

Minutes
Board of Assessor's Meeting
May 18 2009

Members Present: John McSorley, Eugene Reed. Absent: Jason Neuman
Others: Larry Loomis, Sue Penney, Glen Moore and Heidi Seaverns.

7:06 PM Chairman McSorley called the meeting to order.

Motion: Reed, second McSorley to accept as written the minutes of the meeting on April 29, 2009.

Vote: 2-0 in favor.

Motion: Reed, second McSorley to accept as amended the minutes of the meeting on May 4, 2009.

Vote: 2 in favor.

Ms. Seaverns asked the Board members if they wanted the Advisory Assessing Committee minutes on their home page of the Town website. Mr. McSorley thought they should be available for about 6 months. Mr. Reed agreed. The Board next reviewed their mission statement. They asked that the last statement (The Assessor does not: create value, decide how much tax is to be paid, or establish tax rates.) on the draft be removed. Ms. Seaverns will put the mission statement up on the website.

Ms. Seaverns informed the Board that both she & the Tax Collector have had numerous inquiries about assessed value vs. market value of properties in Town. She asked that the Board put something together for the newsletter and the Town website to explain the current situation to the taxpayers. Chair McSorley opened up discussion for the audience. Ms. Penney stated she was in attendance in regard to the assessed value of her property. She explained that the property was purchased in July of 2008 for significantly less than its assessed value. She would like her assessment to be lowered to the purchase price of the home. She went on to explain that she had filed an abatement but it had been denied. Chair McSorley asked if Ms. Penney & Mr. Moore owned the property as of April 1, 2008. Ms. Penney stated they did not. Chair McSorley stated that since they did not own the property as of the April 1 date, they had no standing and their abatement should have been denied on that fact. Both Chair McSorley and Mr. Reed encouraged Ms. Penney to file an abatement for the 2009 tax year. Mr. Reed indicated he would review their 2008 abatement. He explained that prior to the March elections, all assessing matters were dealt with by the Board of Selectmen. Now the Board of Assessors is charged with that responsibility. Mr. Loomis explained that he was trying to sell his house and his asking price was considerably less than his assessed value as well. He asked how he could get his property revalued. Chair McSorley explained the data verification process and that values are renewed at least every five years. He went on to explain that the State reviews all sales yearly to provide Towns with a measure of their assessed values compared to market values as well as the proportionality within the community. Proportionality is the concept that all properties are assessed at the same level- one segment is not paying more or less than all the others in Town. There is a lag time in this study due to the fact that it is based on sales within the community. For example, the time period looked at for 2008 was October 1, 2007 through September 30, 2008. The equalized ratio for Nottingham for 2008 is 104.9%., which means the assessed values in Nottingham are approximately 4.9% above market value. Chair McSorley stated that another measure of equity within a community is Coefficient of Dispersion (COD). The higher the number, the greater the

inequity. The State sets the limit for COD at 20; Nottingham's overall COD for 2008 was 7.8. This low number indicates equity of assessments across the board. Mr. Loomis asked when values were going to be updated in Nottingham. Chair McSorley stated that the last revaluation in Nottingham was done in 2005, so values will most likely be updated in 2010. Both Board members present again stated that to preserve their rights, the property owners present should file an abatement. The Board went on to explain that one of their goals was to have some educational meetings for taxpayers to help them understand the assessing process and how it relates to taxes. All audience members expressed an interest in this type of forum. Ms. Penney, Mr. Moore and Mr. Loomis thanked the Board for their time and left the meeting.

The Board next addressed the signature file.

The Board signed the warrant and certification sheets for Timber Tax Levies for 2008 Tax year for the following:

Map 12 Lots 6, 7, 8, 9-1 & 10; Map 27 Lot 3; Map 53 Lot 6-2; Map 15 Lot 3; Map 12 Lot 11 and Map 42 Lot 18.

The Board signed an Intent to Cut for Map 53 Lot 6-2.

Chair McSorley reported he had spoken with Mike Martel from DRA in regard to the revaluation in 2010 and changing our assessment review year to coincide with the revaluation. He will attempt to speak with Director Hamilton at the ASB meeting on Friday May 22, 2009. Board members then discussed setting up a meeting with Mark Nieder to get his thoughts on doing a revaluation in 2010 and to also discuss general business. Members felt they should attempt to have another meeting before their next regular meeting (June 1). They thought a daytime meeting would be a possibility. Ms. Seaverns will contact Mr. Nieder's office to try to schedule a meeting for next week. She reminded the Board that there was a strong possibility that his schedule was already booked for next week. The next meeting is tentatively scheduled for May 26, 2009 in the morning based on Mark Nieder's schedule.

Ms. Seaverns made a copy of a memo from the Town Administrator regarding a contract to rent space that SAU# 44 has with the church on the corner of Church Street & Route 156. He wonders if this affects their exemption status. Board members will check into this.

Having no further business,

8:42 PM **Motion:** McSorley, second Reed to adjourn.

Vote: 2-0 in favor.

Respectfully Submitted,

Heidi Seaverns

Approved as amended
6/1/09