

**BOARD OF ASSESSORS MEETING
OFFICIAL
PUBLIC MINUTES**

MAY 9, 2012

CALL TO ORDER: Chairman James Levesque called the Board of Assessors meeting to order at 5:02 PM.

PRESENT: James Levesque, Vincent Lembo Jr., Nancy Comai, James Sullivan, Todd Haywood (Assessor).

1. APPROVAL OF MINUTES:

a. April 16, 2012 Nonpublic Minutes.

Vincent Lembo, Jr. moved to approve the nonpublic minutes. The motion was seconded by Nancy Comai. The motion carried unanimous.

b. April 16, 2012 Public Minutes.

Vincent Lembo, Jr. moved to approve the public minutes. The motion was seconded by Nancy Comai. The motion carried unanimous.

2. ADMINISTRATIVE MATTERS OF IMPENDING TAX ABATEMENTS

a. Small, Henry & Roxana Map 15 Lot 86-11

The taxpayer is requesting abatement because they believe the assessment of the land is not equitable compared to the rest of the neighborhood. The Assessor re-inspected the property and noted some changes to the sketch. He changed some area previously noted as finished living to unfinished. Also the site index of the neighborhood is "7". The property was erroneously given a site index of "8". James Sullivan made a motion to approve the recommended new assessment of \$497,100. Nancy Comai seconded the motion. The motion carried unanimous.

b. Chou, Andrew & Larysa Map 14 Lot 1-2-309

The taxpayer is requesting abatement because they purchased the property from a financial institution on 11/23/2011 for \$48,100. They indicated that the purchase price is the market value. There have been a lot of foreclosures in this condo complex. The assessor did make an adjustment to this complex last year.

The Assessor has inspected the property and notes some changes to the property information. The fact that this property was purchased from Fannie Mae on foreclosure indicates the sale is not an arm's length transaction. Vincent Lembo, Jr. made a motion to accept the Assessor's recommendation to deny the abatement. The motion was seconded by Nancy Comai. The motion carried unanimous.

c. Avella, Mark & Suzanne Map 26 Lot 40-1

The taxpayer is requesting abatement because they purchased the property from the financial institution on 9/21/2011 for \$287,000. They have an appraisal that indicates a

market value of \$300,000. The Assessor inspected the property and noted some changes to the property information. There is cathedral area which when noted on the sketch reduced the gross living area. Also there are three parking spaces not two. The revised equalized assessment is 5% different than the appraisal submitted. Nancy Comai made a motion to accept the Assessor's recommendation to grant abatement. The motion was seconded by James Sullivan. Vote was 3 to 1 to grant. The motion carried.

d. King, Margaret Map 19 Lot 4-1-3

The taxpayer is requesting abatement because she believes the assessment exceeds fair market value. The Assessor inspected the property and verified the property information. The taxpayer suggested a market value for this property of \$135,000. When the assessment is equalized, it results in a suggested market value of \$132,000 which is less than the taxpayer's suggested market value.

Nancy Comai made a motion to accept the recommendation of the Assessor and deny abatement. James Sullivan seconded the motion. The motion carried unanimous.

e. Carreau, Dennis Map 20 Lot 3-1

The taxpayer is requesting abatement because he believes the assessment exceeds fair market value. He has an appraisal which indicates a value as of 4/1/2012 of \$281,000. The Assessor inspected this property. The listing information was accurate. When the assessment is equalized, it results in a suggested market value that is within the 10% of the taxpayer's appraisal which by industry standards is acceptable. Vincent Lembo, Jr. made a motion to accept the Assessor's recommendation to deny.

James Sullivan seconded the motion. The motion carried unanimous.

f. So. NH University Various Map Lot

The Assessor explained that as of the moment, he has no final recommendation for the Board on this abatement/exemption issue. He indicated this is a complicated situation and more research is necessary to come to a conclusion. The discussion was for the Board's informational purposes.

4. ADJOURNMENT

James Sullivan made a motion to adjourn at 6:05PM. The motion was seconded by Nancy Comai. The motion carried unanimous.

Respectfully Submitted,

Elayne Pierson
Assessing clerk