

BOARD OF ASSESSORS MEETING  
OFFICIAL MINUTES

June 10, 2009

CALL TO ORDER: The meeting was called to order at 5:15 pm.

PRESENT: George Longfellow, David Dickson, David Ross and Todd Haywood (Town Assessor). Paul Loiselle and Nancy Van Scoy arrived late.

1. APPROVAL OF MINUTES:

- a. May 18, 2009: Nancy Van Scoy moved to approve the public minutes of May 18, 2009. Paul Loiselle seconded the motion. The motion carried unanimous.
- b. May 18, 2009 Non-Public: Paul Loiselle moved to approve the non-public minutes Of May 18, 2009. Nancy Van Scoy seconded the motion. The motion carried unanimous.

2. Administrative Matters of other Impending Tax Abatements

- a. Church, Pauline Map 39 Lot 36/37  
Taxpayer would have qualified for an elderly exemption for years prior to completing an application but did not know about exemption. Taxpayer feels she should have an abatement of taxes for 2008. David Ross made a motion to accept the recommendation of the Assessor to deny the abatement. Seconded by David Dickson. It was a tie vote. Motion failed.  
Paul Loiselle made a motion to abate amount owed plus accrued interest. Motion seconded by David Ross. Vote was 3 in favor and 1 no. Motion carried.
- b. Johnson, Carol Map 17 Lot 54/1  
Taxpayer provided an appraisal done by an appraiser that is not a qualified commercial appraiser. He was instructed to value the property without the commercial use that is currently the case. David Ross made a motion to deny abatement. Seconded by Paul Loiselle. Motion carried unanimous.
- c. Kuliga, Stanley & Helen Map 16 Lot 28  
The taxpayer is requesting an abatement of his 2008 property taxes because the veteran's exemption was erroneously removed during the 2003 software update and revaluation. Paul Loiselle made a motion to refund \$250.00 veteran's exemption. Motion seconded by David Ross. Motion carried unanimous.
- d. Kleber, Norbert Map 38 Lot 13/1/2  
The taxpayer has not supplied sufficient supporting data for his appeal that his assessment exceeds market value. The property is two parcels. one with house and one with garage. The owner says lot with garage has no value. It is a buildable lot. David Ross made a motion to deny abatement. Motion seconded by Paul Loiselle. Motion carried unanimous.

- e. Griskus, Frank Jr. Map 15 Lot 2, 3  
The owners are appealing assessment of this property because they believe it exceeds market value for 2008. The owners have not supplied sufficient supporting data. Paul Loiselle made to deny abatement. David Dickson seconded the motion. Motion carried unanimous.
- f. Beauchemin, Robert & Beverly Map 47 Lot 17  
The owners are appealing assessment of this property because they believe it exceeds market value for 2008. The owners have not supplied sufficient supporting data. The Assessor has been unable to reach them by phone. Assessment has been adjusted to 50% good to address access issue and potential cost to develop. David Ross made a motion to deny abatement. Motion seconded by Paul Loiselle. Motion carried unanimous.
- g. Manchester Sand & Gravel Map 6 Lot 22/66/67/68  
The lots in question are open space lots for the Carriage Hill subdivision. The lots are all assessed as backland only. Paul Loiselle made a motion to deny abatement. David Ross seconded the motion. The motion carried unanimously.
- h. Smith, John & Allison Map 2 Lot 33/16  
The property owner is appealing the assessment of his land portion only of his property. Legitimate appeals are based on entire value of property not just a portion. Sufficient evidence to support the appeal has not been provided. David Ross made a motion to deny abatement. Paul Loiselle seconded the motion. Motion carried unanimous.
- i. Lafond, Stephen Map 37 Lot 27  
The property owner is requesting abatement on this property because the house is listed in good condition for age and the river frontage is assessed high. The interior of this property is original and the river frontage hasn't had a retaining wall put in like the rest of the neighborhood. David Ross made a motion to abate \$576.71. The motion was seconded by David Dickson. Motion carried unanimous.
- j. Kleinschmidt, Ralf Map 26 Lot 65  
The taxpayer is requesting abatement on this property because the listing data is incorrect. The Town's field appraiser has re-inspected the property and noted necessary changes to sketch. David Dickson made a motion to abate \$231.10. Motion was seconded by David Ross. Motion carried unanimous.
- k. Carr, James & Sandra Map 6 Lot 22/5  
The property owners are appealing the assessment of this property because they believe the market is in decline. They have not provided sufficient supporting documentation. Paul Loiselle made a motion to deny a new assessment. David Ross seconded the motion. Motion carried unanimous.
- l. Hartford, Jeanne Map 21 Lot 1/A

