

BOARD OF ASSESSORS MINUTES
February 7, 2019
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Chairman Lenny Miner called the meeting to order at 5:30 pm.

RECORDING SECRETARY: Tara Baker

SALUTE TO THE FLAG

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

STAFF IN ATTENDANCE: Tara Baker, Miles Lacroix

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): With no corrections, the minutes of January 17, 2019 are considered accepted.

NON-PUBLIC SESSION: ***L. Miner made a motion that the Board enter into a non-public session to discuss pending or threatened litigation against the Town or Town Officials, Board Members or employees according to RSA 91-a:3II(e). K. Mudgett second, a roll call vote was taken, vote unanimous, and a non-public session was entered into at 5:33 p.m. R. Mooney made a motion to return out of non-public session at 5:47 p.m. and L. Miner seconded. A roll call vote was taken, vote unanimous. R. Mooney made a motion to seal this portion of the minutes until such time a settlement agreement has been agreed upon. K. Mudgett second the motion and the motion was carried unanimously.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

David & Anne Day, 193-363-15: The Day's filed an abatement request on property located at 27 Timber Ln. They believe to be over assessed. The property is assessed for \$245,700 for 2018. The property is a single-family home. The assistant assessor visited the property on January 15, 2019 and was able to inspect and measure all buildings. Based on that visit the exterior wall cover was corrected from wood on sheath to vinyl siding. In addition, it was noted that listing of the style was conventional, based on the description guide used classify style this home more accurately fit the description of a colonial home. No other physical adjustments were warranted. In the abatement application the owner questioned the style primarily and that was addressed at inspection. Based on the corrected information, the assessment decreased from \$245,700 to

\$234,600 which is a \$11,100 reduction in value. L. Miner made a motion to grant the request for abatement. The motion was second by K. Mudgett and passed unanimously.

Rachel B. Downs 2014 Trust, 433-240-35:

Map 433 Block 240 Lot 35– Ms. Downs filed an abatement request on property located at 14 Whipple Av. She believes to be over assessed. The property is assessed for \$366,500 for 2018. The property is a single-family home. Effective area = 4,145. Tara Baker visited the property on February 6, 2019 and was able to inspect and measure all buildings. Based on that visit the exterior wall cover was corrected from wood shingle to vinyl siding, the floor covering was corrected to include linoleum, the bathroom count was corrected from 2 full to 1 ½ baths, and the labelling of the sketch was corrected to take into account the unfinished areas of the basement. No other physical adjustments were warranted.

Provided with the abatement application was a summary from a realtor providing a comparison of the subject property with other homes in the area. The following comparisons were noted used:

			Comments:
30 Holman St.	Sold 12/31/2018	\$390,000 –	Will be used for 2019 update
16 Gale Av.	Sold 9/21/2018	\$325,000-	Unqualified / 2019 sale
317 Pleasant St	Sold 11/26/2018	\$294,900-	Will be used for 2019 update
22 Holman St.	on market	\$274,900	
286 Pleasant St.	Sold 03/05/2018	\$274,700	

In addition to the realtor summary, these additional properties were listed as comparisons:

36 Orchard St.	Sold 09/05/2017	\$285,000	
229 Pleasant St.	Sold 05/15/2017	\$195,000	unqualified – estate sale
150 Pleasant St.	no recent sale		

Address	Sale Date	Sale Price	Eff Area	Grade	Cond	Assessment
*14 Whipple	N/A	N/A	4,145	Good	Good	366,500
22 Holman St.	On Mrkt	274,900	3,074	avg +10	Avg	229,200
286 Pleasant St	3/5/2018	274,700	3,000	avg +20	Good	304,300
36 Orchard St.	9/5/2017	285,000	3,391	avg +10	Good	281,400
150 Pleasant St.	N/A	N/A	3,758	avg +20	Avg	283,600

After reviewing the subject, properties used in comparison and looking at other homes in the area

I also feel that the grade should be changed to avg+20 to be consistent with similar homes. Based on the corrected information, the assessment decreased from \$366,500 to \$320,000 which is a \$46,500 reduction in value. After considering the information provided R. Mooney made a motion to grant the request for abatement. The motion was second by K. Mudgett and passed unanimously.

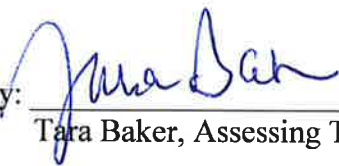
Helen Gagnon Family Trust, 412-60-61: Ms. Gagnon filed an abatement request on property at 65 Davis Pl. She believes she is over assessed. The property is assessed for \$187,100 for 2018. The property is a single-family conventional. The assistant assessor visited the property on January 28, 2019 and was able to inspect and measure all buildings. Based on that visit the measurements of the sketch were corrected, the number of extra plumbing fixtures was corrected from 3 to 2, remove the listing of a hearth and a 2% functional depreciation was applied due to the old wiring and layout. No other physical adjustments were warranted. Upon the visit M. Lacroix noted that one of the rooms had some damage to the floor due to water, a small crack in the foundation and minimal asbestos on some pipes. The property is already listed in fair condition and therefore these things were being recognized. In the abatement application the owner questioned the square footage of the house, said there was no hearth and stated that the property was too high based on the condition. No other reasons or comparable information was provided. The owner purchased the property November 19, 2018 in this condition for \$183,000. Based on the corrected information, the assessment decreased from \$187,100 to \$180,600 which is a \$6,500 reduction in value. After considering the information provided K. Mudgett made a motion to grant the request for abatement. The motion was second by R. Mooney and passed unanimously.

OTHER

Abatement slips were signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by R. Mooney. The meeting was adjourned at 6:05 p.m.

Submitted by:



Tara Baker, Assessing Technician/BOA Clerk