

Minutes
Board of Assessor's Meeting
November 1, 2010

Members Present: Jason Neuman, Eugene Reed and John McSorley
Guests: Mary Bonser, Terry Bonser, Attorney Chris Boldt.
Others: Heidi Seaverns.

7:02 PM Chairman McSorley called the meeting to order.

Chair McSorley recognized the Bonsers, who were in attendance for a 7:15pm appointment. Attorney Boldt introduced himself as the attorney representing the Bonsers. He stated that there had been a misunderstanding in regard to the Bonser property (Map 23 LotL2) in that there had been no request to view the property in 2010 yet the value had been increased. Ms. Seaverns stated that there had been a change in the property value as the result of the informal hearings. She provided Attorney Boldt with a list of final values, who then asked for a 5 minute recess to confer with his clients. The BOA agreed to the recess. Upon their return to the room, Attorney Boldt stated the Bonsers appreciated the opportunity to review the values. He went on to say that his clients feel that the comparables of neighboring campgrounds that they provided had not been used and they want them considered. He stated that they also want the location depreciation factor (LOC) reinstated on the properties within the park. Chair McSorley explained that the BOA has a contractor perform cycled inspections within town each year. The property owner has a right to refuse the contractor entry but that does not relieve the BOA from administering fair & equitable assessments throughout town. The BOA decided last year that they would not pursue the administrative warrant option available to them to gain access to properties. They felt it was not appropriate to subject taxpayers to this. He went on to say that the BOA had suspended cycled inspections this year in an effort to keep costs down. The only properties that were inspected this year were the sale properties. He stated that the contractor had made requests in past years to gain access to the property but access was denied. Any adjustments for location etc that could not be verified were removed. Chair McSorley then explained that the cycled inspections allow inspection of property spread out over 4-5 years rather than all in one year. Any discrepancies are noted and corresponding value changes are made but market value and land value are not addressed until the year of the revaluation. A few examples of the discrepancies mentioned are a new garage, or a shed or a pool that had been removed. Mr. Reed asked if Mr. Nieder had been out to their property as a result of the informal hearing. Ms. Bonser stated he had been out to review two buildings. Ms. Seaverns asked if Mr. Nieder had requested to view 4-5 properties within the park owned by other people that had contacted CNP during the hearing process during his visit. Ms. Bonser responded that they would need the owner's permission and Mr. Bonser stated he wasn't aware that Mr. Nieder had permission. Ms. Bonser went on to say that the LOC adjustment had been put on by Avitar in 2005 based on sales and it should never have been removed this year. She stated that she feels they are being punished for not allowing access to their property. Ms. Seaverns then asked why the Bonsers had not addressed their land value prior to this year, stating the value had not changed drastically over the last 5 years. Ms. Bonser stated she had never looked at their land value before- being on the Board of Selectmen she did not want to use her position to affect her taxes. She then stated that they could put their land into current use but to this point, they have chosen not to do that. She explained that the people who own buildings inside the park and they are tenants at will and can only use their property 5 months out of the year. Chair McSorley asked if there were year round residents in the park, it was confirmed there were. Chair McSorley then stated what the BOA

would like is an accurate inventory of what is on the property. After some discussion, Attorney Boldt proposed that the BOA hold off on accepting final values and have the assessing contractor contact the Bonsers to arrange a visit of the property to address the land values and the LOC adjustment that had been removed. He then stated his clients were asking for this consideration to spare the Town the expense of paying interest if the Bonsers had to wait to file an abatement to address their concerns about the property values. Ms. Seaverns reminded the BOA that there is a real possibility that the Town may have to borrow money to meet its financial obligations if the acceptance of values is delayed. After some discussion, the BOA instructed Ms. Seaverns to contact Mr. Nieder (alternatively, Mr. Bodwell) to ask him to contact the Bonsers to set up a site visit. After that visit and changes are made (if any), the BOA will proceed to accept values. It is everyone's hope that this can be accomplished this week. Mr. Bonser again mentioned the comparables of other campgrounds that he had provided to Mr. Nieder. Attorney Boldt thanked the BOA for their consideration and he & the Bonsers left the meeting at 7:50PM.

Ms. Seaverns then asked the board to sign another extension for filing the MS-1. The current extension expires on November 4, 2010 and given the extenuating circumstances, she will not meet that deadline. She explained she will consult with DRA before filing. Members signed the extension.

Ms. Seaverns handed out copies of the submissions for the RFP for assessing services for 2011. She also handed out a spreadsheet that she had compiled with costs broken down by firm. She reported to the Board that there were 7 submissions in total, one had been withdrawn. She asked the Board to review and be prepared to move the process along. She would like the BOA to decide on a firm/individual by the end of the month.

Ms. Seaverns then addressed the Digital Map Committee request. The committee was created by the Conservation Commission to investigate the cost of creating digital maps for the Town. the Conservation Commission had hosted two presentations by contractors in the early spring and created the subcommittee. She then outlined the committee's work this year. They have met on two occasions and have decided to recommend to the BOA then BOS that a warrant article be created to provide \$ 32,000 for the creation of digital maps of the Town. This project would be done by the current contractor, O'Donnell & Associates of Maine. The other contractor had given a quote of \$62,000-\$87,000 for the job. After some discussion, the BOA agreed to pass this on to the BOS for their recommendation to ultimately let the people decide if it was something they wanted to do.

Ms. Seaverns then confirmed with the members that once Mr. Nieder has made his site visit to the Bonsers and come up with his recommendations, the Board will meet to accept final values. It was stated that meetings must be posted at least 24 hours prior.

Having no further business,

8:25 PM **Motion:** McSorley, second Neuman to adjourn.

Vote: 3-0 in favor.

Respectfully Submitted,

Heidi Seaverns

Approved as amended
11/8/10