

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

**For the property tax assessment appeal of Derek Stewart. Parcel ID#: 15040134.000**  
**Location: 569 Post Road Hill, Lincoln**

Present: *BCA members:* Harry Reynolds, Sally Taylor, Sally Ober, Mark Mulqueen,  
*Property owners:* Derek Stewart and Valentina Stewart  
Absent: *BCA member:* Nancy Stevens

The site committee arrived at the Stewart home around 1:10 p.m. We were greeted by Mr. and Mrs. Stewart at their door. They indicated that their dog was closed in the master bedroom because it was barking and unsettled by all the visitors. We walked through the interior of the dwelling with both of the Stewarts accompanying us. We walked around the exterior of the house and concluded our site visit at 1:36 p.m. After we left the Stewart property, we went to another site visit at a property across town. After the second site visit, we met at the Lincoln Town Office to review our notes and findings together. We concluded both of our site visits and 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:

1. The house site is a fairly flat hilltop and not well maintained. It is open but the lawn is overgrown.
2. The house site is at the end of a private road and surrounded by mature mixed hardwood forest. There are no distant views and no views of the neighbors.
3. The remainder of the land slopes away from the house site and is not easily accessed.
4. There is a shared well for five houses on the road.
5. This house has its own septic system off the back of the house.
6. **A small outbuilding near the driveway is in poor condition with a heavily moss-covered roof. A shed roof off the back of this structure was partially collapsed. The shed was locked and Mr. Stewart indicated that it provides somewhat dry storage.**

Findings Exterior and Overall:

1. Single story dwelling with painted wood siding, of average construction quality.
2. The house appears to be in fair to average condition and is not very well maintained.
3. There is a walk-out **full finished basement**.
4. A built-in **two-bay garage** on the basement level.
5. Roof is standing seam and in good condition.
6. There are several areas showing rotten wood along the roofline and fascia.
7. The exterior basement door beneath the deck is covered by a tarp. The door is rotten and part of the exterior wall is bulging. There are clearly moisture problems here. The door is probably not usable (it might not close if opened).

8. One of the garage windows has rotten casing. Some of the other house windows in are in poor condition.
9. A small covered porch with steps to the upstairs kitchen.
10. The uncovered wooden deck off the living room was usable but there is more than one place where rotten wood and water damage to the house siding have occurred, presumably from water splashing off the deck surface.

#### Findings Upstairs Interior:

1. Modest kitchen
2. Small dining area off the kitchen
3. Large living room with a **central fireplace and a pellet stove**
  - a. The carpeting in the living room was worn and even torn in places. There is wood flooring beneath the carpet.
  - b. There is water damage on the ceiling above the fireplace and there are cracks in the ceiling in another area of the room.
4. Off of a hallway we found
  - a. A very small office/library room
  - b. A laundry room with washer and dryer
  - c. A small bedroom
  - d. A full bathroom
  - e. The main bedroom with full bathroom were not inspected because the dog was in there.
5. Baseboard heat (we forgot to ask what powers it)

#### Findings Downstairs Interior:

1. Stairway down to the basement did not have working lights, so Mr. Stewart provided a flashlight.
2. At the bottom of the stairs was an exterior doorway below the 2<sup>nd</sup> story deck which was covered with a blue tarp. There were signs of rot above the doorway and a couple of mushrooms growing from the wet wood.
3. The basement was finished, but with no ceiling covering and bare joists above.
4. One bedroom
5. One full bathroom
6. A **small kitchen** with linoleum floor
7. A living room
8. A pellet stove which apparently does not work
9. A utility room and closet
- 10. The downstairs could be used as separate living quarters, but it smelled moldy and it would likely need some remediation for the health of any inhabitants.**
11. A **two-car garage** is built into the basement and it is accessible through an interior door from the kitchen.

The highest best use of this property is a residential dwelling with a separate basement apartment for a family member or rental unit.