

BOARD OF ASSESSORS MINUTES
May 24, 2018
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: Deb Derrick

SALUTE TO THE FLAG

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

STAFF IN ATTENDANCE: Deb Derrick

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): With no corrections, the minutes of April 19, 2018 are considered accepted.

OLD BUSINESS:

Alan C. Goldman & Joyce College, 273-435-6.036: Tabled from the previous meeting which was a public hearing. The Goldman's visited the Board of Assessors Meeting for a Public Hearing at the April 19, 2018 meeting to present further documentation and reasons why they should be assessed for \$252,000. They had an abatement granted from \$307,600 to \$282,800 at the February, 2018 meeting. Their presentation included comparable properties in the Golf Village as well as a few units outside Golf Village showing adjusted sales prices by removing outbuildings. Using their comps, the assessor did a comparative analysis based on square foot values based on the units living areas. A chart is attached showing the square foot prices based on the assessed values and the square foot prices based on the sales less the outbuilding values. The median (or midrange value) and the average values of these sales was calculated. In doing this, we can see that overall the Goldman's square foot values are within the assessed square foot medians and averages as well as under the sales values ranges.

After discussion, R. Mooney made a motion to deny any further adjustments, seconded by K. Mudgett. The motion passed unanimously.

David E. & Dale A. Nims, 414-32-7: Tabled from the previous meeting, the Nims filed an abatement on property at 36 Ashwood Circle. The 2017 assessment is \$330,300. This is a colonial style home on .57 acres. The owner feels a value of \$270,000 is more accurate. D. Derrick visited the property with the owner. In addition to the dwelling, they have a swimming pool. There were two sales of similar properties the same street that sold for \$282,000 and \$292,000. Based on the sales, this property is somewhat higher. D. Derrick applied a market adjustment to the subject property to bring it in line with the sale properties. D. Derrick noted that the neighborhood will be reviewed again in 2018. A recommendation to adjust the

assessment from \$330,300 to \$293,400 was made. The board looked closely at the property cards for the sale properties in comparison to the subject. They discussed the construction and size, and attributes of the properties. R. Mooney made a motion to grant an abatement of \$36,900, decreasing the value for 2017 to \$293,400. L. Miner seconded the motion and passed unanimously.

NEW BUSINESS:

Robert J. Bolia, 383-343-6.103: Mr. Bolia filed for abatement on property at 9 Algonquin Dr. #103. This is a garden style condominium located at Wildwood village. This is one of four units that has access from Lexington Dr. It is currently assessed for \$169,000. He believes the assessment should be \$129,000. Two letters requesting a physical inspection had been sent, however no response was received. The property has not had an interior review to confirm our information since year 2000. K. Mudgett made a motion to deny the request for abatement. The motion was seconded by R. Mooney and passed unanimously.

Michael J. Campbell Revocable Trust, 113-252-1: Mr. and Mrs. Campbell of the above-named trust have filed for an abatement on their property at 820 Endicott St N. as they feel it is over assessed. The property consists of the Pine Bank Lodge which holds 8 cottages/cabins and a residential building on 13.10 acres of land. It has been in existence since 1924. The property is currently assessed for \$305,074. B. Daigneault visited the property and completed interior inspections and measurements of all the buildings on the property making changes as needed. Based on the adjustments made, it is recommended to reduce the property assessment from \$305,074 to \$261,274 which is a \$43,800 reduction in value. After much discussion, K. Mudgett made a motion to grant the request for abatement. The motion was seconded by L. Miner. The motion was carried.

Kim M. Davidson Family Trust, 426-246-41: Mr. & Mrs. Davidson filed an abatement request on their property at 14 Winter St. It is a multi-family building on .09 acres of land. It is assessed for \$117,600. The Davidsons believe the property should be assessed for \$45,000 as that is what he paid for it. The sale was not a qualified/arms-length transaction and thus was not included in the sales analysis. The property has not been inspected or seen to confirm the City's data on the property assessment card since 2002. Letters were sent to the Davidsons requesting an appointment to view the property in order to confirm or correct the data on the assessment card. One letter was sent February 27, 2018 and a follow up letter was sent April 4, 2018. To date no response has been made. After considering the information provided L. Miner made a motion to deny the request for abatement. R. Mooney seconded the motion and passed unanimously.

