

BOARD OF ASSESSORS MINUTES
February 25, 2021
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Board chair R. Mooney called the meeting to order at 5:40 pm.

RECORDING SECRETARY: Tara Baker

SALUTE TO THE FLAG

ROLL CALL: Present were, board members Robin Mooney and Karen Mudgett. Lenny Miner arrived at 5:50 pm and took the chair at that time.

STAFF IN ATTENDANCE: Tara Baker and Stephan Hamilton

ACCEPTANCE OF MINUTES OF PREVIOUS MEETING(S): With no questions or concerns, the board accepted the minutes from the January 21, 2021 meeting.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

Bartevyan, 254-248-8.021: The property owners filed an abatement request on their condo at 257 Weirs Bv #21. This is a townhouse style condo with two bedrooms, two full baths, one half-bath, and an attached garage. The unit was built in 1986 and is in average condition. The 2020 assessed value was \$178,000. The abatement application outlines some of the older aspects of the property along with a problem in the garage. On November 30, 2020 Emily Goldstein inspected the property with the owner. They pointed out the original kitchen, original baths, original windows, etc. Although somewhat outdated, most items are functional. At this time, the average condition rating is appropriate for the well maintained but original unit. Most of the windows have been sealed shut but do not currently leak. The windows are reaching the end of their useful life and will likely need to be replaced in the next five to ten years which is typical. It is recommended to give an additional 1% functional adjustment for the windows being sealed shut as that is uncommon and would most likely have an impact on value. The other, bigger problem to the property is the large crack in the garage. It extends the entire width of the garage and is large enough to keep the garage door from sealing. The garage floor has been covered with indoor/outdoor carpet since prior to the purchase by the current owner. Due to the crack in the floor, the garage door doesn't seal properly, and mold has become a problem. During the inspection the rainwater had seeped a good portion of the way through garage. The owner has indicated the cost to cure the garage crack would cost around \$5,000. A functional adjustment of

2% is recommended as a cost-to-cure remediation. In all, the property would receive a 3% adjustment for the sealed windows and the large crack throughout the garage. An abatement in the amount of \$6,800 was recommended for a final value of \$171,200. R. Mooney made a motion to grant the abatement and reducing the 2020 value to \$171,200. K. Mudgett second the motion and it carried unanimously.

NON-PUBLIC:

L. Miner made a motion that the Board enter into a non-public session under RSA 91-a:311(e) discussion of pending or threatened (in writing) litigation against the Town or Town Officials, board members or employees, and under RSA 91-a:3IIc to discuss matters that could adversely affect the reputation of the applicant. R. Mooney second the motion. A roll call vote was taken. Non-public session was entered at 5:50 pm.

14 Winter St., 426-246-46: L. Miner made a motion to grant the settlement reached between the property owner and S. Hamilton for the 2019 & 2020 tax year. R. Mooney second the motion. The motion passed unanimously.

2698 Parade Rd., 18-155-3: L. Miner made a motion to grant the request of the property owner to extend the payment plan and to grant a deferral of the 2020 tax amount. R. Mooney second the motion. The motion passed unanimously.

100 Oak St., 413-169-66: L. Miner made a motion to deny the request of the property owner, second by R. Mooney. The motion passed unanimously.

OTHER

An excavation warrant was signed.

Abatement slips were signed.

ADJOURNMENT: K. Mudgett made a motion to adjourn, seconded by R. Mooney. The meeting was adjourned at 6:07 p.m.

Submitted by: _____
Tara Baker, BOA Clerk