

**BOARD OF ASSESSORS MINUTES**  
**August 18, 2022**  
**CITY HALL – CONFERENCE ROOM 200B**  
**5:30 P.M.**

**CALL TO ORDER:** Board chair L. Miner called the meeting to order at 5:30 pm.

**RECORDING SECRETARY:** Tara Baker

**SALUTE TO THE FLAG**

**ROLL CALL:** Present were, board chair Lenny Miner, member Jim Rice and member Karen Mudgett.

**STAFF IN ATTENDANCE:** Tara Baker, Stephen Hamilton

**ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S):** Minutes from June 23, 2022, were reviewed and accepted as written.

**PUBLIC HEARINGS:**

**Schwartz, 251-275-15.001:** L. Miner read an opening statement and opened the public hearing at 5:35 pm. The subject property is a detached condominium in Daw Village with an assessed value of \$501,400 for the 2021 tax year. Mr. & Mrs. Schwartz presented the board with 4 pictures showing the view from their unit to the water along with the view to the water from the units of a few of their neighbors. They asked for an explanation of the differences in the views and the way the assessments were determined as they did not feel that they increased at the same percentage. The board gave the floor to Assessor, Stephan Hamilton to answer the Schwartz questions. S. Hamilton explained that he had visited Daw village upon the abatement request, noting the location of the units in proximity to the water and the tree line. He noted that the subject property had a direct view of the water from primary spots in the home where the neighbors if sitting normally on their deck or inside their living area would have to be sitting at an angle to achieve the same view. View and location are 2 of many factors that are applied to property to achieve an assessed value that most appropriately mirrors the market. S. Hamilton also noted a sale of an attached unit in March of 2021 for \$505,000 that which is a good reflection of the market. The public hearing was closed at 5:50 pm with no recommendations made for any changes.

**OLD BUSINESS:**

**Bicho, 241-248-12.008:** This property was before the board at the June 2022 meeting, see minutes. Since then, an inspection of the property was granted and a new recommendation was made.

The property owner filed an abatement request on their seasonal use condominium unit located at 301 Weirs Boulevard #8. The unit contains appropriately 660 square feet of living area with approximately 240 square feet of finished basement. The unit has rights to a dedicated boatslip on Paugus Bay of Lake Winnepesaukee. The owners have expressed an appeal year market value of \$292,768. The tax year 2021 assessed value is \$380,800.

The basis of the request is a series of comparable sales provided on the form and/or on an attached list. The following table recites the most important factors to consider relating to the sales provided that were most recently occurring, and properties that were only sales in 2013 to 2017 were omitted due to significantly increasing values:

<b>Property</b>	<b>Map/ Block/ Lot</b>	<b>Sale Price</b>	<b>Date of Sale</b>	<b>Price per square foot</b>	<b>Comments</b>
277 Weirs U#10	254/248/7- 10	\$440,000	08/16/2021	\$470	Condo Unit. 936 sf. Dock Included. No Basement.
1044 Weirs U#2	182/248/4-2	\$345,000	7/14/2016	\$463	Condo Unit. 745 sf. Dock Included. No Basement
518 Weirs U#5	225/248/7-5	\$404,000	05/17/2021	\$927	Condo Unit. 436 sf. Dock Included. No Basement.
354 Weirs U#5	241/248/6-5	\$525,000	05/27/2021	\$1,025	Condo Unit. 512 sf. Dock Included. No Basement.
301 Weirs U#14	241/248/12- 14	\$316,000	10/14/2020	\$549	Condo Unit. 576 sf. Dock Included. No Basement.

All of the provided comparable sales are related to access to Paugus Bay, and all appear to have the rights to a boatslip. None of the sales had a finished separate basement are, an attribute that is estimated to increase the value of the property by roughly 10%. Higher prices per square foot reflect units in closer proximity to the water. Most weight placed on 301 Weirs #14, recent sale in complex. Estimated value per square foot adjusted for finished basement and size is \$560.00, multiplied by 660 square feet equals market value estimate of \$369,600. Multiplied by equalization ratio of .817 equals \$302,000 (rounded).

The property has a functional depreciation deduction of 5%. This seems to understate the impact of the very low headroom in the finished attic area and the lack of access to the finished basement from the main floor of the unit. After an interior inspection of the property, it was recognized that the unit has only one bedroom rather than two as previously listed.

It is our recommendation that the assessed value for 2021 be reduced to \$296,200 by increasing the functional deduction to 20% and recognizing one bedroom only, and that taxes paid on the assessed value difference of \$84,600 be abated. K. Mudgett made a motion to grant the recommended abatement of \$84,600 second by J. Rice. The motion passed unanimously.

**NEW BUSINESS:**

**Remington, John D. & Jacqueline:** No recommendation made.

**NON-PUBLIC:**

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 5:50 p.m. L. Miner made a motion to return out of non-public session at 5:55 p.m. and J. Rice seconded. A roll call vote was taken, vote unanimous.

**256 Country Club Rd., 475-215-17:** L. Miner made a motion to deny the request, second by J. Rice. 1 member abstained.

**476 Scenic Rd. #15, 131-234-1.003:** L. Miner made a motion to deny the request, second by J. Rice. The motion passed unanimously.

**62 Prescott Av., 215-266-3:** L. Miner made a motion to deny the request, second by J. Rice. The motion passed unanimously.

**OTHER**

Abatement slips were signed.  
Timber Tax warrants were signed.

**ADJOURNMENT:** L. Miner made a motion to adjourn, seconded by K. Mudgett. The meeting was adjourned at 6:15 p.m.

Submitted by:   
Tara Baker, BOA Clerk