Calvin Dunn Jr., 472-86-20: Mr. Dunn has filed for an abatement on his property at 204 Garfield St. as he believes the property is not assessed properly and that the physical data is incorrect. His property is a residential dwelling on .63 acres of land. It is assessed for \$88,500. D. Derrick had visited the property in 2016 for abatement purposes. There was an adjustment made in 2017 for a 2015 abatement request. At that time the property was adjusted for the 2015

tax year to \$79,400. Because the sales are reviewed each year and adjustments made across the city for land and building styles, this property was adjusted to \$88,500 for the 2017 tax year. All of the adjustments that were applied for 2015 (i.e., functional depreciation on the building and land adjustments for the character of the lot) were also applied for the 2017 tax year and reflected in the assessment. Based on the above information, R. Mooney made a motion to deny for abatement. The motion was seconded by K. Mudgett and passed unanimously.

Calvin Dunn Jr., 472-86-21: Mr. Dunn has filed for an abatement on his property at 204 Garfield St. as he believes the property is not assessed properly and that the physical data is incorrect. His property is a residential dwelling with a commercial warehouse and a 2nd house which he rents. The property sits on 1.90 acres of land. It is assessed for \$357,600. D. Derrick visited the property and after inspecting and measuring, made corrections to the property cards as necessary. Based on the corrections made, it was recommended to reduce the property assessment from \$357,600 to \$328,000 which is a \$29,600 reduction in value. After considering the information provided R. Mooney made a motion to grant the request for abatement. The motion was seconded by K. Mudgett and passed unanimously.

Daniel & Sharyn Feeney, 228-365-1.216: Mr. and Mrs. Feeney filed an abatement request on their property at 28 Ponds View Ln, located in the Willows condominiums in Long Bay. The property is a condominium built in 2011. It is assessed for \$478,200. They believe they are over assessed compared to other condos in their complex. After visiting the property, D. Derrick corrected the card to be more consistent with the neighboring condos. Based on the above information, it is recommended to decrease the assessment from \$478,200 to \$429,500 which is a \$48,700 reduction in value. After considering the information provided K. Mudgett made a motion to grant the request for abatement. The motion was seconded by R. Mooney and passed unanimously.

Robert & Rose Hansford, 244-414-18.003: The Hansford's filed an abatement request on their property at 10 Tartan Hollow #B, because they feel they are disproportionately assessed. They have a duplex condo in the Highlands condo complex in Southdown Shores. The 2017 assessment is \$436,000. They feel it should be \$325,000. They believe that because their neighbor purchased their property at 14 Tartan Hollow #A for \$325,000, they should also be the same. The purchase made by the neighbor was a disqualified sale and not used in the sales analysis. This sale was confirmed by the buyer through our questionnaire. As they stated it was a private sale, it was automatically disqualified as is required by the State of New Hampshire Department of Revenue Administration Equalization Bureau. Subsequently, the purchaser has also filed for an abatement and has now submitted information that the property was on the market, had just been removed and the sale took place after its removal. The owner also states that they did not know or have any relationship with the seller. One property sold in this complex. This property is 24 Heron Trace #B, its assessment is \$444,600. This property was a sale for the tax period and it sold for \$490,000. At the time of the sale it was assessed for \$393,100 which was 80% of the sales price. In performing the sales update, this sale was used for the statistical data and was raised to \$444,600 or 91% of the sales price. In making adjustments to the sales data, the same increase is shared within the remainder of the units in the

complex. That made approximately an 11% increase. It was recommended to apply a market adjustment on this property and reduce the assessment to \$390,100 which is a \$45,900 reduction in value. After considering the information provided R. Mooney made a motion to grant the request for abatement, the motion was seconded by K. Mudgett and passed unanimously.