The property owner has not provided any supporting information on the abatement application David Ross made a motion to deny a new assessment. Paul Loiselle seconded the motion. Motion carried unanimously.

m. Desmarais, Gwendolyn Map 43 Lot 16

After re-inspection listing data was found to be incorrect. Value changed by \$10,000 David Dickson made a motion to abate \$216.53. Nancy Van Scoy seconded the motion. Motion carried unanimously.

n. Hetal, Dave Map 14 Lot 14/5

The property was re-inspected. The Assessor recommended granting abatement due to land condition and a change in the listing of the house style. David Ross made a motion to abate \$208.20. Nancy Van Scoy seconded the motion. The motion carried unanimously.

o. Green, Arnold & Mary Jane Map 6 Lot 6/2 & 4

The Town Assessor these two vacant land parcels are assessed fair and equitably. Both are building lots even though mnot same size. Paul Loiselle made a motion to deny abatement. The motion was seconded by David Ross. Motion carried unanimously

p. Luckers, John Map 46 Lot 33/1

Property owner claims the value of his two family house is too high since he cannot rent the apartment due to water damage. After re-inspection, the Town's field appraiser found no water damage but did make some corrections to the sketch. Paul Loiselle made a motion deny the abatement. David Ross seconded the motion. The vote was 3 yes and 1 no with George Longfellow abstaining. Motion carried.

q. Hoadley, Elizabeth Map 5 Lot 86

This property was previously under assessed. Paul Loiselle made a motion to deny abatement. Nancy Van Scoy seconded the motion. Motion unanimous.

r. Hunt, Robin Map 15 Lot 86/15

After the property was re-inspected, a detached deck was added to assessment and out buildings and extra features were adjusted from 100% to 75%. Paul Loiselle made a motion to deny abatement. Nancy Van Scoy seconded The motion. The motion carried unanimously.

3. Commercial Abatements

The Assessor has met with the taxpayer's representative Patrick Bigg of Commercial Property Tax Management. Written settlement proposals have been presented for the properties listed below. With each proposal are the conditions that the assessments will remain the same for tax year 2008 through tax year 2010. A change in ownership will not affect the assessment. No appeals will be filed to the BTLA or Superior Court during the tax years 2008-2010 unless the equalization ratios fall below 80%.

a. Tri Town Ice Arena Limited Partnership Map 17 Lot 13/1

Paul Loiselle made a motion to accept the final assessment of \$3,606,700 in the settlement agreement. David Dickson seconded the motion. The vote was 3 in favor and 2 opposed. The motion carried.

b. Laco Corporation Map 24 Lot 35/6

David Dickson made a motion to abate \$5,205.00. David Ross seconded the motion. Motion carried.

c. Northeast Record Retention LLC Map 29 Lot 70

Paul Loiselle made a motion to abate \$6,508.33. Nancy Van Scoy seconded

Nancy Van Scoy Vote was three in favor and one opposed. The motion carried.

d. NERR LLC Map 24 Lot 57

Paul Loiselle made a motion to abate \$6,624.92. David Dickson seconded the motion. The vote was four in favor and one opposed. The motion carried.

e. Stebbins Associates Inc Map 19 Lot 2

Nancy Van Scoy made a motion to abate \$13,366.44. David Ross seconded the motion failed. A discussion followed concerning a counteroffer. The original proposal had a reduction of \$642,000 in assessed value. David Ross made a motion to counteroffer with a reduction of \$321,000 in assessed value. Paul Loiselle seconded the motion. There were four yes votes with one abstention. The motion carried.

3. Adjournment

David Dickson made a motion to adjourn at 6:20 PM. Paul Loiselle seconded the motion. Motion carried unanimous.

Respectfully Submitted,

Elayne Pierson  
Assessing Clerk