

BOARD OF ASSESSORS MINUTES
March 26, 2020
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Board member 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 Lenny Miner and Robin Mooney.

STAFF IN ATTENDANCE: Tara Baker and Emily Goldstein

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): With no questions or concerns, the board accepted the minutes from the February 20, 2020 meeting.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

David P. & Irene S. Dulac Revocable Trust, 26-490-15.10: The owners at 222 Turner Way applied for an abatement on their vacant lot. The 2019 assessed value was \$74,500. The lot was purchased on 8/31/2018 for \$42,000, resulting in a use change from Current Use to a residential vacant lot. This 2.94-acre lot is on a corner of Turner Way with potential views if cleared, however it also has steep topography and a small potential building footprint. During the review for Land Use Change Tax, Emily Goldstein visited the property on 2/5/2020. It was noted at that time there was no adjustment made for the steep topography and challenges to potentially develop the lot. It is recommended that a 50% adjustment be made to the land condition to account for the topography of the lot. In addition, there have been a couple other vacant land sales in that particular neighborhood, which will be reviewed during the next update.

222 Turner Way (subject)	8/31/2018	\$42,000	2.94 acres
62 Turner Way	11/18/2019	\$42,900	2.00 acres
285 Turner Way	12/9/2019	\$50,000	2.01 acres

It is recommended the assessment for 2019 be adjusted from \$74,500 to \$37,300.

R. Mooney made a motion to grant the abatement, reducing the value to \$37,300. L. Miner second the motion. The motion carried unanimously.

DASLTK LLC, 425-44-80: The owners of 111 Church St. filed an abatement request on their property for 2019. The property is assessed for \$930,300. The property was purchased on 6/1//2019 for \$335,00. Upon purchase the property was used as an office building. On January 3, 2020 Emily Goldstein and Tara Baker inspected the property in order to verify the listing on the property record card. The property measurements were corrected and the condition was changed from good to average, noting that the property was in need of updates as the carpets were worn, insulation was poor, heating system needed updating.

It is our recommendation that the abatement be granted by reducing the value from 930,300 to 864,600. L. Miner made a motion to grant the abatement of \$65,700, second by R. Mooney. The motion carried unanimously.

Dan & Terry Donovan 2019 Trust, 341-404-5.036: The owners of 1480 Old N Main St #36 filed an abatement request on their property for 2019. The property is assessed for \$275,300. The property is located in Woodgate Commons Condominium. On March 3, 2020 Tara Baker inspected the property in order to verify the listing on the property record card. The listing and measurements were accurate and no changes were recommended. The property owner provided no reason or evidence of why they feel the market value is \$240,000.

The two most recent sales in the same community are as follows:

	Liv Area	2019 Assessment	Sale Date	Sale Price
Subject	1,574	275,300	---	----
Unit 24	2,179	317,900	08/20/2018	350,000
Unit 10	2,166	306,500	06/28/2019	345,500

The recommendation is to deny the abatement. Although the sale properties are larger in size, the sales prices and difference in assessed values support the increase in value.

Charles & Elizabeth Miller, 157-252-2.001: The owners of 266 Endicott St. N #1 filed an abatement request on their property for 2019. The property is assessed for \$131,100. The property is located in Weirs Crossing Condominium. The first reason listed for abatement is the size of the unfinished basement area. On March 25, 2019 Tara Baker inspected the property. At that time, she noted an adjustment to the unfinished area of the basement from 50 sq. ft to 140 sq. ft. After looking into that, it appears that the change to the sketch for the UBM was not corrected. The second is that there are no high-end fixtures in the unit, it is builder grade and fixtures are original.

Two sales in the same community are as follows:

	Liv Area	2019 Assessment	Sale Date	Sale Price
Subject	1,064	131,100	08/06/2018	95,000 (foreclosure)
Unit 21	1,064	129,900	03/12/2018	129,900
Unit 18	1,064	131,100	07/12/2019	140,000

It is our recommendation that the sketch be correct to reflect the correct unfinished basement area. Each of the above 3 properties are in average condition overall and at the time of sale each lacked high end fixtures, are builder grade and fixtures are original. Based on the comparable sales no additional recommendation is being made. Correcting the UBM reduces the assessed value from \$131,100 to \$130,400. L. Miner made a motion to grant the abatement by reducing the value to \$130,400, second by R. Mooney. The motion carried unanimously.

NON-PUBLIC

***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). R. Mooney seconded, a roll call vote was taken, vote unanimous, and a non-public session was entered into at 5:40 p.m.

*** L. Miner made a motion to return out of non-public session at 5:45 p.m. and R. Mooney seconded. A roll call vote was taken, voted unanimous.

1192 Weirs Bv, 162-248-3: On a motion made by L. Miner and seconded by R. Mooney the board voted to accept the settlement agreement. This agreement will reduce the value of the property to \$638,900 for tax year 2018 and \$694,900 for 2019.

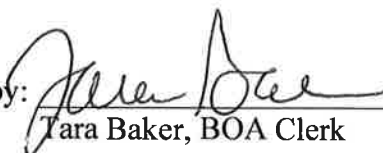
1165 Weirs Bv. 162-248-18.005: On a motion made by L. Miner and seconded by R. Mooney the board voted to accept the settlement agreement. This agreement will reduce the value of the property to \$168,100 for tax year 2018 and \$168,100 for 2019.

OTHER

Abatement slips were signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by R. Mooney. The meeting was adjourned at 5:47 p.m.

Submitted by:


Tara Baker, BOA Clerk