Maurice R. & Theresa Richard Revocable Trust, 244-214-18.004: The Richards filed an abatement request on property at 14 Tartan Hollow #B, because they feel they are disproportionately assessed. They have a duplex condo in the Highlands condo complex in Southdown Shores. The 2017 assessment is \$436,900. They feel it should be \$345,000. They purchased this property for \$325,000 on October 17, 2016. This sale was disqualified because they stated on the sales questionnaire sent to them that it was a private sale. It was automatically disqualified as is required by the State of New Hampshire Department of Revenue Administration Equalization Bureau. Subsequently, the owner has also filed for an abatement and has now submitted information that the property was on the market, had just been removed and the sale took place after its removal. The owner also states that they did not know or have any relationship with the seller. One property sold in this complex. This property is 24 Heron Trace #B. Its assessment is \$444,600. This property was a sale for the tax period and it sold for \$490,000. At the time of the sale it was assessed for \$393,100 which was 80% of the sales price. In performing the sales update, this was used for the statistical data and was raised to \$444,600 or 91% of the sales price. In making adjustments to the sales data, the same increase is shared within the remainder of the units in the complex. That made approximately an 11% increase. It was recommended to apply a market adjustment to this property and reduce the assessment to \$390,900 which is a \$45,900 reduction in value. After considering the information provided R. Mooney made a motion to grant the request for abatement, the motion was seconded by L. Miner and passed unanimously.

Frieda Yueh & Peter Bixby, 244-413-14.023: The property owner filed an abatement on property located at 36A Heron Trace because they feel they are disproportionately assessed. This is a duplex condo in the highlands complex of Southdown Shores. The 2017 assessment is \$550,900. They feel it should be \$478,400. They listed 24B Heron Trace whose assessment is \$444,600 as a comparable. The property was sale for the tax period and it sold for \$490,000. At the time of the sale the value was \$393,100 which was 80% of the sale price. While performing the sale update, this sale was used in the statistical data and was raised to \$444,600 or 91% of the sale price. While making adjustment to the sales data, the same increase was applied to the remainder of the units in the complex. That made approximately an 11% increase. In addition, there were corrections made to the subject's property assessment card during the cyclical update done by KRT appraisals that adjusted the bedroom and bathroom counts and adding a jet tub and patio to the listing. The differences in the assessments between the subject and the comparable are size and year built. The subject property was built in 2001 and has 8% physical depreciation with 2125 sq. feet of effective area, while the comparable property was built in 1988, has 18% depreciation and is 1860 sq. feet of effective area. After considering the information provided L. Miner made a motion to deny the request for abatement, the motion was seconded by K. Mudgett and passed unanimously.

Integrity Realty Inc., 480-160-1: Integrity Realty Inc., through their tax representative Mark Lacey of Kohlenberg Consulting NH, LLC, has filed an abatement request on property at 380 Mile Hill Rd. This property is Mountain View Apartments. They have 8.40 acres of land and 40 apartments in a complex of 5 buildings. They are assessed for \$1,701,200 for the 2017 tax year. They believe the property should be assessed for \$1,144,874. As part of their argument for abatement they talk about comparable sales indicating cap rates between 9% and 12%. However, they have not provided any comparable sales to substantiate their claims. They also talk about increased vacancy rates, however, when I visited the property, the owner stated that they had no vacant units for me to look at. He states that NOI (net operating income) was \$124,173 – however has not provided any income/expense information for 3 years as requested. On April 17, 2018, D. Derrick visited the property. She was shown two units for review. The units appear to be accurate as on the assessment cards. While at this appointment, D. Derrick again requested documentation to support the arguments provided with the Abatement request Sections E, F, and G. Mr. Lacey was informed that our next Board of Assessors Meeting would be in a month and the information was needed prior to that time. As of this date, nothing has been received. Based on the above information, the board voted to deny the abatement request in a motion made by R. Mooney as the “burden of proof” is the taxpayer’s responsibility and none has been provided. L. Miner seconded the motion and it carried 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:3IIc. K. Mudgett second, a roll call vote was taken, vote unanimous, and a non-public session was entered into at 6:20 p.m. L. Miner made a motion to return out of non-public session at 6:36 p.m. and R. Mooney seconded. A roll call vote was taken, vote unanimous.

100 Oak St., 413-169-66: The board voted on a motion made by L. Miner, seconded by R. Mooney to grant a payment plan with provisions to be indicated to the property owner.

143 Court St., 450-54-64: The board voted on a motion made by L. Miner, seconded by K. Mudgett to accept the late filing for exempt status.

1305 Meredith Center Rd., 12-153-7: The board voted on a motion made by L. Miner, seconded by R. Mooney to accept the late filing for exempt status.

OTHER

Abatement slips, timber tax and property tax warrants were signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by R. Mooney. The meeting was adjourned at 6:40 p.m.

Submitted by: Deborah Derrick
Deborah Derrick, Assessor