

**BOARD OF ASSESSORS MINUTES**  
**January 17, 2019**  
**CITY HALL – CONFERENCE ROOM 200B**  
**5:30 P.M.**

**CALL TO ORDER:** Chairman Lenny Miner called the meeting to order at 5:28 pm.

**RECORDING SECRETARY:** Tara Baker

**SALUTE TO THE FLAG**

**ROLL CALL:** Present were, board members Karen Mudgett and Lenny Miner.

**STAFF IN ATTENDANCE:** Tara Baker, Miles Lacroix

**ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S):** With no corrections, the minutes of December 3, 2018 are considered accepted.

**PUBLIC HEARINGS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

Eric Fowler & Susan Bridgewater, 264-411-6.017: Mr. Fowler filed an abatement request on their property at 38 Crane Cr. In 2017 Mr. Fowler applied for and was approved for the veteran credit. In 2017 the credit was issued and received. For some reason the credit did not transfer and show up on the 2018 bills. A copy of the warrant for each billing cycle showing that the credit was NOT issued was reviewed. The owner paid the bill in full and is asking that the credit of \$500 be refunded. On motion made by L. Miner and seconded by K. Mudgett the motion was unanimously granted to issue the refund.

Judith Hopkins Living Trust, 225-248-7.011: The owners filed an abatement request on their property at 518 Weirs Bv #11. After reviewing their property card, the owners noticed they were being assessed for boat slip valued at \$20,000. After reviewing the deed and the plan for the condominium, it was confirmed that in fact there is not a boat slip with this unit. Correcting the listing would decrease the value from \$179,100 to \$159,100, a difference of \$20,000. K. Mudgett made a motion to grant the abatement, seconded by L. Miner. The motion passed unanimously.

Ralph & Sharon Cardarelli & Maria Cardarelli, 139-146-29: The Cardarelli's filed an abatement request on their property at 40 Margin Av. They believe they are over assessed. The property is assessed for \$191,500 for 2018. The property is a single-family conventional. The M. Lacroix

visited the property on January 3, 2019 and was able to inspect and measure the building. Based on that visit the condition was changed from very good to good, the interior flooring was corrected from carpet to hardwood and 2 hearths were added to the listing. The measurements and labelling of the sketch were corrected. No other physical adjustments were warranted. The abatement application listed 3 sales the owners felt were comparable, however 1 of the sales was not considered qualified, as it was not on the market with a realtor and was a sale by word of mouth. Another sale was in inferior condition to the subject which is reflective of the sale price, however when our office visited that property, they immediately had begun renovations that will be updated for 2019. The 3<sup>rd</sup> sale used was part of the 2016 update and not used in this timeframe. Based on the corrected information from the inspection the assessment decreased from \$191,500 to \$178,500 which is a \$13,000 reduction in value. After reviewing the inspection notes and the application submitted, L. Miner made a motion to grant an abatement of \$13,000. The motion was seconded by K. Mudgett and passed unanimously.

Paschal & Darlene Connolly, 491-400-4.157: The Connolly's filed an abatement request on their property at 166 Tiffany Dr. They believe they are over assessed and they requested an inspection. The property is assessed for \$36,500 for 2018. The property is a single-wide located in Briarcrest. M. Lacroix visited the property on December 24, 2018 and was able to inspect and measure all buildings. Upon that visit it was noted that the tub & shower leak, windows lacked trim throughout, many signs of rodent problems and water damage. The siding and skirting showed significant cracks and mold. Due to these issues observed depreciation was applied. These issues will be checked on annually until they can be repaired. The measurements of the deck were corrected. No other physical adjustments were warranted. Based on the corrected information from the inspection the assessment decreased from \$36,500 to \$30,600 which is a \$5,900 reduction in value. After reviewing the inspection notes and the application submitted, K. Mudgett made a motion to grant an abatement of \$13,000. The motion was seconded by L. Miner and passed unanimously.

John & Priscilla Pelletier, 464-142-18: The Pelletier's filed an abatement request on their property at 129 Main St. They believe they are over assessed. The property is assessed for \$148,700 for 2018. The property is a single-family ranch. M. Lacroix visited the property on January 2, 2019 and was able to walk the exterior and measure the buildings. Based on that visit the type of roof was corrected from asphalt to metal and the condition of the shed was changed from very good to good. The property owner did not allow an interior but reviewed the data listed on the property card. It was noted that the heat fuel type needed to be corrected from oil to gas and the interior floor covering should be wood laminate and not hardwood. No other physical adjustments were warranted. Other than saying the assessment was too high, there were no reasons give as to why they felt this way. Based on the correcting the listing of the exterior data confirmed the assessment decreased from \$148,700 to \$148,000 which is a \$700 reduction in value. After much discussion, L. Miner made a motion to deny the request for abatement for 2018 based on an incomplete inspection. K. Mudgett second the motion and it carried unanimously. Corrected exterior data will be made going forward.

David E. & Paige Y. Thompson, 322-148-3: The Thompson's filed an abatement request on

their property at 34 Massachusetts Av. They believe they are over assessed. The property is assessed for \$237,200 for 2018. The property is a single-family conventional. M. Lacroix visited the property on December 21, 2018 and was able to inspect and measure all buildings. Based on that visit the condition was changed from good to average. A 2% functional depreciation was applied for the wet, dirt basement. The measurements and labelling of the sketch were corrected. No other physical adjustments were warranted. The abatement application listed 5 sales the owners felt were comparable, however the sales dates did not apply to this sales update period. Based on the corrected information from the inspection the assessment decreased from \$237,200 to \$180,700 which is a \$56,500 reduction in value. After reviewing the inspection notes and the application submitted, L. Miner made a motion to grant an abatement of \$56,500. The motion was seconded by K. Mudgett and passed unanimously.

### **NON PUBLIC SESSION**

\*\*\*L. Miner made a motion that the Board enter into a non-public session to discuss matters that could adversely affect the reputation of the applicant according to RSA 91-a:3IIb. K. Mudgett second, a roll call vote was taken, vote unanimous, and a non-public session was entered into at 5:50 p.m. L. Miner made a motion to return out of non-public session at 6:00 p.m. and K. Mudgett seconded. A roll call vote was taken, vote unanimous.

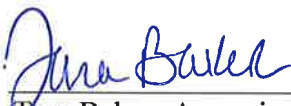
187 Country Club Rd., 461-215-8: L. Miner made a motion to grant the request of the property owner with stipulations, K. Mudgett second the motion.

### **OTHER**

An intent to cut timer was signed.  
Abatement slips were signed.

**ADJOURNMENT:** L. Miner made a motion to adjourn, seconded by K. Mudgett. The meeting was adjourned at 6:03 p.m.

Submitted by:



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Tara Baker, Assessing Technician