

City of Keene
New Hampshire

BOARD OF ASSESSORS MEETING MINUTES

Wednesday, March 30, 2017

2:30 PM

City Hall Committee Room

Members Present:

Joshua A. Greenwald
Rita H. Johnson
John T. Newcombe
Daniel J. Langille, Chairman/City Assessor

Staff Present:

Diane C. R. Stauder, Assessment Tech.

Mr. Langille called the meeting to order at 2:30 PM.

Ms. Johnson moved and Mr. Greenwald seconded to accept the minutes of June 29, 2016 and July 1, 2016. On a vote of 3-0, the Board approved the June 29, 2016 minutes. On a vote of 3-0, the Board approved the July 1, 2016 minutes.

Mr. Langille opened the Public Meeting by explaining the Board would make determinations on the petitions for abatement before them today. Mr. Langille stated that, once decided, notification would be mailed to the property owner. Mr. Langille explained that the Board's decision is final and if the property owner is dissatisfied with the decision, an appeal may be filed with the Board of Tax and Land Appeals, or with Superior Court.

The following property owners were present for the meeting:

1. Beaugard, Robert E. & Cynthia S. – 47 Spring St. - #017-07-006

DENIED. Mr. Greenwald moved that the Board deny the request for abatement. Ms. Johnson seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

Mr. Beaugard was present.

2. Boes, Gary A. & Laurie J. Rev. Trust – 0 June St. #111-01-001; 18 June St. #111- 01-001.0100 & 7 Cady St. #051-07-031.

DENIED. 0 June St.: Ms. Johnson moved and Mr. Newcombe seconded that the Board deny the request for abatement. 18 June St.: Mr. Greenwald moved and Ms. Johnson seconded that the Board deny the request for abatement. 7 Cady St.: Ms. Johnson moved and Mr. Newcombe seconded that the Board deny the request for abatement. On a vote of 3-0, the requests for abatement were denied. The Board determined the information submitted did not support a reduction in the assessed value for the three properties.

Mr. Boes was present.

3. NEF Properties LLC – 56-60 Ralston St. - #048-01-017

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 264,600 to 208,800. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 264,600, to 208,800, resulting in an abatement of \$2,030.56.

Mr. Ronald Parodi was present.

Inspection revealed the listing of card 1 (the body shop) to be correct. As to card 2 (the deli) the wall height was incorrect at 13 feet. Additionally, the building is listed in "Very Good" condition. Although some interior renovations have been completed, the exterior siding is old and worn; the windows are old,

as is the roof. The inside of the building is a mix of storage and finished areas. The location and access for this type of property is also a concern and an adjustment should be made to account for these factors. These changes would lower the 2016 assessment to 208,800.

4. R&M Weinreich LLC – 110-120 Main St. - #023-02-003

DENIED. Ms. Johnson moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

Mr. Roger Weinreich was present.

5. Jones, Philip M. & June E. – 40A Stonehouse Ln. - #709-02-033

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 180,800, to 158,200. Ms. Johnson seconded. On a vote of 2-0, the Board approved the assessment reduction from 180,800 to 158,200, resulting in an abatement of \$822.41.

Mr. Greenwald recused himself from this discussion due to a possible conflict of interest.

Mr. Jones was present.

This complex contains, in the CAMA system, an adjustment for a “Modern” kitchen. This is a fairly significant adjustment, used very infrequently, to account for above the normal upgraded kitchens in condos. This adjustment has been applied to this unit in error. Correcting this adjustment would assess the unit in the same fashion as similar units in the complex. This change results in a revised 2016 assessment of 158,200.

At this point, there were no attendees. The Board discussed the following:

6. Adams, Jennifer A. – 63 Court St. - #119-04-002

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 194,400 to 168,800. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 194,400 to 168,800, resulting in an abatement of \$931.58.

The swimming pool is non-functional and full of organic matter. It is rated “Average”. Given its condition a “Poor” rating is more accurate. The building is graded a “C+” with a “Very Good” depreciation factor. It was determined after comparison the neighboring properties that a “C” grade would be more appropriate. The exterior of the building is in very good condition. But, given the lack of updates to the interior and its worn condition, the Department would recommend lowering the depreciation factor to “Good”. These changes will revise the subject’s 2016 assessment to 168,800.

