

BOARD OF ASSESSORS MEETING

OFFICIAL MINUTES

February 17, 2010

CALL TO ORDER: Chairman James Gorton called the meeting to order at 5:15 PM.

PRESENT: James Gorton (Chairman), Paul Loiselle, David Dickson, and Todd Haywood (Town Assessor). George Longfellow was excused.

1. APPROVAL OF MINUTES:

- a. December 16, 2009: Paul Loiselle made a motion to approve the meeting minutes of December 16, 2009. David Dickson seconded the motion. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

- a. Varma, Arjun Map 14 Lot 14-1343
The Town Assessor explained that a downward adjustment of 10 % had been made to the complex after reviewing recent sales. Paul Loiselle made a motion to abate. David Dickson seconded the motion. The motion carried unanimous.
- b. Cherla, Srikanth Map 14 Lot 14-1365
- c. The Town Assessor explained that a downward adjustment of 10 % had been made to the complex after reviewing recent sales. David Dickson made a motion to abate \$490.91. Paul Dickson seconded the motion. The motion carried unanimous.
- d. Healthsource Properties Inc Map 9 Lot 34-1
This is a 2008 abatement that will be heard by the Board of Land and Tax Appeals. Patrick Bigg, the taxpayer's commercial tax representative, had submitted a proposed settlement agreement for discussion with a reduction of \$1,932,100 in assessment. Paul Loiselle made a motion not to abate. David Dickson seconded the motion. The motion carried unanimous.
- e. Windsor Terrace LLC Map 5 Lot 59
Steven Traub, the commercial appraiser contracted by the Town, thought the numbers we have are reasonable. Paul Loiselle made a motion to deny abatement. David Dickson seconded the motion. The motion carried unanimous.
- f. Denise Terry Rev Trust Map 6 Lot 22-19
The Board of Assessor had made a settlement proposal to Mr. Terry at their 12/16/09 meeting in the amount of \$565,200. Mr. Terry came back with a value

of \$555,200. Paul Loiselle made a motion to abate. David Dickson seconded the motion. The motion carried unanimous.

- g. Hadley, Mark & Claire Various
This abatement request is on the Grist Mill Property, which the Town has suggested the option of a land swap. A consolidation of contiguous lots would lessen the tax burden for the taxpayer. The Taxpayer's representative, Patrick Bigg, is trying to get them to meet to discuss a land solution. Paul Loiselle made a motion to deny. David Dickson seconded the motion. The motion carried unanimous.
- h. Devine, Frederick & Dorothy Map 39 Lot 1-71
The taxpayer is appealing their assessment because they believe the listing data is incorrect. The listing data was correct but the Assessor has adjusted the depreciation schedule for all mobile homes. The Town assessor adjusted from the depreciation rate of 1% to 2% per year as a result of the sales ratio study. David Dickson mad a motion to abate. Paul Loiselle seconded the motion. The motion carried unanimous.
- i. Croteau, Raymond Map 36 Lot 21-8
The taxpayer is requesting abatement because he has listed the property for sale with no success. The property was only listed for 90 days. After the field appraiser inspected the property, changes in factual data and in the grade reduced the total assessment. The assessor now feels the property is assessed equitably relative to other properties in the neighborhood. David Dickson made a motion to abate. Paul Loiselle seconded the motion. The motion carried unanimous.
- j. Leger, Maria M. Map 14 Lot 14-33
Taxpayer is requesting abatement because they believe the assessment is over the market value and not equitable compared to other properties in the neighborhood. After the property was inspected, a change was made in factual data which reduced the total assessment. The assessor believes this property is now assessed equitably to other properties in the neighborhood. David Dickson made a motion to abate. Paul Loiselle seconded the motion. The motion carried unanimous.
- k. Dean, Jonathan Map 6 Lot 22-59
The taxpayer is requesting abatement because they purchased this property for less than it is assessed. After inspection, the Town's field appraiser made a change which increased the assessment. Also noted was the fact that the property was purchased from a financial institution, which had foreclosed on the property. This was not an arms length sale. Paul Loiselle made a motion to deny abatement. David Dickson seconded motion. The motion carried unanimous.
- l. R & M Londonderry Turnpike Map 49 Lot 54
The owner is requesting abatement because they believe it is assessed disproportionately high relative to abutting properties. After this property was

inspected, the field appraiser noted some inaccuracies in the dimensions of the property. It is in fact larger than previously thought. David Dickson made a motion to deny. Paul Loiselle seconded the motion. The motion carried unanimous.

3. ELDERLY & DISABLED EXEMPTION

a. Couture, Denis Map 18 Lot 49-158

The taxpayer is requesting a hardship abatement based on disability. Last year the Board of Assessors set policy regarding hardship disability abatements. They would be reviewed annually. The Assessor stated that nothing had changed from last year for this taxpayer. David Dickson made a motion to abate taxes for 2009. Paul Loiselle seconded the motion. The motion carried unanimous.

4. ADJOURNMENT:

David Dickson made a motion to adjourn at 5:50 PM. Paul Loiselle seconded the motion. The motion carried unanimous.

Respectfully submitted,

Elayne Pierson
Assessing Coordinator