

Minutes
Board of Assessor's Meeting
April 5, 2010

Members Present: John McSorley, Jason Neuman and Eugene Reed

Guests: Arthur Stockus, Chris Mills, Gail Mills, Burt Simmons, Walt Hooker, Tom Duffy, Bonnie Winona, and Bill Garnett.

Others: Heidi Seaverns.

7:03 PM Chairman McSorley called the meeting to order and introduced Board member Eugene Reed who would be making the presentation this evening. Mr. Reed introduced the other Board members then began the presentation entitled "Property Assessments in a declining market". A copy of the presentation is available in the Town office. The power point presentation covered the following areas;

Nottingham Tax Bills-how to read & what info is on the statement

General Property tax information-property tax has been in place since colonial times, only tax that taxpayer can dispute the base assessment, relationship between tax levy & assessments

Who does what?-assessments responsibility of assessors, budgets are the responsibility of Selectmen & School Board, DRA oversight of assessments

Assessment equity-responsibility of Assessors to ensure the tax burden is distributed equally & fairly among all taxpayers

Assessed Value & Market Value-relationship between the two, assessed value lag time based on the fact based on sales prior, rising market, declining market and the relationship between tax rate and assessed value, mass appraisal.

What can a taxpayer do?-review their property record card for accuracy, overview of what information on the card, encourage controlled spending, abatements

Myths versus Facts and FAQ's-discussion of common myths about valuations & taxes.

Topics that were discussed within the presentation:

Pawtuckaway Lake revaluations in 2007-to address an inequity between these properties and the rest of the Town,

How does the Town recoup tax monies from foreclosed properties-Tax Collector Bill Garnett stated that the banks pay the taxes on these properties, not an issue any more.

Are appraisals needed for abatements and are they given consideration?-appraisals are reviewed and their relevance is taken into account.

Deny entrance of assessor and the effect on abatement-if taxpayer denies entrance, right to appeal is usually lost.

Availability of assessments online- Nottingham's assessment are not available to general public on line, costs \$2000-3000/ year for that service.

Will there be adequate time to discuss new values before tax bills are sent out?-BOA working to provide taxpayers with adequate time to discuss new values.

The presentation concluded at 8:35 PM. Audience members thanked the Board for the information and left. The Board took a short break. The Board reconvened at 8:50PM.

Ms. Seaverns reminded members they should elect a Chairman for the coming year.

Motion: Reed, second Neuman to nominate John McSorley as Chairman for 2010.

Motion: McSorley, no second to nominate Eugene Reed as Chairman.

Vote: 2-0-1 (McSorley) to elect John McSorley as Chairman of the Board for 2010-2011.

The Board addressed the signature file.

Members reviewed & signed Intent to Excavate forms for the 2010-2011 tax year for Map 68 Lot 9 and Map 10 Lot 12.

Motion: Neuman, second Reed to assess Gravel Tax Levy for Map 69 Lot 8 in the amount of \$ 40.00 for 2009-2010 tax year.

Vote: 3-0 in favor.

Motion: Reed, second Neuman to approve the abatement for Map 18 Lot 1 based on review and Mark Nieder's recommendation.

Vote: 3-0 in favor.

Motion: Reed, second Neuman to approve the abatement for Map 24 Lot 2 based on review and Mark Nieder's recommendation.

Vote: 3-0 in favor.

Motion: Reed, second Neuman to approve the abatement for Map 24 Lot 3 based on review and Mark Nieder's recommendation.

Vote: 3-0 in favor.

The Board reviewed the correspondence file.

Members reviewed & approved an invoice from CNP for \$ 2760 for pickup & abatement work (general assessing).

Chair McSorley reviewed a letter from a non resident taxpayer in regard to their disability exemption. After a brief discussion,

Motion: McSorley, second Reed to remove the Disabled Exemption on Map 39 Lot 3 for the 2010 tax year based on the fact that they are no longer residing in Town.

Vote: 3-0 in favor.

Having no further business,

9:00 PM **Motion** McSorley second Neuman to adjourn.

Vote: 3-0 in favor.

Respectfully Submitted,

Heidi Seaverns

Approved as written
6/1/2010