

BOARD OF ASSESSORS MEETING
OFFICIAL MINUTES

AUGUST 5, 2009

CALL TO ORDER: The meeting was called to order at 5:00 PM

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

1. APPROVAL OF MINUTES:

- a. June 10, 2009: George Longfellow made a motion to approve the minutes of June 10, 2009. Paul Loiselle seconded the motion. The motion carried. James Gorton abstained.
- b. June 18, 2009: Paul Loiselle made a motion to approve the minutes of June 10, 2009. George Longfellow seconded the motion. The motion carried. James Gorton abstained.
- c. July 9, 2009: George Longfellow made a motion to approve the minutes of July 9, 2009. Paul seconded the motion. The motion carried. David Ross abstained.

2. Election of Officers:

Paul Loiselle made a motion to nominate George Longfellow for Chairman. Mr. Longfellow declined the nomination. Paul Loiselle nominated James Gorton for Chairman. The motion was seconded by David Ross. The motion carried unanimous.

George Longfellow nominated David Ross for Vice Chairman. Paul Loiselle seconded the nomination. The motion carried unanimous.

3. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

a. Denise Terry Revocable Trust Map 6 Lot 22-19

The taxpayer is appealing the assessment because they believe it is assessed above market value. The field appraiser re-inspected this property and made changes to the sketch. David Ross made a motion to agree with the recommendation of the assessor of a new assessment of \$640,000. The motion was seconded by David Dickson. The motion carried. Paul Loiselle abstained.

b. McLaughlin, Donald Map 6 Lot 22-14

The taxpayer is appealing the assessment of this property because there was an error on the sketch. This property was erroneously listed as having more living space than actually exists. David Dickson made a motion to abate \$2,585.84. George Longfellow seconded the motion. The motion carried with a vote of four yes and one no.

- c. Pichette, Donald Map 20 Lot 1-24
The taxpayer is appealing the assessment of this property because they are being assessed for gunite pool and it is vinyl. Thee pool is being assessed correctly. George Longfellow made a motion to go with the recommendation of the assessor and deny abatement. Paul Loiselle seconded the motion. The motion carried unanimously.
- d. Schanck, Michael Map 14 Lot 14-1363
The owners are appealing the assessment of this property because they believe the assessment exceeds market value. The field appraiser has done a complete inspection and noted some necessary changes to the listing data. Paul Loiselle made a motion to accept the recommendation of the assessor to abate \$93.69. George Longfellow seconded the motion. The motion carried unanimously.
- e. Customer Perspectives LLC Map 24 Lot 29-1
The taxpayer is appealing the assessment for this property because they believe the value of the improvements is not sufficiently adjusted for the physical condition. Paul Loiselle made a motion to accept the recommendation of the assessor and refund \$193.63. David Ross seconded the motion. The motion carried. David Dickson abstained from the vote.
- g. Peracchi, John & Darlene Map 20 Lot 30
The taxpayer is appealing the assessment for this property because they believe the value of improvements is not sufficiently adjusted for the physical condition. The assessor stated that adjustments have been made to both the building and the land before tax bills were mailed. David Ross made a motion to accept the recommendation of assessor and deny abatement. Paul Loiselle seconded motion. Motion carried unanimous.
- h. Pieretti, Leo Map 10 Lot 69-A, 69-15
The taxpayer is appealing the assessment for this property because they believe the garage is being assessed twice. The Assessor stated that the detached garage is not assessed with the house but merely as a separate parcel. But upon re-inspection there was necessary changes made to the listing data. David Ross made a motion to accept the recommendation of the assessor to abate. David Dickson seconded the motion. The motion carried unanimous.
- j. Johnson, Jeffrey Map 6 Lot 118
The owner of this property is appealing the assessment because the outbuildings were removed prior to 4/1/2008. The field appraiser verified that the outbuildings in fact had been removed. Paul Loiselle made a motion to accept the recommendation of the assessor to abate \$6.25. David Ross seconded the motion. The motion carried unanimous.

