

**BOARD OF ASSESSORS MINUTES**  
**August 15, 2019**  
**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, Robin Mooney, Karen Mudgett and alternate member Lynne Creteau.

**STAFF IN ATTENDANCE:** Tara Baker and Stephan Hamilton

**ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S):** With all members present the May, June and July minutes were accepted.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

**Brewer, Steven G. Formerly Gail Risley Brewer 1996 Trust, 366-82-7:** The previous owner of the property applied for an abatement on 68 Franklin St. The property is a 2,889 square foot single family Conventional style that was previously converted from a two-family with water frontage on Lake Opechee. The 2018 assessed value is \$554,300. The abatement application included two appraisals that were performed nearly a year apart for estate-planning purposes. The appraisal from 2017 estimates market value to be \$448,300 and the appraisal from 2018 is \$458,700. As part of the abatement review, an interior inspection was performed. The building is currently listed in Good condition for its age. The building has been maintained, but not updated in quite some time. The property was converted from a two-family in the 1960's and that was the last time any major changes occurred. As seen in the inspection, there is still knob and tube wiring in places although it is not active. There is also a coal bin in the basement that is still full. The second kitchen is below average in quality and condition. The condition of the property is Average, with a few Functional deficiencies such as the knob and tube wiring, the quality of the second kitchen, the old furnace still in place in the basement, and the full coal bin. With those changes to the condition, the resulting value would be \$504,800. Assessor E. Goldstein recommended granting an abatement of \$49,500 to a value of \$504,800. The board agreed and granted an abatement of \$49,500 on a motion made by R. Mooney and second by K. Mudgett. The vote passed unanimously.

**NEW BUSINESS:**

**Santosuosso Joseph A. Jr., 165-72-14:** The property owner filed an abatement request for 2018 and previous years. Assessor S. Hamilton updated the board, letting them know that he has reached out to the property owner to discuss the abatement. To date he has not heard back and will follow up again. There was no action to be taken at this time.

**NON-PUBLIC SESSION:**

\*\*\*L. Miner made a motion that the Board enter into a non-public session under RSA 91-a:3II(b) to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person unless such person requests an open meeting; however, this cannot be used to protect a person who is a member of your Board, Committee or Subcommittee. K. Mudgett second, a roll call vote was taken, vote unanimous, and a non-public session was entered into at 5:40 p.m.

**14 Spring St., 431-204-35:** R. Mooney made a motion, second by K. Mudgett to process an abatement of the first half 2019 taxes after Assessor S. Hamilton found the property met the requirements for charitable exemption. The motion was passed unanimously.

**217 Main St., 457-142-83:** L. Miner made a motion, second by R. Mooney to deny the request of the taxpayer.

**106 Messer St., 412-158-45:** L. Miner made a motion, second by R. Mooney to deny the request of the taxpayer.

**121 Messer St., 412-158-50:** L. Miner made a motion, second by R. Mooney to deny the request of the taxpayer.

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, vote unanimous.

**OTHER**

Abatement slips were signed.

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

Submitted by: \_\_\_\_\_  
Tara Baker, Assessing Technician/BOA Clerk