

**Minutes of the Board of Assessors
Meeting of June 15, 2006**

A meeting of the Board of Assessors was held on Thursday, June 15, 2006 in Room 208 at City Hall. The meeting was called to order at 8:00 AM by Chair, Marylou Blaisdell.

Members Present

Marylou Blaisdell	Kevin Moriarty	Dominic D'Antoni
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Assessing Staff Present

Angelo Marino	Robert Lakeman	Gary Turgiss
Jeanne Dunfey	Cheryl Walley	

Minutes of the Meeting:

MOTION BY Dominic D'Antoni to accept the minutes of the meeting held May 25, 2006.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously

Abatement Requests Presented:

Approvals/denials are available in the Assessor's Office. Chief Assessor Angelo Marino advised the Board that in Holden Farms out of 138 units, we had roughly 28 abatements filed so he thought this warranted an analysis of the complex. The taxpayers in their abatements noted sales in the development that were less than any of the assessments. Chair Marylou Blaisdell asked why these assessments jumped so high. Mr. Marino answered that part of the problem was that we only have one condo building type or base for everything in the City. In this development you have colonial-style condos, ranch-style and 1-1/2 story condos. There were ranches that were way out of proportion with sale prices so the grading and building type were changed to reflect sale prices. He advised that even though only 28 applied we have adjusted the assessments of the entire development for 2006 tax year. The other development is Chatfield Place where the styles are also very different but this problem revolved around data collection problems. We had some listed as 2-stories when they should have been listed as 1-3/4 stories. There was also a problem with how these were graded, which was corrected as well. Dominic D'Antoni asked if this could have been related to the conversion of the assessing software. Mr. Marino replied that some of it is related because the difference between C+ and B- grade is a lot different in the new system.

Chair Blaisdell noted that some of the preliminary information the Board received on the abatements presented this morning was incomplete and did not have the proposed assessment listed. She asked that this information be complete for future meetings so the Board can be provided with enough information to render a fair decision. Mr. Marino advised the Board this will be more complete for future meetings.

Staff Items:

Chair Blaisdell asked Mr. Marino what he thinks the Board should do in response to the proposed ordinance which, if passed, will basically pay the taxpayers to sue the City. He replied he doesn't think anything needs to be done. The administration has already talked to the Board of Aldermen. He suggested we just wait and see what happens. He advised we have two data collectors who are looking at 45-60 properties every day and now we can start processing. On that end, Mr. Marino asked the Board if another meeting can be scheduled for June 29 to allow more abatements to be processed. Chief Assessor Angelo Marino advised the Board that even though on July 1st, 2006 the pending abatements

will be deemed denied the Assessing Department continues processing abatements. We are going to be processing as many as we can in the next two meetings. Chair Blaisdell then asked the Board if they have a problem moving these meetings to 8:00 or 9:00 in the morning due to her conflicting schedule with the 4:30 PM meetings. No one had a problem switching the meeting time to 8:00 AM. The following motion was made:

MOTION BY Marylou Blaisdell to change the meeting time for the Board of Assessor meetings from 4:30 PM to 8:00 AM temporarily for now through September, 2006.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Chair Blaisdell asked if the phone calls have picked up since the bills have gone out and how bad has the budget been reduced. Mr. Marino replied that we are unable to hire new staff so we remain understaffed and strained. To that Chair Blaisdell replied you can only do what you can do. The office is working with an increase in the amount of work and a reduction in staff. Chief Assessor noted that we are already down 2 full time staff positions. Dominic D'Antoni asked how we compare with other communities. Mr. Marino replied that we have more staff than any other community but based on the numbers we need more people. Mr. D'Antoni noted that the City of Manchester closes its doors to customers at a certain time and this allows them to get uninterrupted time to do their work. Mr. Marino said that since the data has been put online the traffic and calls have lessened but there is still a good deal of traffic at the counter. He said he should have 3 or 4 more people in the field and if he did the data would be a lot more accurate.

MOTION BY Marylou Blaisdell to adjourn at 8:37 AM.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Transcribed by
Cheryl Walley
Department Coordinator