

BOARD OF ASSESSORS MINUTES
June 21, 2018
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Chairman Lenny Miner called the meeting to order at 5:31 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 May 24, 2018 are considered accepted.

OLD BUSINESS:

None

NEW BUSINESS:

Jose E. Dematos, 162-248-3: Abatement request was filed for 2017 tax year through the tax rep – Mark Lutter of Northeast Property Tax Consultants. Because the taxpayer has filed with the BTLA for the 2016 tax year, it is recommended to deny abatement on this tax year pending the results of the BTLA hearing. R. Mooney made a motion to deny the abatement, seconded by K. Mudgett. The motion passed unanimously.

Northern NE Telephone Operations LLC, 162-248-15: Abatement request was filed for 2017 tax year by Commercial Property Tax Management LLC. Because the taxpayer has filed with the Superior Court for the 2014 tax year, it is recommended to deny abatement on this tax year pending the results of the court hearings. K. Mudgett made a motion to deny the abatement, seconded by R. Mooney. The motion passed unanimously.

Owen Trust, 36-67-4: The trustees of the Owen Trust have filed an abatement request on their property at 156 Eastman Shore Rd North. They believe their property should be \$565,000. They have a ranch style house and garage on .84 acres of land on Lake Winnisquam. The property is assessed for \$654,000 for 2017.

Mr. Owen's request started with the fact that nothing had changed, however, the city of Laconia performs a statistical update each year and values will change yearly based on that sales update. Mr. Owens also refers to an appraisal performed by Eldridge Appraisals for estate purposes for

December, 2015. That appraisal is not for abatement purposes nor does it cover the tax period in question.

Mr. Owen listed a number of properties in the area to compare to:

- 1) 190 Eastman Shore Rd. sold for \$529,933 and the new assessment is \$614,100. The ratio shows at 1.15 and is over the 10% margin or considered an outlier. It is assessed lower than the subject because of grade, unfinished area, and smaller effective area. The garage is also considerably smaller than the subject.
- 2) 165 Story Tyler Shore Rd sold for \$482,800 the new assessment is \$456,600 which has a ratio of .95 – still under the sales price. It is a seasonal camp as it has no maintained access to the property in the winter time. The building itself was built as a camp and there are unfinished walls and lacks insulation. The topo for this property is steep and rocky.
- 3) 61 Leighton Ave S, was a sale – it sold for \$670,000 and is assessed for \$654,200 which is a .98 ratio. It was increased from \$585,400 the previous year. It has a market adjustment for the extra frontage on the property. It is a conventional style home built in 1905 but with major renovations bringing its depreciation to Excellent condition.
- 4) 25 Eastman Shore Rd S. – There was a sketching error on the card. The value has been corrected for 2018 tax year.
- 5) 114 Eastman Shore Rd N – It is a year-round camp with hot air heat, very small rooms and an attic.

Each of these units have different characteristics which will impact their particular values. The assessor visited the property to check the accuracy of measurements and to perform an exterior review. Based on that review corrections were made.

Based on the above information, it is recommended to adjust the assessed value of this property from \$654,000 to \$629,600 which is a \$24,400 reduction in value.

After considering the information provided R. Mooney made a motion to grant an abatement of \$24,400 in agreement with the recommendation. L. Miner seconded the motion and passed unanimously.

NON-PUBLIC SESSION:

None

OTHER

Abatement slips and land use change tax warrants were signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by K. Mudgett. The meeting was adjourned at 5:45 p.m.

Submitted by: Deborah Derrick
Deborah Derrick, Assessor