AND PROPERTY TAX ASSESSMENT APPEAL HEARING

September 10, 2026, 6:00 PM

Appellant: Andrea & Michael Seaton, 793 Grassy Brook Road

Present:

Board of Civil Authority:

Emily Beer (EB) (Vice Chair)
Marjorie Ray (MR) Town Clerk
Mark Bills (MB)

Listers:

Helen Holt (HH)

Appellant:

Andrea Seaton (AS)
Michael Seaton (MS)

Public:

None

Meeting called to order

Emily Beer calls the meeting to order at 6:03 PM. This is the continuation of the BCA's tax appeal hearing regarding the property of Andrea and Michael Seaton, located at 793 Grassy Brook Road in Brookline, Vermont. Attendees noted above.

Inspection Committee Report:

MR presents the report of the Inspection Committee from August 27, 2026, at 4:30 PM. BCA members Emily Beer, Marjorie Ray, Doug Wellman, and Mark Bills, Lister Helen Holt, and homeowner Andrea Seaton were present for the inspection. The committee was given unrestricted access to the property, home, and outbuildings. The property was viewed from both the exterior and interior. The entire property was well maintained and as described in the Listers' records and by the owners at the tax appeal hearing. The home is of post and beam construction and contains three bedrooms, a fireplace separating a large open living room, dining room, and kitchen area, two full and one-half bathrooms, a covered front porch, an open rear deck, and a full unfinished basement. There were no visible defects to the structure. The land surrounding the house is a large, well landscaped yard. Property to the west of Grassy Brook was not examined. The inspection ended at approximately 5:00 PM.

Approval of Previous Minutes:

EB moves to approve the minutes from August 20, 2026. MR seconds. The motion passed unanimously.

Property Tax Assessment Appeal:

EB asks the Appellants and Lister if they have any questions or comments regarding the Inspection Committee report. There are none.

Appellant presented additional evidence:

AS presents a video received from Sherry Green, the original owner of the house. The video was posted on Facebook in 2023 and was not created for purposes of the appeal. It shows

flooding on and around the property in July 2023. AS states that flooding also occurred on July 10, 2024, and that the flooding events were described as being worse than Tropical Storm Irene. Discussion follows regarding the location and extent of the water on the property.

Additional comparable properties discussed:

The Appellants discuss 14 Adams Hill Road in Newfane, which sold for \$630,000 on January 31, 2025. The Appellants note that the property has 12 acres, mountain views, four bedrooms, three baths, two kitchens, two living areas, two wood stoves, and a separate basement apartment with a separate entrance. The Appellants state that these features make it a stronger property than the subject property despite the sale price.

The Appellants and HH discuss 1382 Grassy Brook Road in Brookline, which sold for \$650,000 on March 11, 2026. Discussion includes its larger acreage, larger house, heated three-car garage, central air conditioning, and other outbuildings. The parties also discuss another property at 1905 Turkey Mountain Road, which is approximately 25 acres, was built in 1978, has three bedrooms, three baths, and 2,584 square feet, and was stated to have sold for approximately \$499,000. The property is noted as active under contract at the time of the hearing and is therefore not relied upon as a completed comparable.

Additional testimony and questions:

The Appellants discuss the history of flooding at the property, prior mold remediation, drainage improvements, and the fact that water does not enter the basement during high water events. Questions from BCA members are answered by the Appellants and HH. The Appellants further explain why they consider 14 Adams Hill Road to be a useful comparable.

Hearing closed:

EB asks whether there is anything further to present. There is nothing further. EB closes the BCA's hearing on the property and thanks the participants for their preparation and participation. The BCA will deliberate and take all information under consideration and will issue a written decision within 15 days.

Respectfully submitted,
Marjorie Ray, Town Clerk