

**City of Keene
New Hampshire**

BOARD OF ASSESSORS MEETING MINUTES

Wednesday, May 16, 2018

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.

Mr. Greenwald moved and Mr. Newcombe seconded to accept the minutes of April 18, 2018. On a vote of 3-0, the Board approved the April 18, 2018 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. Snyder, Edward J. Jr. & Atkinson, Catherine M. – 101 Court St. - #003040040000

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 412,500 to 325,300. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 412,500 to 325,300, resulting in an abatement of \$3,245.58.

Mr. Snyder and Ms. Atkinson were present. Mr. Snyder explained that the deed restrictions on this property are an issue. He said all neighborhood assessments are similar except their property. Inspection found functional problems, including little to no insulation, 11 foot ceilings on the first floor and an original 1897 steam boiler with the original oil burner.

2. Syed, Tarannum & Sheikh, Hafizurrehman – 29 Mountain View Dr. - #504010520000

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 315,500 to 308,300. Mr. Newcombe seconded. On a vote of 3-0, the Board approved the assessment reduction from 315,500 to 308,300 for an abatement of \$267.98.

Mr. Sheikh was present. He said the purchase price was \$292,500. Mr. Sheikh said, in his opinion, the assessment is disproportionate based on square footage and the value should be 295,500. Mr. Langille explained the Property Appraiser did not receive a return call in order to schedule a site visit so was unable to make a recommendation. Mr. Sheikh said he wasn't aware a message was left but would schedule to meet him at the property tomorrow, May 17th. Note: The property appraiser met with the owners and found a slight difference in the measurement of the recreation room, which resulted in a reduction in the assessment to 308,300.

3. 137 Court Street Properties LLC – 137 Court St., Units #2, 3 & 4 - #004010150200, 0300 & 0400
APPROVED. Mr. Newcombe moved that the assessment on Unit #2 be adjusted from 290,300 to 224,700. Mr. Greenwald seconded. Mr. Newcombe moved that the assessment on Unit #3 be adjusted from 289,700 to 221,400. Mr. Greenwald seconded. Mr. Newcombe moved that the assessment on Unit #4 be adjusted from 301,000 to 218,300. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reductions for Units #2, 3 & 4, resulting in these abatements: Unit #2: \$2,441.63, Unit #3: \$2,542.13 and Unit #4: \$3,078.09.

Ms. Sara Urso-Profera, new owner of unit #4, explained she was present if there were any questions for the Board. There being none, she asked when she would know of the Board's decision. Mr. Langille explained letters should be mailed within two weeks and any reduction would be applied to the semi-annual bill as well.

4. 480 West Street LLC – 420-480 West St. - #060010010000
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. Michael Correia, agent for the owners, was present. He distributed a copy of a 2014 appraisal. Mr. Langille asked that, in the future, appraisals be submitted with the initial abatement application as the Board requires time to review such detailed documents. Mr. Correia noted that this plaza is currently at 20% vacancy.

5. Ferguson, Bradley H. & Sharon E. – 14 Algonquin Dr. - #505030070000
APPROVED. Mr. Newcombe moved that the assessment be adjusted from 405,300 to 345,600. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 405,300 to 345,600, resulting in an abatement of \$2,222.03.

Mrs. Ferguson was present. She described the home as an old post and beam with pine floors and a 1987 kitchen. In her opinion, her home has less square footage compared to similar homes.

6. Peerless Insurance Co. – 62 Maple Ave. - #91309033, 036 & 037
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. Daniel Swift, agent, was present. He said the current owners occupy only one-half the space, with the other one-half being used for storage. He distributed documents with comparables and market data reflective of the Concord and Portsmouth areas. In his opinion, Mr. Swift said the assessment should be closer to \$4,000,000.

7. Steinfeld, Joseph D. & Erskin, Virginia – 137 Court St. Unit #1 - 004010150100
APPROVED. Mr. Newcombe moved that the assessment be adjusted from 315,100 to 243,800. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 315,100 to 243,800, resulting in an abatement of \$2,653.79.

Ms. Eskin was present. When Mr. Langille asked why they paid more than the assessment of 314,000, she explained it was a poor judgement on their part paying \$325,000 in 2017. She noted that Unit #2 was recently under contract for \$225,000. She feels the assessment of her unit should be closer to 250,000, as hers is a little larger in comparison and has a front porch.

8. 112 Washington LLC – 112 Washington St. - #003060120000

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 337,100 to 180,200. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 337,100 to 180,200, resulting in an abatement of \$5,839.82.

Mr. Joshua Gorman, member, was present. He said the property was on the market for \$209,000 and it was purchased for \$175,000. He explained the property suffers from functional obsolescence. Mr. Gorman described it as a grand old home converted to an office building which is suffering from deferred maintenance issues. Mr. Gorman said he feels the assessment should be \$175,000, the purchase price. The property is currently undergoing renovations and the value will need to be adjusted annually based on the work being done.

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

9. Bonnette, Trevor R. – 45 Summer St. - #001050130000

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 231,400 to 202,400. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 231,400 to 202,400, resulting in an abatement of \$1,079.38.

Mr. Langille explained this was a mixed use property which is being converted to residential use. The result of this change results in a revised assessment of 202,400.

10. Brady Sullivan Keene Properties LLC–210-222 West St. (& 6 parcels on Island St. & Gilbo Ave.)

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.

11. Ciborski, Sara – 49 Rule St. - #013030110000

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 124,500 to 123,800. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 124,500 to 123,800, resulting in an abatement of \$26.05.

Mr. Langille explained a sketching error, which has been corrected, resulted in an overstated assessment.

12. Filip, Thomas J. & Miner, Wendy R. – 327 Court St. - #008030290000

APPROVED. Mr. Newcombe moved that the assessment be adjusted from 309,300 to 258,300. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 309,300 to 258,300, resulting in an abatement of \$1,898.22.

Mr. Langille explained that a dated (1960's) kitchen, asbestos siding and lack of insulation resulted in reducing the assessment to 258,300.

13. Fleming, Robert L. – 179 Wyman Rd. - #919090220000

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. Langille explained the Property Appraiser made several attempts to contact the owner to schedule an inspection and did not receive a reply.

14. Livengood, Barbara J. Estate of and Heirs if Any – 30 Ferry Brook Rd. - #904020170000

APPROVED. Mr. Greenwald moved that the assessment be adjusted from 88,300 to 65,800. Mr. Newcombe seconded. On a vote of 3-0, the Board approved the assessment reduction from 88,300 to 65,800 for an abatement of \$837.45.

Inspection revealed this property to be in poor condition. Also, the location, within close proximity to a shooting range, resulted in an economic adjustment. The recommendation is to reduce the 2017 assessment to 65,800.

15. Markem Corporation – 94 & 150 Congress St. - #037030010000 & 906220160000

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.

16. Northern New England Telephone Operations (Fairpoint) – (several parcels City-wide)

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.

17. Wicker, Bill – 28 Harrison St. - #021020140000

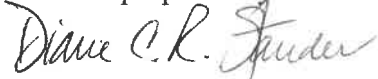
APPROVED. Mr. Newcombe moved that the assessment be adjusted from 183,900 to 120,000. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 183,900 to 120,000, resulting in an abatement of \$2,378.36.

Mr. Langille said the condition of the property was adjusted due to neglect, resulting in a recommended assessment of 120,000.

Other Business:

The meeting adjourned at 3:35 p.m. This is the final regularly scheduled meeting of the Board of Assessors for 2018.

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