

**Minutes of the Board of Assessors
Meeting of August 9, 2007**

A meeting of the Board of Assessors was held on Thursday, August 9, 2007 in the Auditorium at City Hall. The meeting was called to order at 8:15 AM by Acting Chair, Dominic D'Antoni.

Members Present

Kevin Moriarty Dominic D'Antoni

Assessing Staff Present

Angelo Marino Robert Lakeman Louise Brown Cheryl Walley

Minutes of the Meeting:

Minutes for the meeting held on July 12, 2007 were approved unanimously.

Abatement Requests Presented:

Approvals/denials are available in the Assessor's Office.

Ms. Louise Brown, Supervisor of Assessing Administration, referred to the material included with the Board's mailing regarding two properties for which the disabled veteran's credit as well as the standard veteran's credit had been removed and the owner is asking the Board to reinstate these credits. She explained that the Assessing Department had performed an audit in 2007 on each person receiving these credits to verify each still meets the criteria to receive them. We had not gotten any paperwork returned by these two applicants to re-qualify, so the credits were removed. One of these applicants will be here to address the Board at 8:30 but the other was unable to attend the meeting due to medical reasons. The applicant that is unable to be here is Jeannette Russell of 175 Kinsley Street and she has requested consideration by the Board of Assessors to approve her and accept the late filing of the paperwork based on accident, mistake or misfortune. The applicant advised the reason the paperwork had not been submitted was because she was in and out of the hospital for severe health issues, but has since submitted all the paperwork required to verify qualification.

After a brief discussion the following motion was made:

MOTION BY Kevin Moriarty to accept the late filing due to accident, mistake or misfortune and approve the 2007 disabled veteran's credit and the standard veteran's credit for the property located at 175 Kinsley Street.
SECONDED BY Dominic D'Antoni
MOTION CARRIED unanimously.

Appointments: 8:30 – Ms. Paulette Paine Regarding Disabled Veterans Credit and Standard Veterans Credit for 2007

The Board welcomed Ms. Paine and advised they have read all the material submitted and invited her to address the Board. Ms. Paine advised the reason why the deadline was not met and her paperwork returned late was that she was extremely busy working on her continuing education and did not remember to return it. She told the Board that she had been receiving the credits since 2004 and did not realize the credits would be removed if she did not respond. Ms. Brown advised that Ms. Paine qualifies for these credits and if all paperwork had been submitted timely they would not have been removed. Ms. Brown told the Board that information has been received that Ms. Paine owned property in Litchfield and advised that the only thing she would need at this point would be proof of residency to verify that this property is Ms. Paine's primary residence. Ms. Paine told the Board that she owns a mobile home in Litchfield which she lived in until 2003 when she moved to Nashua and she then showed the Board her driver's license for proof of residency. Ms. Brown left to make a photocopy of it for the files.

After a brief discussion the following motion was made:

MOTION BY Kevin Moriarty to accept the late filing due to accident, mistake or misfortune and approve the 2007 disabled veteran's credit as well as the standard veteran's credit for the property located at 61 Atherton Avenue.

SECONDED BY Dominic D'Antoni

MOTION CARRIED unanimously.

Mr. Robert Lakeman, Deputy Assessor, advised the Board of a settlement that had been reached on the property at 420 Amherst Street between the owner's attorney and the City. This item is not on the agenda for today's meeting, but Mr. Lakeman advised that there is a pre-trial hearing scheduled for the following day and they would like to have the Board's decision today if possible. The abatement would be processed with the next meeting if approved by the Board today. After discussing this settlement, the Board made the following motion:

MOTION BY Dominic D'Antoni to accept the settlement agreement for the property located at 420 Amherst Street.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Mr. Angelo Marino, Chief Assessor, referred the Board to a memorandum they received regarding the projected overlay for fiscal year 2008. The Board discussed this briefly with Mr. Marino.

Mr. Marino then advised that the office is completing the update of assessments for 2007 as we progress through this week and next week. He said there really are no surprises if they look at what has happened in the real estate market in the past two years. He said there was still some appreciation in the market but from 2006 to 2007 there was some leveling off. For the most part, residential property assessments will stay the same but some may decrease marginally. The market is still viable. He does not see double digit inflation as was the case from 2000 to 2005. Mr. Marino continued saying properties are staying on the market a little longer and it is taking longer for the sellers to get offers that are close to the asking price but nobody is bidding up anymore. The most increase was in some of the condominium complexes that he believed were underassessed last year. Another area in which he is seeing marginal increases is some commercial properties which were also believed to be underassessed last year and are being brought to market level for 2007. He advised it will be a better picture for residents this year as he is seeing a shift from residential to commercial of $\frac{3}{4}$ of a percentage point in the total valuation base. He said the residential property owners may see a decrease or perhaps a marginal increase in their tax. The City was fortunate to have obtained \$7,000,000 more in educational funding than what we have been getting in the past.

Mr. Marino told the Board that they will be putting a press release out that tells people where to look for their new assessment. There will not be letters mailed to each taxpayer as was done in the past. When preparing the budget it was decided to cut \$12,000 that would have been spent on postage and paper. In the past we have always posted on the internet and this year we will be posting the past two years as well as the current year. The Board questioned if this would meet the criteria of notifying the property owner of a change in their assessment. Mr. Marino answered that technically the final tax bill is the notification. There is no law that says the City has to send a change notice. He said the information is out there and very easily accessed on the internet. He told the Board that the Assessing page of the website has always had the highest number of hits than any of the departments in City Hall.

MOTION BY Dominic D'Antoni to adjourn at 9:10 AM.

SECONDED BY Kevin Moriarty.

MOTION CARRIED unanimously.

Transcribed by
Cheryl Walley
Department Coordinator