7. Barrett Duffy Trust – 11 Prospect St. - #008-03-025

DENIED. Ms. Johnson moved that the Board deny the request for abatement. Mr. Greenwald seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

8. Bencivenga, Cheryl & Nicola Rev. Trust – 33 Brook St. - #017-04-008

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 161,700 to 149,600. Mr. Newcombe seconded. On a vote of 3-0, the Board approved the assessment reduction from 161,700 to 149,600, resulting in an abatement of \$440.32.

Overall this is an average quality dwelling in average condition. What upgrades that have been made have been the low cost variety. The building has been graded a "C" and given a depreciation factor of "Good". The Department would recommend lowering it to "Average". This change would revise the subject's 2016 assessed value to 149,600.

9. DiNardo, Pasquale R. – 22 Olivo Rd. - #109-01-006

APPROVED. Ms. Johnson moved that the assessment be adjusted from 148,000 to 142,200. Mr. Newcombe seconded. On a vote of 3-0, the Board approved the assessment reduction from 148,000 to 142,200, resulting in an abatement of \$211.06.

Overall, the condition is average. The quality is average to below average (the bedroom window size may not meet current code) and the finished basement area is very low cost. The Department would recommend lowering the grade to "C-". This will result in a revised 2016 assessment of 142,200.

10. Fletcher, Clinton D. & Moore, Geraldine M. – 0 off Langley Rd. - #916-12-039

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 69,400 to 26,600. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 69,400 to 26,600, resulting in an abatement of \$1,557.49.

Property incorrectly lists an additional 10.2 acres to this lot. Correcting this values the parcel at 26,600.

11. Ide, Frederick C. & Mary E. Ide Rev. Trust – 21 Queens Rd. - #097-01-027

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 185,700 to 164,400. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 185,700 to 164,400, resulting in an abatement of \$775.11.

The improvements are graded "C" and the depreciation factor is "Good". Due to the lack of updates and maintenance, the Department would recommend lowering the depreciation factor to "Fair". These changes will revise the subject's 2016 assessment to 164,400.

12. Mills, Jacala K. Rev. Trust – 282 Roxbury St. - #019-03-010

DENIED. Ms. Johnson moved that the Board deny the request for abatement. Mr. Greenwald seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

13. Newell, Geraldine M. – 4 Fox Ave. - #503-02-020

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 171,300 to 162,000. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 171,300 to 162,000, resulting in an abatement of \$338.43.

The dwelling is graded "C" with a depreciation factor of "Good". Given the lack of updates the Department would recommend lowering the depreciation factor to "Average". This change would lower the subject's 2016 assessment to 162,000.

14. No. New England Telephone Operations LLC – 64 Washington St. - #003-02-006

DENIED. Ms. Johnson moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

Mr. Langille explained this issue is going through the court system.

15. O'Kelly, Melvin G. & Anna C. – 334 Roxbury St. - #019-05-008
NO ACTION.

Mr. Langille explained the application was submitted for accrued interest, and the issue has since been resolved and no action is necessary.

16. Poisson, David W. – 0 Gardner St. - #030-02-028

APPROVED. Ms. Johnson moved that the assessment be adjusted from 37,500 to 600. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 37,500 to 600, resulting in an abatement of \$1,342.79.

The Department would recommend correcting the land to reflect the limitations of this parcel, which was not appropriately recognized during the recent revaluation. The parcel should be valued as a residual lot with adjustments to account for the easement over the property.

17. Public Service Company of NH (Eversource) – 17 Parcels City-wide

DENIED. Ms. Johnson moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

Mr. Langille explained this issue is going through the court system.

18. Robbins, Donna Savidge Rev. Trust – 11 Hancock St. - #026-02-004

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 144,400 to 132,300. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 144,400 to 132,300, resulting in an abatement of \$440.32.

In 2015, the roof was insulated and then the interior of the attic was enclosed with sheetrock. This space has no heat and no finished floor, just sub floor. There are no partitions, just one open space. The knee wall is very low, just 1'. Consequently, there is only a 10' corridor down the middle of the attic where it is possible to stand up straight. A good portion of this corridor is taken up by the stair well. Given all these factors, this area should be listed as unfinished. The corrections to the number of bedrooms and the attic finish will create a revised 2016 assessment of 132,300.

Other Business:

The meeting adjourned at 3:40 p.m. The next regularly scheduled meeting is Thursday, April 13, 2017.

Minutes prepared by

Diane C. R. Stauder
Assessment Technician

Reviewed and Approved by the Board of Assessors

Daniel J. Langille, CNHA
City Assessor/Chairman, Board of Assessors