

BOARD OF ASSESSORS MINUTES
May 20, 2021
CITY HALL – CONFERENCE ROOM 200B
5:30 P.M.

CALL TO ORDER: Board chair L. Miner called the meeting to order at 5:30 pm.

RECORDING SECRETARY: Tara Baker

SALUTE TO THE FLAG

ROLL CALL: Present were, board members Lenny Miner, and alternate member Jim Rice. A quorum was met.

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 April 22, 2021 meeting.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

Ashley Mauti, 115-252-2.092: The owner at 713 Endicott St N #7A applied for an abatement on her park model unit located in Hack-Ma-Tack Campground. The 2020 assessed value was \$32,200. The owner has notified the assessing office that she wishes to withdraw the 2020 abatement request. The board voted on a motion by L. Miner to deny the 2020 abatement request seconded by J. Rice to provide a clear record.

John D. & Jacqueline Remington, 152-290-40: The property owners filed an abatement request on a large piece of development land that they own in conjunction with a number of approved subdivided lots in a cluster subdivision “Beechwood” in the area of Pendleton Road and NH Route 11-B. The 2020 assessed value of the subject property is \$303,425. In addition to this lot, there are several additional subdivision lots that are owned by them, as well as a home with lake frontage on Lake Winnepesaukee. The Remington’s have expressed an opinion in their abatement application that there is no value in this parcel of land as it is subject to conservation easements and/or other servitudes for the benefit of other lots of record that render the property worthless. The completeness of the impact of those restrictions should be compared to a recent action of the Remington’s when they re-subdivided Map 152, Block 290, Lot 40-8 and the subject property. They possessed sufficient and valuable rights in the subject property to accomplish that revision.

There are clauses in the Fourth Amendment of the Declaration for Beechwood that reserve to the Remington's as the developer the right to alter the subdivision with Planning Board approval. Approval for that kind of action was just recently received for the re-subdivision referenced above. Significantly for this lot no evidence of over-valuation was offered, merely an unsupported claim that the value is zero. For all of these reasons, the board voted the abatement be denied. J. Rice made the motion to deny, seconded by L. Miner.

Henry & Julieann Hoell, 245-367-1.010: The property owners filed an abatement request on their condominium at 25 Hampton Ct. The unit is a detached 3 bedroom, 2 1/2 bathroom condo in The Hamptons built in 2019. The owners purchased the condo on 01/27/2020 for \$494,200 and has an assessed value in 2020 of \$550,100. The abatement application address' some listing errors. On 1/14/21 T. Baker inspected and measured the property to correct any inconsistencies. It was found that the labelling of the basement area needed to be corrected from finished to unfinished area. Making this correction reduced the value from \$550,100 to \$509,100. L. Miner made a motion that the abatement be granted for 2020 based on the correction, to \$509,100. The motion was seconded by J. Rice and the motion carried.

Darren & Cynthia Bernard, 231-352-19.008: The property owners filed an abatement request on their condominium at 29 Fox Crossing Ln. The unit is a detached 3 bedroom, 3 1/2 bathroom condo in Bay Hills. The owners purchased the condo on 3/24/2020 for \$800,000 and has an assessed value in 2020 of \$734,100. The abatement application contains a matrix of several properties that between 2018 and 2020 and is focused on the percent change from 2019 to 2020 assessed values.

The property owner provided little evidence of market value in the application other than properties that have sold, the assessment ratio for each sale, and the percentage of change from 2019 to 2020. The application contends that the assessment of their property increased at a greater percentage than the other properties in the immediate vicinity. The market may treat attributes of any property differently each year, therefor it is not uncommon to see properties value change at varying percentages, even within one condo complex or street.

The best indicator of market value is a sale of the property itself. As the owners purchased the property within the assessment year, the sale was reviewed and was considered an arms-length and valid sale for the 2020 update. The ratio of assessed value (\$734,100) to sales price (\$800,000) for the individual property is 91.8%. The overall ratio for the City for 2020 is 90.6%. The assessed value is supported by the sale price of the property and the ratio for 2020. If a property is undervalued during one tax year, it does not mean that property should not reflect market value in any subsequent year. For these reasons, J. Rice made a motion that the abatement be denied. The motion was seconded by L. Miner and the motion passed 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. J. Rice second, a roll call vote was taken,

L. Miner – Yes, J. Rice- Yes. The vote was unanimous, and a non-public session was entered into at 5:43 p.m.

*** L. Miner made a motion to return out of non-public session at 6:00 p.m. and J. Rice second. A roll call vote was taken, L. Miner – Yes, J. Rice- Yes. The vote was unanimous.

1203 Weirs Bv., Et alibi: J. Rice made a motion to grant an abatement based on a negotiated settlement. L. Miner second the motion. The motion passed unanimously.

OTHER

Timber Tax warrants were signed.

ADJOURNMENT: L. Miner made a motion to adjourn, seconded by J. Rice. The meeting was adjourned at 6:00 p.m.

Submitted by: _____
Tara Baker, BOA Clerk

DRAFT