

MINUTES BOARD OF ASSESSORS ASSESSORS OFFICE - CITY HALL FEBRUARY 20, 2013

Present: Robert Goddard, Chair of Board of Assessors

Robert Pelchat, Member of Board of Assessors

Susan C. Warren, Assessors Office Coordinator/Deputy City Clerk

Member Excused: Kem Rozek, Member of Board of Assessors

1) CALL TO ORDER

The meeting was called to order at 5:55 PM.

2) REVIEW & APPROVE MINUTES DATED JANUARY 16 AND FEBRUARY 6, 2013

Minutes for the meetings of January 16, 2013, and February 6, 2031, were e-mailed to the Board for their review prior to this meeting. A motion was made by Board Member Robert Pelchat to accept the minutes as typed. Chair Goddard seconded the motion. The motion was made, seconded and all concurred. The January 16 and February 6 minutes will be placed on file.

3) REVIEW, APPROVE & SIGN VETERAN TAX CREDIT APPLICATIONS

Bouchard, Andre J Map 127 Lot 61 109 Highland Park Avenue

A veteran tax credit application was filed Mr. Bouchard for his property at 109 Highland Park

Avenue. The Board reviewed and approved the application. Proper forms were signed.

Cote Albert, Theresa L Map 128 Lot 147 67 Guilmette Street

Paul Albert, spouse of Theresa, was receiving the veteran tax credit at his prior address of 642 King Street. She is sole owner of the property at 67 Guilmette Street but entitled to the credit as he is her spouse and he now resides at 67 Guilmette Street. The Board approved the change and signed the forms.

Landrigan, Priscilla Map 118 Lot 4 507 First Avenue

Mr. J Bruce Landrigan passed away. As his widow, Mrs. Landrigan is entitled to the credit but needs to file in her name. An application from Mrs. Landrigan was reviewed by the Board and approved. The forms were signed.

Flood, Thomas A Map 109 Lot 86 8 Rocky Lane

Mr. Flood was receiving the regular veteran tax credit of \$150. Recently he was sent a letter from Department of Veterans Affairs stating that he was deemed to be 100% service connected disabled and that the disability is considered permanent. The Board reviewed his application for the \$700 veteran tax credit for those who have 100% service connected total and permanent disability. They voted to grant the credit and signed all needed forms.

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4) <u>REVIEW, APPROVE & SIGN ABATEMENT FOR PROPERTY OWNED BY PULP & PAPER OF AMERICA</u>

A memo from Patricia Chase, Tax Collector, to the Board of Assessors was reviewed. Ms. Chase is asking that the 2012 property taxes for parcels under the ownership of Pulp & Paper of America due to possible contaminants. The Board voted to take such action. The following abatements were issued:

Map Lot	Location	Value	Tax
Map 128 Lot 262	Cell House	\$ 22,800.	\$ 737.
Map 133 Lot 105	Hutchins Street	213,200.	6,888.
Map 134 Lot 9	Perry Street	9,300.	300.
Map 134 Lot 6	Hutchins Street	8,900.	287.

5) <u>REVIEW & IF APPROVED SIGN ABATEMENT FORM FOR SUSANNE REINES, 295 SCHOO STREET DOCKET #26595-11PT</u>

Ms. Reines had filed an appeal with the Board of Tax & Land Appeals for the 2011 valuation of 295 School Street. Dave Woodward, Avitar Contract Assessor, performed an interior inspection of the property with Ms. Reines and sent a letter to the Board of Assessors. He recommended that a 10% functional depreciation be applied due to the wet basement condition and outdated kitchen and baths. He further recommended that a 15% physical depreciation be added due to the existing deficiencies (no insulation, old single pane windows, etc). Mr. Woodward also stated that the fireplace condition should be reduced by 50% as it is inoperable. The Board reviewed the letter and information presented in the letter and Mr. Woodward's recommendations and voted to accept the changes. The valuation will decrease from \$90,400 to \$61,000. A settlement agreement was drafted and Chair Goddard signed for the municipality. The agreement will be sent to Ms. Reines for her signature.

6) ADJOURNMENT

There being no further business, a motion to adjourn was made by Member Pelchat and seconded by Chair Goddard. Motion was made and seconded to adjourn. The motion passed. The meeting was adjourned at 6:20 pm. The next meeting of the Board of Assessors is scheduled for Wednesday, March 20, 2013 at 5:30 pm.

Respectfully submitted,

Susan C. Warren

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Assessors' Office Coordinator/Deputy City Clerk