

Minutes
Board of Assessor's Meeting
January 9, 2012

Members Present: Jason Neuman and John McSorley.

Member Excused: Eugene Reed

Others: Loren Martin, Avitar Associates, Terry Bonser, Mary Bonser and Heidi Seaverns.

6:30 PM Acting Chairman McSorley called the meeting to order.

The Board then addressed the signature file.

Members reviewed and approved an invoice in the amount of \$2871.52 for December 2011 assessing work (\$ 257.52) as well as software support for 2012 (\$2614).

Members next reviewed a request from a taxpayer to unmerge two of their lots per RSA 674:39aa. These lots had previously been merged, are still shown on the tax map as separate lots and they are titled separately. Ms. Seaverns reported to the Board that the Building Inspector had gone to the site and verified that the house is on Lot 19 and that lot 20 was vacant. Ms. Seaverns explained that each parcel would now receive a tax bill.

Motion: McSorley, second Neuman to approve the request of Wayne & Mary Beth Rautio, authority under RSA 674:39aa., to unmerge their lots currently known as Tax Map 38 Lot 19 to now be Map 38 Lot 19 & Map 38 Lot 20, effective 4/1/12. It is noted that unmerging these lots does not cure any zoning non conformity that exists.

Vote: 2-0 in favor. Ms. Seaverns will notify the taxpayers once the new lot has been entered into the system.

The Board addressed the correspondence file.

The members reviewed a letter from Ms. Seaverns to Linda Kennedy at NH DRA in regard to the equalized ratio study for 2011. There were several sales included in the study that were not qualified and two sales that the Town deemed qualified that DRA did not use in the study. These will not affect the overall ratio but it is crucial that the Town's data and the State's data match for taxpayer confidence in the sales analysis process.

The members will wait until there is a full board present to approve all outstanding minutes.

Ms. Seaverns told the members that the Selectmen had signed the one year contract with Avitar. She then informed the members that Avitar has started the data verification project for 2012.

They will be visiting properties on Tax Maps 7-11, 18-24 and 26-29.

Terry & Mary Bonser arrived at 7:00PM.

Having concluded the general business portion of their meeting,

7:00PM –Non-Public Session

Motion: McSorley, second Neuman to enter non-public under RSA 91-A: 3 II (e).

Vote: McSorley – yea, Neuman – yea. Motion passed: 2-0 in favor.

7:55PM Motion: McSorley, second Neuman to exit the non-public session.

Vote: McSorley – yea, Neuman – yea. Motion passed: 2-0 in favor.

Motion: Neuman, second McSorley to seal discussion of non-public session.

Vote: 2-0 in favor, Motion passed.

Mr. McSorley & Ms. Martin will meet at the Town Office on Wednesday January 18, 2012 to review & discuss material presented by the taxpayer. There was a brief discussion about setting up another meeting but all parties agreed that the rest of the negotiations could be done by phone

or email. The taxpayers, the BOA members present & Ms. Martin signed the settlement hearing document with the understanding that nothing had been decided as of the meeting this evening and the document would not be submitted to BTLA until finalized-hearing needed, appeal withdrawn or settlement reached. The deadline for the submittal of the settlement hearing paperwork for this appeal is February 13, 2012.

Having no further business,
8:00 PM **Motion** McSorley second Neuman to adjourn.
Vote: 2-0 in favor.

Respectfully Submitted,

Heidi Seaverns

Approved as written
5/14/12