

**OFFICIAL NOTICE**  
**DECISION OF BOARD OF Civil Authority**

**To:** Scott & Melodie McLane  
1179 Georgia Mountain Road  
Fairfax, VT 05454

Appellant notified by  
Certified mail on:  
(Date of Entry)

10/04/2013

Your appeal to the Board of Civil Authority concerning the appraisal of your property located off from Georgia Mountain Road (Parcel ID#104130000) in the Town of Georgia has been given careful consideration, with the following decision:

Appeal:       **Granted**

Date Appeal Filed: 07/01/13

BCA Hearing Notice Date: 7/31/13

Date, Time, Place of BCA Hearing: 08/08/2013 at 6:30PM at Georgia Municipal Building

Board of Civil Authority Members present: Bette Dunsmore, David Vincent, Tony Heinlein, George Bilodeau, Alan Parent, Don Vickers, Ed Ballantyne, Gilles Rainville, Chuck Thweatt, Jacqui Hood & Laurie Broe (Town Clerk)

Appellant Present: N/A

Town Assessor Present: N/A

Summary of Testimony:

See attached Meeting Minutes dated 8/08/2013 and 9/25/2013

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Board's Decision and Findings of Fact:

**Appeal Granted.**

At a meeting of the Board of Civil Authority held on 09/25/2013 at 6:30PM, with members (Same as listed in attached minutes) present, findings of fact were as follows:

Written inspection committee report given by Don Vickers, David Vincent & Jacqui Hood. (Inspection report attached). After review of report and discussion appeal was granted by the Board. The reasons for lowering value:

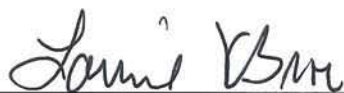
The committee felt there was a noise factor to the property caused by the Georgia Wind Project and decided to use the scale (8% to 15% of value) of impact provided by the Assessor based upon the noise level. The committee recommended the property-assessed value by the town be reduced by 12%.

Appraisal before appeal: **\$409,900**

Appraisal after appeal: **\$360,712**

Certificate: I hereby certify that this is a true record of the action taken on the appeal of Scott & Melodie McLane heard by the Board of Civil Authority of Georgia, Vermont.

  
Betty S. Dunmore Chair  
Board of Civil Authority Representative

Attest:   
Town Clerk