

City of Keene
New Hampshire

BOARD OF ASSESSORS MEETING MINUTES

Wednesday, April 13, 2016

2:30 PM

City Hall Committee Room

Members Present:

Barry R. LeClair
Mary Ann D. Robator
Joshua A. Greenwald
Daniel J. Langille, Chairman/City Assessor

Staff Present:

Tim Ballantine, Property Appraiser
Diane C. R. Stauder, Assessment Tech.

Mr. Langille called the meeting to order at 2:35 PM.

On a vote of 2-0, the Board approved the July 15, 2015 minutes. Mr. Greenwald abstained as he was not a member of the Board until 2016.

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. Manning-Gray, Christine A. and Joseph P. – 51 Greenwood Ave. - #040-07-030

DENIED. Ms. Robator moved that the Board deny the request for abatement. Mr. LeClair 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. Manning-Gray was present. He said he had nothing to add to his application and the Board had no questions for him.

2. Gogolen, Robert A. & Caldwell, Elizabeth A. Trust – 135 George St. - #014-06-006

APPROVED. Ms. Robator moved that the assessment be adjusted from 116,800 to 78,000. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 116,800 to 78,000, resulting in an abatement of \$1,335.11.

Ms. Caldwell was present. She stated they purchased the property on October 30, 2015 for \$32,517. Which they feel is the fair market value of the property based on its condition. Ms. Robator asked if this was a bank owned property. Ms. Caldwell said, yes, they purchased it from Fannie Mae. Mr. Langille asked if this was an auctioned property. Ms. Caldwell said it was not purchased through auction and explained it was listed in June, 2015 for just under \$32,000. She noted that it didn't sell then, but, in October the price dropped to \$29,000. At that time there were two or three offers but their offer was the highest at \$32,517. Ms. Caldwell said it was in pretty rough shape as it had been unoccupied for the winter and the pipes had burst.

3. Pipp, Jacob Matthew – 11 Bergeron Ave. - #085-01-004

APPROVED. Ms. Robator moved that the assessment be adjusted from 180,200 to 174,500. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 180,200 to 174,500, resulting in an abatement of \$196.14.

Mr. Pipp was present. He explained the property was on the market for over six years and it did not sell. He said the sellers and he agreed on the fair market value of the property after it was tested on the market for a long time. He said he paid quite a bit less than the assessed value. Once he got into the house after the purchase, Mr. Pipp said he found the infrastructure was not what he believed it to be and feels that should be considered. Ms. Robator asked if there was inspection done prior to the sale. Mr. Pipp said there was an inspection but no issues were revealed. Mr. Greenwald asked if there were any problems with the bank appraisal. Mr. Pipp said he doesn't recall any issues, that it was a quick, smooth process.

4. Tinnin, Lawrence J. & Becky M. – 2 Magnolia Way - #085-01-010.0900

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 284,900 to 235,000. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 284,900 to 235,000, resulting in an abatement of \$1,717.06.

Mrs. Tinnin was present. She explained they had an appraisal done in the fall of 2015 which came in significantly lower than their purchase price. Mr. Langille asked Mrs. Tinnin if she knew of any activity on this street. Mrs. Tinnin said she did not know of any, noting theirs is the only home on the street.

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

5. Ahn, Jiwon – 30 Edgewood Ave. - #041-03-054

APPROVED. Ms. Robator moved that the assessment be adjusted from 288,800 to 195,000. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 288,800 to 195,000, resulting in an abatement of \$1,163.06.

6. Ash, Dollie E. – 58 West Surry Rd. - #140-02-005

DENIED. Ms. Robator moved that the Board deny the request for abatement. Mr. LeClair seconded. On a vote of 3-0, the request for abatement was denied.

Mr. Langille explained the abatement request was for the interest that had accrued on the property owner's annual property tax bill due to it not being paid on time.

7. Conant, Eleanor L. Est. of & Conant, Beverly J. – 12 Blossom St. - #062-03-003

APPROVED. Mr. LeClair moved that the assessment be adjusted from 211,400 to 190,000. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 211,400 to 190,000, resulting in an abatement of \$736.37.

8. Davis, Richard W. & Carolyn M. – 32 Rule St. - #013-04-002

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 119,900 to 71,100. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 119,900 to 71,100, resulting in an abatement of \$1,679.21.

9. Peets, Kevin B. & Denise A. – 7 Newbury Ln. - #709-06-002

APPROVED. Ms. Robator moved that the assessment be adjusted from 272,700 to 265,000. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 272,700 to 265,000, resulting in an abatement of \$264.96.

10. Power, Earl S. & Heather M. – 60 Summer St. - #001-04-002

DENIED. Mr. Greenwald moved that the Board deny the request for abatement. Ms. Robator 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.

11. Scheurman, Charlotte K. Rev. Trust – 189 Court St. - #004-02-016

DENIED. Ms. Robator moved that the Board deny the request for abatement. Mr. LeClair seconded. On a vote of 2-0, the request for abatement of interest was denied. Mr. Greenwald abstained due to a possible conflict of interest.

Mr. Langille explained interest had accrued on the property owner's annual property tax bill due to late payment.

12. Smith, Collin S. – 638 West St. - #063-01-015

APPROVED. Ms. Robator moved that the assessment be adjusted from 219,600 to 212,900. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 219,600 to 212,900, resulting in an abatement of \$230.55.

Other Business:

Board of Assessors Procedural Rules

APPROVED. Mr. Greenwald moved that the Board approve and sign the Board of Assessors Procedural Rules document. Ms. Robator seconded. On a vote of 3-0, the Board approved and signed the Board of Assessors Procedural Rules document.

Mr. Langille explained the document clarifies the responsibilities and operating procedures of the Board of Assessors. A copy once approved is on file with the City Clerk.

The meeting adjourned at 3:26 p.m. The next regularly scheduled meeting will be Wednesday, April 27, 2016.

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