

**Minutes**  
**Board of Assessor's Meeting**  
**June 23, 2011**

Members Present: Eugene Reed, John McSorley and Jason Neuman (on phone).  
Others: Heidi Seaverns.

11:30 AM Chairman Reed called the meeting to order. Mr. Neuman participated by phone

Chair Reed stated that the reason for the meeting was to discuss the response to a taxpayer's request for information about how their property values had been arrived at. Mr. McSorley explained that one could produce many pages of information without adequately answering the question. He explained that mass appraisal trends sales analysis to extract generalized values for buildings and land that are then applied in the same manner to all properties in town, adjusting the base value up or down based on the neighborhood. The most common practice when there is not a lot of commercial property within a town is to apply the residential model to those properties in a consistent manner. When doing fee appraisal work, one uses comparable sales analysis to arrive at a value. Once the values have been established and the tables are consistently applied to all properties, the property record cards are in essence a summary appraisal of each property. Ms. Seaverns will make the changes to the letter to reflect that the values were determined by analysis of Nottingham land & building sales values which was performed during the 2010 revaluation. Chair Reed suggested that Mark Nieder be contacted by mail to request that he forward any information that he may have used in determining the value of this property since the value will most likely be appealed beyond the municipal level. Members agreed with this idea. Ms. Seaverns will draft a letter to Mr. Nieder for the Board's review. At this time, Mr. Neuman ended the phone call.

Next regularly scheduled meeting for the Board is July 11, 2011.

Having no further business,

11:55 AM **Motion** Reed, second McSorley to adjourn.

**Vote:** 2-0 in favor.

Respectfully Submitted,

Heidi Seaverns

**Approved as written**  
**7/11/11**