

**TOWN OF DUNBARTON
BOARD OF ASSESSORS
MINUTES MEETING**

June 19, 2012

Present: Tim Terragni, Chairman
Mary LaValley
Bryan Clark
Janice VandeBogart, Secretary

The meeting was called to order by Chairman, Tim Terragni, at 7:00 PM.

It was noted for the record that Scott Marsh from MRI was scheduled to meet with the board this evening, however, he had another commitment. Mary LaValley met with Scott Marsh this past week to review items he wished to bring before the board. She presented the following:

Abatement Recommendations:

1. Paul & Melana Nault, lot #B8-01-09, 15 Armands Way. The applicant felt the assessment of this property was not based on the property's fair market value and provided some MLS data. Scott Marsh felt that this data showed no direct evidence of market value. However, the property was personally inspected by MRI and some discrepancies regarding the sketch, bedroom and bath counts, year built and other details were noted. In addition, the site has a large amount of ledge and wet area so an adjustment was recommended. A reduction of \$19,500 in assessment from \$287,800 to \$268,300 was advised. This would amount to an abatement in the amount of \$418.08 plus any applicable interest. **Motion:** The motion was made by Bryan Clark to grant the abatement as recommended by MRI. The motion was seconded by Mary LaValley and the vote was in the affirmative. Motion carried.
2. George Nicolaou, lot #D3-03-01, 3 Mansion Road. Noted from MRI: The applicant has filed for an abatement. Property was previously inspected and a 2009 appeal to the Board of Tax and Land Appeals was decided. Based on that decision, it is our opinion that an adjustment be applied to recognize the cost to remove the dwelling. After adjustment, assessment is reduced \$44,900 from \$89,500 to \$44,600 and it is recommended that an abatement in the amount of \$962.66 plus any applicable interest be granted. **Motion:** The motion was made by Tim Terragni to grant the abatement in order to be in compliance with the decision of the BTLA. Bryan Clark seconded the motion and the vote was in the affirmative. Motion carried.
3. George Nicolaou, lot #D3-03-05, Mansion Road. It was noted that this is land only. The recommendation was made by MRI that an adjustment be applied for topo and excess land of 25%. This recommendation was based on the information submitted, exterior review of the site and previous discussion with the Board. After adjustment, the assessment is reduced \$17,600 from \$63,800 to

\$46,200 and it is recommended that an abatement in the amount of \$377.34 plus any applicable interest be granted.

Motion: The motion was made by Tim Terragni to grant the abatement as recommended by MRI. The motion was seconded by Mary LaValley, the vote was in the affirmative. Motion carried.

Fairpoint: Mary LaValley relayed information given from Scott Marsh that MRI found that Fairpoint had additional conduit and three poles in town which would add approximately \$50,000 to their value. After some discussion it was the decision of the Board to pass this on to George Sansoucy, the Utility Appraiser for the Town.

DRA, Assessment Review: Mary LaValley reported that Scott Marsh from MRI wanted the Board to know that the Department of Revenue has completed their assessment review and only found a few items to change. They discovered a few decks, and a few sheds. They also suggested that the town put money aside to conduct an complete town wide revaluation. The Board briefly discussed this and decided that another statistical revaluation would be more favorable.

Minutes: The minutes of the May 15, 2012 meeting were reviewed, approved and signed.

Inventory Requests: Letters directed to Dunbarton Telephone Company, Fairpoint and U S Cellular requesting an updated inventory of taxable property for the year 2012 were signed by the Board. All information will be sent to George Sansoucy and the deadline was set for July 15, 2012.

Department of Revenue: The board signed a form stating that the Town of Dunbarton will not be using the Inventory Forms this year. This signed form will be mailed to DRA.

Invoice: The Board reviewed and approved the invoice for \$398.63 for services rendered by Municipal Resources, Inc.

Legal Correspondence: The Board reviewed various legal correspondence.

July Meeting: After some discussion it was voted by the Board to cancel the July 17, 2012 meeting of the Board of Assessors due to vacations by board members. This will be duly posted on the town website and at the Town Office. The Board will return to their regularly scheduled meetings starting the second Tuesday in August.

There being no further business, the meeting was adjourned at 8:00 pm.

Timothy Terragni, Chairman

Bryan Clark

**Mary LaValley
Dunbarton Board of Assessors**

Recorded by: Janice VandeBogart, Secretary