Minutes of the Craftsbury Board of Civil Authority Meeting

The Board of Civil Authority met on **Tuesday, August 12, 2025, at 6:30 p.m.** The meeting took place in person and via Zoom.

Present: Tim Fritz, Allison VanAkkeron, John Zaber, Dave Rowell, Bruce Urie, Jim Jones, Jeremiah McCann, and Michelle Warren. **Present via Zoom:** Joel Hodgdon.

Agenda and Actions

- **Call to Order:** The meeting was called to order by Jim Jones at approximately 6:30 p.m.
- **Agenda Changes:** Jeremiah McCann requested that the word "lister" be removed from the grievance item on the agenda. The board unanimously agreed to this correction.
- **Grievance Hearing (990 Creek Road):** After a discussion of a letter from Joel Hodgdon, Dave Rowell made a motion to abate the taxes (including interest and penalties) for a mobile home previously located at 990 Creek Road (parcel #2555, owned by Limlaws). The abatement was approved under statute option #5, which cites "taxes upon real or personal property lost or destroyed during the tax year." The motion was seconded by Tim Fritz and passed unanimously. A copy of the delinquent tax bill was attached for the records.
- **Voter Checklist Review:** Michelle Warren distributed copies of the voter checklist for members to review before the next meeting.
- **Other Business:** No other business was discussed.
- **Public Comment:** There were no public comments.
- **Adjournment:** The meeting was adjourned at 7:09 p.m.

The next meeting to review the voter checklist was scheduled for Tuesday, September 9, 2025, at 6:30 p.m.

Submitted by,
Michelle Warren Town Clerk

7/30/25

To the Craftsbury Town Select Board

I Joel Hodgdon ask that Town of Craftsbury abate the delinquent taxes on the mobile home on the property I purchased on 990 Creek Rd Craftsbury, Vt 05826

Joel Hodgdon

7-30-2025

CRAFTSBURY VERMONT
PO BOX 55
85 S CRAFTSBURY RD
CRAFTSBURY VERMONT 05826
802-586-2823

DELINQUENT TAX COLLECTORS NOTICE AS OF 08/01/2025

PARCEL NUMBER : 0000002555-

LIMLAW WESLEY
LIMLAW CHRISTINA
990 CREEK RD
CRAFTSBURY COMMON VT 05827

Taxes Assessed Against You

Year	Principal	Interest	Penalty	Other	Total	Location
2019	185.25	189.03	14.82	0.00	389.10	0
2020	207.95	174.72	16.64	0.00	399.31	0
2021	197.73	98.01	15.82	0.00	311.56	0
2022	191.48	91.83	15.32	0.00	298.63	0
2023	199.57	59.82	15.97	0.00	275.36	0
2024	220.77	26.46	17.67	0.00	264.90	0

TOTAL AMOUNT DUE 1,938.86

TAKE NOTICE

That taxes assessed against you as indicated hereon are placed in my hands for collection with a Warrant attached, upon which I am commanded to make a return.

We receive taxes at my office in the Craftsbury Vermont on Tuesday through Friday, between the hours of 8:30 A.M. and 4:00 P.M. If payment is made at that time summary action on my part will be avoided. Otherwise I am commanded to distrain the goods and chattels, until such taxes are paid. This is in accordance with the REQUIREMENTS of Law and I have no alternative but to comply with it. Your own compliance will avoid legal proceedings and additional expense.

Respectfully,

Nicole Jones, Delinquent Collector

Please Remit to :

DELINQUENT TAX COLLECTOR
CRAFTSBURY VERMONT
PO Box 55
Craftsbury VT 05826
P:(802)673-2620/E:craftsburydtaxcollector@gmail.com

Please note that interest at 1.00% for the first 3 months and 1.50% thereafter on any unpaid delinquent taxes. Checks are to be made PAYABLE TO Craftsbury Delinquent Taxes

PAYABLE TO:
MAIL TO:

TOWN OF CRAFTSBURY

85 S. CRAFTSBURY RD
PO BOX 55
CRAFTSBURY, VT 05826
(802) 586-2823

This is the only Tax Bill you will receive. Forward to New Owner if Property is sold.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
0000002555.	07/01/2025	2025

TAXES UNPAID AFTER 11/15/2025 BECOME DELINQUENT AND PAYABLE WITH 8% COLLECTOR FEE ADDED, PLUS 1% INTEREST FOR THE FIRST THREE MONTHS STARTING 12/1/2025 AND 1.5% THEREAFTER.

Description: UNLANDED MH
Location:

OWNER **LIMLAW WESLEY**
LIMLAW CHRISTINA
PO BOX 16
CRAFTSBURY VT 05826

SPAN # 168-053-10922 **SCL CODE: 053**

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	9,000		9,000
TOTAL TAXABLE VALUE	9,000		9,000
GRAND LIST VALUES	90.00		90.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.5110	x90.00=	45.98
LOANS	0.0760	x90.00=	6.84
FIRE DEPT	0.0543	x90.00=	4.89
CRAFTS LIBRARY	0.0333	x90.00=	3.00
REM. APPROPS	0.0663	x90.00=	5.97
LOCAL	0.0011	x90.00=	0.10

TOTAL MUNICIPAL TAX 66.78
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.8926	x90.00=	170.33

1.7030 (state rate) / 89.98% (CLA ÷ SA) = 1.8926

TOTAL EDUCATION TAX 170.33
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

Payments	
1	07/15/2025
2	09/15/2025
3	11/15/2025

TAX SUMMARY
Municipal + Education
TOTAL TAX 237.11
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TOWN OF CRAFTSBURY
TAX YEAR 2025

1ST PAYMENT DUE	
07/15/2025	
OWNER NAME	
LIMLAW WESLEY	
PARCEL ID	
0000002555-	
AMOUNT DUE	
AMOUNT PAID	

TOWN OF CRAFTSBURY
TAX YEAR 2025

2ND PAYMENT DUE	
09/15/2025	
OWNER NAME	
LIMLAW WESLEY	
PARCEL ID	
0000002555-	
AMOUNT DUE	
AMOUNT PAID	

TOWN OF CRAFTSBURY
TAX YEAR 2025

3RD PAYMENT DUE	
11/15/2025	
OWNER NAME	
LIMLAW WESLEY	
PARCEL ID	
0000002555-	
AMOUNT DUE	
AMOUNT PAID	

§ 1535(a) provides that the board may abate in whole or part taxes, interest, or collection fees accruing to the town in the following cases:

(1) taxes of persons who have died insolvent;

(2) taxes of persons who have removed from the state;

(3) taxes of persons who are unable to pay their taxes, interest, and collection fees;

(4) taxes in which there is manifest error or a mistake of the listers;

(5) taxes upon real or personal property lost or destroyed during the tax year;

(6) the exemption amount available under 32 V.S.A. § 3802(11) to persons otherwise eligible for exemption who file a claim on or after May 1 but before October 1 due to the claimant's sickness or disability or other good cause as determined by the board of abatement; but that exemption amount shall be reduced by 20 percent of the total exemption for each month or portion of a month the claim is late filed.

(7), (8) [Repealed.]

(9) taxes upon a mobile home moved from the town during the tax year as a result of a change in use of the mobile home park land or parts thereof, or closure of the mobile home park in which the mobile home was sited, pursuant to 10 V.S.A. § 6237.

The form we have them fill out has these options, and they need to check which one applies to their situation. Mail