

City of Keene
New Hampshire

BOARD OF ASSESSORS MEETING MINUTES

Wednesday, May 25, 2016

2:30 PM

City Hall Committee Room

Members Present:

Barry R. LeClair
Mary Ann D. Robator
Joshua A. Greenwald
Rita H. Johnson, Alternate
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 2:30 PM.

Mr. LeClair moved that the minutes of the April 27, 2016 Board of Assessors meeting be accepted as written. Ms. Robator seconded. On a vote of 3-0, the Board approved the April 27, 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. Cook, Corbet R. & Colline D. – 56 Hilltop Dr. - #158-01-077

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 227,700 to 212,000. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 227,700 to 212,000, resulting in an abatement of \$540.24.

Mr. Cook was present. He said he was looking for consistency in assessed values. He stated that, in his opinion, his home is assessed higher compared to the homes in the neighborhood which are essentially the same.

2. Perkins, William A., Estate of – 27 Andover St. - #095-02-036

APPROVED. Ms. Robator moved that the assessment be adjusted from 278,900 to 255,900. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 278,900 to 225,900, resulting in an abatement of \$1,823.73.

Mr. Perkins was present. He said the property has been on the market with only one offer of \$216,500. He described the home as having drawbacks in that it has electric heat, wallpaper throughout and only 1½ bathrooms. Mr. Perkins also said property taxes, in this case, roughly \$9,600.00, are cost prohibitive for prospective buyers. He noted the property owners at 35 Andover Street, assessed at 234,900, applied and were approved for an abatement in 2014. Mr. Perkins said he feels that value is more in line with this property. Mr. Greenwald asked for clarification noted in the application regarding an older person not applying for an abatement. Mr. Perkins said his father was 84, in poor health and, in his opinion, an example of an elderly person not following through on paperwork in order to apply for an abatement.

3. LaGrande, Frank – 24 Blossom St. – #062-03-025

APPROVED. Mr. LeClair moved that the assessment be adjusted from 215,100 to 183,300. Ms. Robator seconded. On a vote of 3-0, the Board approved the assessment reduction from 215,100 to 183,300, resulting in an abatement of \$1,094.24.

Mr. LaGrande said he was here to observe the process and answer any questions the Board might have. The Board had no questions for Mr. LaGrande regarding his application.

4. Henry, Janine V. – 58 Arch St. - #097-01-006

APPROVED. Ms. Robator moved that the assessment be adjusted from 278,900 to 255,900. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 278,900 to 225,900, resulting in an abatement of \$1,823.73.

The prospective buyer of the property was present to observe the process. Mr. Langille explained she is welcome at the meeting but since she is not the owner, she is not the aggrieved party. He stated the abatement would go to the owner.

5. Oram, Andrew T. & Leatrice A. – 390 Main St. - #034-03-009

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 372,000 to 320,000. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 372,000 to 320,000 resulting in an abatement of \$1,789.32.

Mr. Oram was present. He asked the Board if there were questions on his application. Ms. Robator asked for the source of “implied market value”, indicated by a green line on a graph Mr. Oram submitted. He explained he essentially invented the term, which to him means the assessed value adjusted for the equalization ratio. Mr. Langille said, if the property value is within 6% of the market value (referring to the 2015 ratio of 106%), the assessment is correct. Mr. Oram and Mr. Greenwald discussed 28 Baker Street, which was recently owned and refurbished by Mr. Greenwald. Mr. Greenwald stated there is no interest on his part in the property anymore.

Mr. Oram stated that, in his research, he found other homes in Keene have an adjustment applied to account for traffic. Comparing 129 Court Street to his property, Mr. Oram noted there was an adjustment based on traffic there, when his property has not seen any traffic adjustment.

Based on the information submitted, Mr. Oram stated he feels his request is fair to reduce his assessment to 300,600.

Ms. Robator asked Mr. Oram if he researched property values in his neighborhood. Mr. Oram said he did, but noted many are very different than his so it is difficult to determine if they are comparable. He said it is also difficult to make comparisons as many properties along Main Street are off the tax rolls due to being owned by Keene State College.

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

6. Bemis, Donald M. Jr. – 12 Old Walpole Rd. - #133-01-008

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.

7. Canwell, Wayne L. & Jennie K. Trust – 65 Adams St. - #029-02-002

APPROVED. Ms. Robator moved that the assessment be adjusted from 210,600 to 179,300. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 210,600 to 179,300, resulting in an abatement of \$1,077.03.

8. Robator, Lee K. & Mary Ann D. – 44 Robbins Rd. - #095-02-007

APPROVED. Mr. LeClair moved that the assessment be adjusted from 303,200 to 262,400. Ms. Johnson seconded. On a vote of 2-0, the Board approved the assessment reduction from 303,200 to 262,400, resulting in an abatement of \$1,403.93.

Ms. Robator and Mr. Greenwald recused themselves due to conflicts of interest.

Alternate member, Rita Johnson, reviewed the application documents in advance of today's meeting.

9. Clark, Matthew S. & Lynn M. – 11 Green Acres Rd. - #116-02-003

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 241,600 to 223,000. Ms. Robator seconded. On a vote of 3-0, the Board approved the assessment reduction from 241,600 to 223,000, resulting in an abatement of \$640.03.

10. Felker, Myles L. – 57 Cross St. - #004-09-001

APPROVED. Mr. LeClair moved that the assessment be adjusted from 132,800 to 124,400. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 132,800 to 124,400, resulting in an abatement of \$289.04.

11. Miller, Christopher C. – 70-72 Beaver St. - #017-02-007

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. Rowland, Samantha K. – 37 Probate St. - #021-04-009

APPROVED. Ms. Robator moved that the assessment be adjusted from 150,200 to 132,600. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 150,200 to 132,600, resulting in an abatement of \$605.62.

13. Studer, Seth J. & Michelle E. – 55 Graves Rd. - #901-23-011

APPROVED. Mr. LeClair moved that the assessment be adjusted from 137,300 to 111,400. Ms. Robator seconded. On a vote of 3-0, the Board approved the assessment reduction from 137,300 to 111,400, resulting in an abatement of \$891.22.

14. North, Susan D. – 4 Kenworth Ave. - #040-02-088

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 311,700 to 272,900. Mr. LeClair seconded. On a vote of 3-0, the Board approved the assessment reduction from 311,700 to 272,900 resulting in an abatement of \$1,335.11.

Mr. Langille explained that, due to additional information submitted by the owner at the April 27th meeting, and per the Board's request, the Department of Assessment placed this application on more time. It was agreed that a determination on the application would be made at today's meeting.

The meeting adjourned at 3:36 p.m. The next regularly scheduled meeting is Wednesday, June 8, 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