

Minutes of the Board of Assessors Meeting of February 12, 2004

A meeting of the Board of Assessors was held on Thursday, February 12, 2004 in Room 208, City Hall. Meeting was called to order by Dominic D'Antoni at 4:30 PM.

Members Present

Marylou Blaisdell Dominic D'Antoni Kevin Moriarty

Assessing Staff Present

Angelo Marino Robert Lakeman Jeanne Dunfey Cheryl Walley

Minutes of the Meeting:

MOTION BY Dominic D'Antoni to accept the minutes of the meeting held January 22, 2004 as presented.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Abatement Requests Presented:

See attached printout for approvals/denials.

Staff Items:

After discussion on the abatements presented, Chairwoman Marylou Blaisdell asked about the ratio and how the State DRA arrives at its calculation. Chief Assessor Angelo Marino explained that after we submit the qualified sales within Nashua to the State, they then use one indicator for all of the properties and take total tax roll of assessed value and divide that by the ratio they established and that gives them the equalized assessment. The exemptions and any PILOT money is added to that figure. The equalized value can be appealed, not the ratio. Our argument is that they are using data for the entire city as a whole. We are saying to get a more accurate number, to determine the ratio for commercial and residential separately and by class, equalize the strata, total the strata and then divide by total equalized value and that should be our ratio. Our ratio for commercial properties for 2002 is 85-90% and the residential properties are 72%. If they use one number to equalize everything it is not an accurate picture. It does skew our equalized assessment by class so that is part of the problem. We will attempt this year to be allowed to stratify, so we will get a more accurate ratio. The State DRA said they will stratify based on certain parameters. Chief Assessor Angelo Marino pointed out that with an inaccurate equalized assessment it is more than just taxes the City is losing, it is also losing funding for reimbursement of education costs and also \$500,000 County tax. This year there is going to be an educational tax reimbursement based on an average equalized assessed value per student so if your equalized assessment is higher your assessment per student is higher and you will get less money. Chairwoman Marylou Blaisdell noted that this is not something that is understood by many people. She asked if the property sales

are high wouldn't that support a higher ratio. Chief Assessor Angelo Marino answered no, because we haven't updated the assessments in 4 years. He then referred to several qualified sales examples being used for the 2003 ratio study, which showed significant differences between the sales price and the current assessment. He explained that we can only do so much with the current numbers of staff and we would like the Board's approval to update the assessments this year to help with part of the problem. An optimum situation would be to do a total revaluation of property, but that was not approved last year. Chief Assessor Angelo Marino noted that the Board of Alderman's legislation to pass this revaluation was never submitted.

MOTION BY Marylou Blaisdell for the Assessing Department to proceed with plans to update assessments as of April 1, 2004 in accordance with state statute and current regulations as written in RSA 75.1 and RSA 75.8.

SECONDED BY Dominic D'Antoni.

MOTION CARRIED unanimously.

The Board then reviewed the request for charitable exemption submitted for the Conway Ice Arena for the 2003 tax year. Dominic D'Antoni pointed out that they are leasing the land for \$1/year, therefore the land and all the businesses operating within the Arena are taxable. Kevin Moriarty stated he would approve this exemption as they are contributing profits back into the community. He said there are public members on the Commission overseeing the Arena who will make sure 100% of the profits goes to charity. Chairwoman Marylou Blaisdell voiced concerns regarding the amount of income being generated and the way in which profit will be determined. Dominic D'Antoni asked if the original investors get any money back, and Chairwoman Marylou Blaisdell continued by asking if the investors donated the money as a gift or will they be getting this money back before a profit is generated. Chief Assessor Angelo Marino advised that the structure was approximately 25% complete as of 4/1/03, therefore, this would be the portion on which the 2003 assessment would be based. After further discussion, the Board made the following motion:

MOTION BY Marylou Blaisdell to deny this request for the Conway Ice Arena to receive a charitable exemption for tax year 2003 based on untimely filing of the proper BTLA forms

SECONDED BY Dominic D'Antoni.

OPPOSED BY Kevin Moriarty

MOTION CARRIED

MOTION BY Marylou Blaisdell to adjourn at 5:45 PM.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Transcribed by Cheryl Walley
Department Coordinator

**Minutes of the Board of Assessors
Amendment to
Minutes of Meeting Held February 12, 2004**

To be added to the second paragraph under “Staff Items”, reference the Conway Ice Arena’s request for a charitable exemption: (changes are in red)

...Dominic D’Antoni asked if the original investors get any money back, and Chairwoman Marylou Blaisdell continued by asking if the investors donated the money as a gift or will they be getting this money back before a profit is generated. Chief Assessor Angelo Marino advised that the structure was approximately 25% complete as of 4/1/03, therefore, this would be the portion on which the 2003 assessment would be based. **The Board would like to point out that although the required BTLA forms A9 & A12 were filed untimely, the Board considers the fact that the property was under construction and incomplete, and was merely intended to be a charitable organization and, therefore, has no foundation to be considered for a charitable exemption for tax year 2003. As outlined in previous minutes the building was only 25% constructed as of April 1, 2003.** After further discussion, the Board made the following motion:

Transcribed by Cheryl Walley
Department Coordinator