

Lincoln Board of Civil Authority
Site Visit Committee Report
July 8, 2024

For the property tax assessment appeal of Brookside Resort, LLC
Parcel ID#: 35100235.000
Location: 91 Masterson Road, Lincoln

Present: *BCA members:* Harry Reynolds, Sally Taylor, Sally Ober, Mark Mulqueen,
Property owners: Alan Clark and Ben Shepard
Absent: *BCA member:* Nancy Stevens

The site committee arrived at the Brookside Resort camp at 1:53 p.m. We were greeted by Alan Clark and Ben Shepard showed up shortly thereafter. We walked around the exterior and interior of the building with both of the property owners accompanying us. Our site visit ended at 2:14 p.m. Afterwards the BCA committee members left the Brookside property and we met at the Lincoln Town Office to review our notes and findings together. We left the review meeting at 3:30 p.m. **Our bold font findings may differ from the lister cost sheet.**

Findings regarding the Land and House site:

The house site is on a small lot with a fairly long driveway set back off of Masterson Road. The camp is not visible from the road and no neighbors are visible from the camp. The property is surrounded by mature mixed hardwood forest and we are told that the land out back is very wet, but we did not walk beyond the mowed portion of the house site. The house site is open and well maintained with a mowed lawn. A small pond is between the camp and the road. There is a brook running along the western edge of the property. We are told that the brook floods two to three times a year and the building site fills with water, running under the building at times. We noted that with all the recent rain, the lawn felt spongy underfoot.

There is a small wood shed pole barn on the eastern side of the camp and an enclosed shed out back that appears to be in poor condition but usable.

Water is pumped into the building from the brook. The water supply is not potable. There is a cesspool for wastewater out back.

Findings Exterior and Overall:

The building is a **1.5-story**, wooden camp built on cement piers with cedar shingle siding. Overall, the building appears to be of average quality for a camp and it is in fair to average condition. The building has been lifted since it was built and raised up onto slightly higher piers to allow flood waters to run under it. There are signs that this caused the base of the building to be a little crooked in places.

One of the porch windows is caved in and there is no step from the ground to the porch door on the back side of the building. The metal roof appears to be in good shape.

Findings Upstairs Interior:

There is a crude, unfinished bunk room loft with no windows and a sloped ceiling. This sleeping area is accessed by steep stairs off of the porch. There is unfinished attic space along the other side of the sleeping loft, with a sloped ceiling.

Findings Downstairs Interior:

The entry is through a rough glassed-in, unfinished porch, which is unheated. The main room has an open kitchen/living/eating area with painted plywood floors. There is a woodstove for heating. The kitchen is very basic. The walls and ceiling are unfinished. There is some foam board between the rafters on the ceiling. There is a central cinderblock chimney.

There is a rough bunkroom containing several beds off of the main room. The camp has a full bathroom with a stall shower.

The highest best use of this property is a rustic hunting camp.