TOWN OF DUNBARTON
BOARD OF ASSESSORS
MINUTES OF MEETING
May 18, 2010

Present: Timothy Terragni, Chairman
Mary LaValley
Bryan Clark
Scott Marsh, Appraiser, MRI
Public: Ralph Fellbaum
Janice VandeBogart, Recording Secretary

For the record it is noted that Mr. Fellbaum tape recorded the meeting.

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

Scott Marsh from MRI stated that he had only two abatements left for the year 2009.

- **<u>George Nicolaou, lot D3-03-01:</u> This property is located on Mansion Road. The assessment is currently $115,600 for land and buildings. The house, damaged by fire, is at $24,000; a shed at $400; and the land at $91,200. Mr. Nicolaou is appealing his 2009 taxes and would like to have the house value removed because of the condition. It was noted that the condition of the house is poor with sagging floors, cracks in the foundation, mold, etc. It was also noted that Mr. Nicolaou is occupying the building. Mr. Marsh stated that the owner has received estimates of $25,000 to remove the materials from the home, hazardous materials such as shingles, mold, etc. Mr. Marsh told the board that the town has the building at 10% right now and could lower it to 5% and that would bring it down to a value of $12,000, however, Mr. Nicolaou is looking for no value on the house. Mr. Marsh stated that he was looking for guidance from the board on this matter. After some discussion the board elected to have Mr. Marsh contact the owner to see if he would be willing to have the house inspected by the building inspector and if the house was "condemned", then the town would consider it "uninhabitable" and would remove the value on the building. The land with utilities and the shed would still have value. Scott Marsh will contact the owner and get back to the board.**
- **<u>Ralph Fellbaum, H2-04-02:</u> Mr. Fellbaum has produced an appraisal of his property as of January 5, 2009 which indicates a value of $375,000. The current assessment by the town is $451,600. It was noted that the appraisal was done by his bank for refinancing using a cost approach method. Mr. Marsh stated that he does not have a recommendation on this appeal at this time. He wanted to investigate the comparisons**

supplied with the appeal. It was noted that there were five comparisons – one from Bow; one from Warner; and three from Dunbarton. Mr. Marsh wanted to verify the sales and make sure there are not others. Mr. Fellbaum, who was present, was asked if there were any issues he would like to discuss at this time. He stated that the issue was the difference between the appraisal and the value the town had on his property.

Mr. Marsh noted that the town's ratio in 2009 was 109% and that would have to be taken into account. It was noted that the appraisal considered the property to be a Contemporary, in good condition and good quality. It was also noted that the bank appraisal was not as fine tuned as a town appraisal would be.

Mr. Marsh stated that he would follow up on both abatements as soon as possible. He also told the board that he would like a non-public discussion regarding legal matters. The board agreed saying that they would take care of normal business first.

The following were reviewed and signed by the board:

- **Minutes: April 20, 2010**
- **Estimated Tax warrant: for Utility properties ($164,911.31)**
- **Estimated Tax Warrant: for taxable properties ($2,606,393.97)**
- **Excavation Tax Warrant: Kara Realty, H2-02-06.**
- **Letter to St. John's Episcopal Church – Acceptance of tax exemption.**
- **Timber Tax Warrants for: Mary Story Heirs, B4-04-01; James and Judy Stone, F4-02-01; Richard Goduti, D3-01-12; Arthur & Janet Learnered D3-01-13.**

The following <u>invoices</u> were reviewed and approved for payment:

1. **Mitchell Municipal Group, PA in the amount of $32.00**
2. **Municipal Resources Inc. in the amount of $4,488.00**
3. **George E. Sansoucy, PE in the amount of $225.00**

At this point in the meeting Ralph Fellbaum was asked to turn off his tape recorder due to the board's discussion regarding a private and sensitive matter involving the application for an elderly exemption. Mr. Fellbaum concurred.

<u>Follow up: Elderly Exemption:</u>

Julien and Sandra Leduc, Jewett Road, J3-01-02: Bryan Clark stated that he spoke with Sandra Leduc and after reviewing their financial information that they meet the qualifications for an elderly exemption. The exemption would be effective in the year 2010 and would be for $70,650 based on their ages. It was also noted that the office will only keep the application forms and the confidential financial information would be mailed back to the Leducs.

The motion was made by Tim Terragni to approve the elderly exemption for Julien and Sandra Leduc effective in the tax year 2010. The motion was seconded by Mary

LaValley and the vote was as follows: Tim Terragni, Aye; Mary LaValley, Aye; Bryan Clark, Aye; motion carried.

<u>Other:</u>
Correspondence from DRA: The board reviewed the assessment information from the Department of Revenue.

<u>Non-Public Session:</u> The motion was made by Tim Terragni to enter into non-public session pursuant to RSA 91:A for a legal discussion. The motion was seconded by Mary LaValley, all were in favor, motion carried.

The board entered into non-public session with Scott Marsh present at 7:50pm.

Motion by Tim Terragni to exit non-public session was seconded by Mary LaValley, all were in favor. Motion carried. The board exited non-public session at 8:25pm.

Being no further business to conduct, Tim Terragni made the motion to adjourn; Bryan Clark seconded the motion and the motion carried.

Meeting was adjourned at 8:30 pm.

Timothy Terragni, Chairman

Mary LaValley

Bryan Clark
Dunbarton Board of Assessors

Recorded by: Janice VandeBogart, Secretary