

**BOARD OF ASSESSORS MEETING  
PUBLIC  
OFFICIAL MINUTES**

**JANUARY 17, 2012**

**CALL TO ORDER:** Chairman James Levesque called the Board of Assessors meeting to order at 4:02PM.

**PRESENT:** James Levesque, Todd Lizotte, Vincent Lembo, Jr., Nancy Comai, Attorney Jay Hodes, Todd Haywood (Assessor). James Sullivan was excused.

Todd Lizotte made a motion to into nonpublic session. The motion was seconded by Nancy Comai. A roll call vote was taken.

Todd Lizotte Yes

Vincent Lembo, Jr. Yes

Nancy Comai Yes

James Levesque Yes

The motion passed unanimous.

Nancy Comai made a motion to come out of nonpublic session at 5:10PM. Vincent Lembo Jr. seconded the motion. The motion carried unanimous. Vincent Lembo Jr. made a motion to seal the nonpublic minutes. Nancy Comai seconded the motion. The motion carried unanimous.

**1. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS**

**a. Taylor, Sarah L.**

**Map 18 Lot 49-372**

The taxpayer is requesting abatement because they believe the assessment is not fair market value and believes that the assessment is not equitable to the similar units within their sub-complex. The Town field appraiser did an interior inspection and did not note any physical changes to the data. The field appraiser corrected the depreciation code from good to average to be consistent with units in the sub-complex. This corrected the assessment to \$182,600. No further adjustment warranted because the new assessment falls within the taxpayer's appraisal range. Nancy Comai made a motion to accept the

Assessor's recommendation of a new assessed value of \$182,600. Vincent Lembo seconded the motion. The motion carried unanimous.

**3. New Business**

**2011 Ratio Study**

The assessor explained that the ratio is based on the selling price compared to the assessed value and the result is the median ratio which is 107.4% which was finalized by the Department of Revenue. The study included 110 qualified sales. The official 2011 ratio is 107.4 % with a coefficient of dispersion (COD) of 9.7%. which is the percentage above and below the median which if kept under 10% is statistically good, particularly four years since the last revaluation.

**2. APPROVAL OF MINUTES:**

December 28, 2011 Public Minutes.

Vincent Lembo Jr made a motion to accept the minutes of December 28, 2011. The motion was seconded by Nancy Comai. The motion carried unanimous.

**4. ADJOURNMENT**

Vincent Lembo Jr. made a motion to adjourn at 5:23PM. Nancy Comai seconded the motion. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson  
Assessing Clerk