

City of Keene  
New Hampshire

BOARD OF ASSESSORS MEETING MINUTES

Wednesday, April 27, 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 2:32 PM.

Mr. LeClair moved that the minutes of the April 13, 2016 Board of Assessors meeting be accepted as written. Ms. Robator seconded. On a vote of 3-0, the Board approved the April 13, 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. North, Susan D. – 4 Kenworth Ave. - #040-02-088**

**MORE TIME. Mr. Greenwald moved that this abatement application be revisited. Mr. LeClair seconded. On a vote of 3-0, the Board placed this application on more time.**

Mrs. North was present, along with her husband, Charles North. Mr. North distributed a chart of comparable homes in their neighborhood. Mr. North feels that #3, 7, 11 and 19 Kenworth Avenue are comparable to their property. He said two of the four properties on the street are presently on the market, noting that #7, is asking \$299,000 and #19 is asking \$274,000.

Mr. Greenwald asked Mr. North if they would characterize the interior of their home as very highly upgraded. Mr. North said they have been there twenty five years and slowly renovated it through the years. Referring to #19, he agreed it is average, due to the condition. Mr. Langille asked if their home is in better condition than #19. Mr. and Mrs. North both agreed their home is in better condition.

Mr. North said the home at #7 was completely renovated, including the kitchen. He also noted there was an addition to the home about the same time they built theirs.

Mr. Greenwald asked for details of their yard. Mr. North said it isn't a traditional back yard, that it's more of an L-shape yard. Mr. Greenwald asked if the basement is finished. Mr. North said the basement is finished under the original portion of the house but there are crawl spaces under the additions. He pointed out the ceilings in the basement are only 6'1"-6'2" high, not the typical ceiling height (7'). In answer to Mr. Greenwald's question about bathrooms, Mr. North explained there is no master bath. He said the upstairs bathroom services the three upstairs bedrooms.

Mr. Langille explained that, due to the additional information submitted by the owner today, the Department of Assessment would further review this request if the Board so chooses and will bring the application before the board again at the next meeting.

**2. Levine, Harvey S. & Martha Living Trust – 215 Pearl St. - #129-01-004.0100**

**APPROVED.** Mr. Greenwald moved that the assessment be adjusted from 146,900 to 139,900. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 146,900 to 139,900, resulting in an abatement of \$240.87.

Mr. Eric Levine, representing the owners, was present. He explained the home is new construction, built in 2014, and is on a slab. Mr. Levine said there is no attic or garage. The home has radiant electric heat to heat water which runs under the insulated slab. He pointed out it takes between 2-4 hours to warm the house (it takes 2-4 hours to get from 60 degrees to 70 degrees) and 10-12 hours to cool down. Ms. Robator asked if this property requires flood insurance. Mr. Levine said flood insurance is not required.

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

**3. Cappellano, Ann C. – 57 Queens Rd. - #097-01-037**

**DENIED.** Ms. Robator 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.

**4. Hilow, Danielle M. – 18 Branch Rd. - #142-02-001**

**APPROVED.** Mr. Greenwald moved that the assessment be adjusted from 127,400 to 102,500. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 127,400 to 102,500, resulting in an abatement of \$856.51.

**5. Hoppock, Bettina B. – 30B Stonehouse Ln. - #709-02-002**

**DENIED.** Mr. LeClair 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.

**6. Ioannou, Fokion – 30 Blue Jay Ct. - #913-17-014.0129**

**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.

**7. King, Kenneth a. & Carol E. Rev. Family Trust – 13 Worcester St. - #066-01-010**

**DENIED.** Mr. LeClair 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. Lechluder, Edward W. & Lorraine M. – 22 Rockwood Rd. - #156-01-057**

**APPROVED.** Ms. Robator moved that the assessment be adjusted from 203,900 to 185,100. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 203,900 to 185,100, resulting in an abatement of \$646.91.

**9. Madden, William M. & Alvarado, Alina – 635 Court St. - #119-02-005**

**APPROVED.** Mr. Greenwald moved that the assessment be adjusted from 170,800 to 156,100. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 170,800 to 156,100, resulting in an abatement of \$505.83.

**10. Malloy, Anthony C. – 148 Gilsum St. - #010-03-016**

**APPROVED.** Mr. LeClair moved that the assessment be adjusted from 131,100 to 128,800. Ms. Robator seconded. On a vote of 3-0, the Board approved the assessment reduction from 127,400 to 102,500, resulting in an abatement of \$79.14.

**11. Mellinger, Greg E. & Kelly A. – 15 Crescent St. - #050-02-003**

**DENIED.** Mr. Greenwald 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.

**12. Mosher, Joan – 299 Park Ave. - #103-02-004**

**APPROVED.** Mr. LeClair moved that the assessment be adjusted from 131,600 to 91,500. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 131,600 to 91,500, resulting in an abatement of \$1,379.84.

**13. Murphy, Patricia A. – 370 Main St. - #034-03-011**

**APPROVED.** Mr. Greenwald moved that the assessment be adjusted from 218,500 to 190,000. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 218,500 to 190,000, resulting in an abatement of \$980.69.

**14. Randlett, Linda M. – 15 Eastern Ave. - #026-01-010**

**APPROVED.** Mr. LeClair moved that the assessment be adjusted from 216,700 to 187,100. Ms. Robator seconded. On a vote of 3-0, the Board approved the assessment reduction from 216,700 to 187,100, resulting in an abatement of \$1,018.54.

**15. Shortsleeve, Charles E. & Bonnie L. – 303 East Surry Rd. - #914-05-010**

**NO ACTION.** Mr. Greenwald moved that no action be taken on the application for abatement. Mr. LeClair seconded. On a vote of 3-0, the Board approved the City's recommendation that no action is required.

Mr. Langille explained the application was filed as a result of a misunderstanding by the property owners.

**16. Stephenson, Skye – 14 Barrett Ave. - #115-05-016**

**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.

The meeting adjourned at 3:35 p.m. The next regularly scheduled meeting is Wednesday, May 25, 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