- k. Cusson, Gerald Map 32 Lot 21
The owner of this property is appealing the assessment because they believe the physical condition is not adequately adjusted for. The field appraiser re-inspected the property and noted it is a manufactured home not a ranch style. George Longfellow made a motion to abate \$337.28. Paul Loiselle seconded the motion. The motion carried unanimous.
- l. Merrill, Susan Map 39 Lot 1-51
The owner of this property is appealing assessment because it was removed prior to 4/1/2008. Assessor stated that it shouldn't be assessed. George Longfellow made a motion to refund \$528.83. David Dickson seconded the motion. The motion carried unanimous.
- m. Gagne, Jeanette Map 3 Lot 10-1
The owner of this property is appealing the assessment on the grounds that it is very difficult parcel to access and essentially backland. The assessor stated the property is landlocked and in a remote area of town. Paul Loiselle made a motion to abate \$218.61. George Longfellow seconded the motion. The motion carried unanimous.
- n. Johnstone, Leonore Map 47 Lot 32-4
The owner of this property is appealing the assessment on the grounds that it was not complete as of 4/1/2008. The assessor states that the property was adjusted as being unfinished as of 4/1/2008 at 90%. George Longfellow made a motion to accept the recommendation of the assessor to deny abatement. Paul Loiselle seconded the motion. The motion carried unanimous.
- o. Tremblay, Judith Map 42 Lot 25
The owner of this property is appealing the assessment on the grounds that it is inequitably assessed relative to other properties in the neighborhood. Assessor states this property is equitably assessed but upon re-inspection some changes were made to listing data. David Ross made a motion to accept the recommendation of the assessor and abate \$14.57. Paul Loiselle seconded the motion. The motion carried unanimous.
- p. Longfellow, George Et Al Map 41 Lot 55
The owner is appealing the assessment for this property because he believes that it is not assessed equitably with the other properties in the area. The recommendation of Steve Traub, the Commercial Appraiser contracted by the Town, is to reduce the condition factor on the land because it is mixed use. The factor was from prior years and not all lots have this factor applied. The field appraiser re-inspected the property and noted some deferred maintenance. David Ross made a motion to accept the new assessment of \$509, 450. David Dickson seconded the motion. The motion carried. George Longfellow abstained from the vote.

- q. Labonty, James & Mary Map 6 Lot 22-18
The owner is appealing the assessment for this property because he believes it is not assess equitably with the other properties in the subject neighborhood. The assessor states that the property is equitably assessed, the listing data is correct and the property was purchased on 10/24/2007 for \$660,000. David Dickson made a motion to accept the recommendation of the assessor to deny abatement. David Ross seconded the motion. The motion carried unanimous.
- r. Mijal, Matthew Map 26 Lot 42
The owner of the property is appealing the assessment of this property because he believes the physical condition is not sufficiently adjusted for. The owner also believes the back land should be adjusted because it is partially wet and has limited usability. After re-inspection the assessor agreed with the taxpayer and recommended adjusting the backland. Paul Loiselle made a motion to accept the recommendation of the assessor of a new assessment of \$197,200. George Longfellow seconded the motion. The motion carried unanimous.
- s. Bowen, John Map 18 Lot 49-457
The taxpayer is appealing the assessment for this property because the physical description is incorrect. Depreciation is incorrect per taxpayer. The field appraiser re-inspected this property and noted some inaccuracies with the listing data. Paul Loiselle made a motion to abate \$179.05 as recommended by the assessor. David Dickson seconded the motion. The motion carried unanimous.
- t. 1373 Hooksett Road LLC Map 18 Lot 33,34 & 35
The taxpayer is appealing the assessment for this property because he believes the physical condition of these properties is not adequately adjusted for. The assessor has inspected these properties and agrees that the cost to make these properties inhabitable is prohibitive to making it a viable option. Vacant lot 35 has been found not to be owned by 1373 Hooksett Road LLC. The assessor stated that Peterbrook Motel has not been used in over a year. Since it is in the performance zone, as a non-conforming lot it can only use 8 units. It also has the brook, a failed septic, abestsos and no sewerage. Paul Loiselle made a motion to abate as recommended by the assessor. George Longfellow seconded the motion. The motion carried unanimous.

ADJOURNMENT

David Ross made a motion to adjourn at 6:05 PM. Paul Loiselle seconded the motion.

The motion carried unanimous.

Respectfully Submitted

Elayne Pierson
Assessing Clerk