

Minutes
Board of Assessor's Meeting
September 27, 2010

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

6:50 PM Chairman McSorley called the meeting to order.

Board members briefly discussed their meeting with the Board of Selectmen (BOS) prior to this meeting. Chair McSorley had given the BOS an update on the progress of the revaluation project. He had explained that Commerford, Nieder Perkins, LLC (CNP) had asked for an extension for the completion date of the project. The original date of completion had been October 1st, and the BOA had granted an extension until November 1st. He went on to explain that the BOA had filed an extension for filing the MS-1. The delay in the project will result in a delay of setting the tax rate and getting tax bills out. This may force the Town to borrow money to fulfill their financial obligations until tax bill go out. He had conveyed to the BOS the Board's disappointment & frustration with the whole situation. The BOS thanked the BOA for the update and asked that they be kept in the loop as the project progresses. Members felt the meeting had gone well, given the circumstances of the situation. Board members then reviewed the September progress report from CNP. Ms. Seaverns informed the Board that CNP had started field reviews today. She also reported that there was a glitch in the software program that had to do with land value recalculation and that Avitar was working on the problem. She explained that CNP is still updating the database. Chair McSorley reviewed the process that one goes through to do a sales analysis and explained how values are developed as a result of the analysis. The Board reviewed a sample of property record cards, keeping in mind that CNP is still updating the data base. CNP has agreed to turn values over to the BOA for their review as sections of Town are completed rather than all at once. This will enable the BOA to review the preliminary values more thoroughly and ask questions prior to notices being mailed to taxpayers. Chair McSorley reminded all in attendance that values are still preliminary when notices go out. Ms. Seaverns then asked the Board for a decision on the abatement issue before them. As was discussed at the last meeting, the BOA has asked for CNP to handle some abatements for this tax year since they did not complete the job on time. The discussion at the meeting centered around 20 abatements, selection to be determined. CNP had responded with a counter offer of 20 hours of abatement work. Members felt that 20 hours was not adequate. After some discussion, it was decided that the Board would inform CNP they want CNP to handle the first 20 abatements that come in that are a result of the update. As an alternative to handling the abatements, the Board would not pay the invoice # 1911 dated September 24, 2010 in lieu of the penalty fees that the Town can collect for the job being late. Ms. Seaverns will make the offer to CNP and keep the BOA informed. Ms. Seaverns informed the Board that an appeal had been filed in Rockingham Superior Court. This appeal is for 2009 taxes. She went on to explain she had spoken with the Town Attorney and he would like to meet with the Board to review the process. Members gave Ms. Seaverns a couple of dates for a meeting. She will contact the attorney and advise the Board of the meeting date. In regard to the appeals that NH Electric Coop has at the BTLA, Ms. Seaverns asked the Board to consider hiring the individual that developed the utility values for the Town during the 2005 revaluation. Since a hearing had been scheduled for the 2008 appeal, and the Town has received a request to combine the 2009 appeal, she believes it is imperative that the Town get someone to act as our agent. Board members directed Ms. Seaverns to contact the individual to see if he is interested in defending the appeals for the Town.

Ms. Seaverns asked the members if they had reviewed the RFP for 2011 assessing services. Members had no changes. Ms. Seaverns asked if she could change the submission date from November 9th to October 29th. Her reasoning behind that was to try to get budget numbers sooner. She also informed the members that she would post on the LGC website, as well as the Town website. Members agreed. The RFP will be mailed & posted on October 5, 2010.

The Board addressed the signature file.

Motion: McSorley, second Neuman to assess Timber Tax Levy for 2010 tax year for Map 13 Lot 3 in the amount of \$521.60.

Vote: 2-0 in favor. The Board signed the warrant and certification sheets for the levy.

Regarding outstanding minutes, the Board will wait until all members are present to approve minutes. Since Chair McSorley has another commitment on Monday October 4, 2010, the Board will cancel its scheduled meeting on that night. The next regularly scheduled meeting is October 18, 2010.

Having no further business,

7:45 PM **Motion:** McSorley, second Neuman to adjourn.

Vote: 2-0 in favor.

Respectfully Submitted,

Heidi Seaverns

Approved as written
10/19/10