Minutes
Board of Assessor's Meeting
June 15, 2009

Members Present: John McSorley, Eugene Reed and Jason Neuman
Others: Heidi Seaverns.

7:04 PM Chairman McSorley called the meeting to order.

The Board addressed the signature file.
Chairman McSorley signed the letter to Commissioner Clougherty, NHDRA, requesting that Nottingham's assessment review year be changed from 2011 to 2010 to coincide with the update of values planned for 2010. Ms. Seaverns will mail the letter on Tuesday and copy Mark Nieder & Lionel MacEachern as well.
The Board signed the warrant and certification sheets for a Timber Tax Levy for 2008 Tax year for Map 4 Lot 4-2.
The Board approved the application for an Elderly exemption for Map 44 Lot 8. The applicants had been receiving the disability exemption but they have reached the age of 65 and had applied for the elderly exemption.
The Board signed an abatement for 2008 taxes in the amount of $ 992 for Map 17 Lot 10. The Board had approved a Tax Deferral for this property earlier in the year.
The Board signed a Current Use application for Map 14 Lot 5 which will put an additional acre into Current Use.
The Board signed an Intent to Excavate for Map 11 Lot 3. The Board requested Ms. Seaverns make the Planning Board aware of the fact that this operation has not removed any material for 4 years and this may void their permit. The Planning Board is the regulator of RSA 155-E (Excavation statute).
Board members then began review of the outstanding abatement applications for 2008 and recommendations from CNP. Mr. Reed had come into the office earlier in the day to review them and had questions/comments about most of them. Chair McSorley and Mr. Neuman have not had a chance to review them, so the members decided to postpone action on them until their next regular meeting to allow time for the other members to review.

Motion: McSorley, second Reed to accept as written the minutes of the meeting on June 9, 2009.
Vote: 2-0 in favor, Mr. Neuman did not vote because he was not at the meeting.

Chair McSorley then reviewed his analysis of the sales analysis that Ms. Seaverns had provided from the Town's assessing software. The statistics that were generated by Chair McSorley's analysis mirrored the assessing software statistics and are as follows:
Vacant Land sales-COD of 6.97 and Median ratio of 140%
Improved sales- COD of 10.98 and Median ratio of 113%
Overall sales-COD of 12.5 and Median ratio of 116%
Chair McSorley stated that given the sales that have ocurred in the given time frame (10/1/08 through 6/1/09) the values are proportional.

Mr. Reed gave printed copies of the Power Point presentation he has created for presentation to the taxpayers to Board members for their review. Both Mr. Neuman & Chair McSorley asked if electronic copies could be provided to them for their review. Mr. Reed agreed to provide them a copy electronically. The Board will discuss it at their next meeting.

Chair McSorley reported that he had spoken with June Proko to get some names of real estate agents that are familiar with Nottingham. With the names provided by Ms. Proko, Chair McSorley has come up with a list of 7 realtors that he will contact to invite to a upcoming meeting with the Board to discuss the current real estate market.

Next to be discussed was the draft RFP for the statistical update of values in 2010. The Board made some minor verbiage changes which Ms. Seaverns will make and then email the document to members for their review. The Board hopes to finalize the RFP at their next meeting. If the RFP is finalized at that meeting, it will be mailed to prospective bidders July 1st with a proposal due date of August 5th.

The Board next discussed the list of topics for discussion with Mark Nieder. The list is as follows:
1) Discuss pending BTLA cases-Russell, Bonardi & Seacoast Habitat for Humanity
2) Mark's thoughts on utility values-what should we be doing
3) Any thoughts on neighborhoods-accurate, need work, etc.
4) Random selection vs. quadrant review for data verification
5) General suggestions
6) How does Nottingham comply with RSA 75:8-strata okay?
7) Questions about abatement recommendations
Ms. Seaverns will email the list to Mr. Nieder's office on Tuesday and let the Board know his availability for a meeting with them.

Having no further business,
9:06 PM **Motion:** McSorley, second Reed to adjourn.
Vote: 3-0 in favor.

Respectfully Submitted,

Heidi Seaverns

Approved as written
6/29/09