

Minutes
Board of Assessor's Meeting
September 10, 2012

Members Present: Jason Neuman, Eugene Reed and John McSorley
Others: Heidi Seaverns.

7:00 PM Chairman Reed called the meeting to order.

The Board reviewed the correspondence file.

Members reviewed the Order of Notice from Rockingham Superior Court and the Acceptance of service on behalf of the Town by John Teague. This case is a 2011 property tax appeal -Cedar Waters Village Partnership v. Town of Nottingham (Case # 218-2012-CV01212). Ms. Seaverns explained that Attorney Teague will be speaking with Ms. Martin in the next few weeks to discuss the appeal. The Town has to file a written appearance form by October 2, 2012 and must file a response with the court by November 1, 2012. Ms. Seaverns will keep the Board updated on this process.

Members then asked if Ms. Martin had reviewed the appraisal for the 2010 BTLA property tax appeal. Ms. Seaverns told the members that Ms. Martin was completing the 2 updates for other towns so she had not had the opportunity to review the document. Once Ms. Martin has had the opportunity to review the appraisal, the BOA will meet with her to discuss the appraisal. Some of the items to be discussed are, but not limited to, the method & conclusions of the vacant land appraisal component, the cap rate used in the appraiser's calculations, and the use of depreciation in the income calculations. Ms. Seaverns stated that she was hopeful that Ms. Martin would be able to meet with the Board the 1st week in October. Members were open to scheduling the meeting, with a daytime meeting also a possibility. Ms. Seaverns reminded the members that the next regularly scheduled meeting is set for October 9, 2012 at 7PM. Mr. McSorley stated he would be out of town on that date. Members may reschedule this regular meeting if the meeting with Ms. Martin happens the week before. Once the Board has met with Ms. Martin, a meeting will be set up between Mr. Knight and Ms. Martin.

The Board reviewed and approved the August invoice from Avitar (\$1072.92 for contract assessing and \$1260 for data verification work).

The members then reviewed the sales analysis for October 1, 2011 through August 31, 2012 provided by Ms. Seaverns. Statistics were as follows: the median ratio is 0.9704 with a Coefficient of Dispersion of 6.9683. There were a total of 26 qualified sales during this time period.

The Board addressed the signature file.

Motion: McSorley, second Reed to approve the abatement for Map 60 Lot 2 in the amount of \$ 59.24 based on review and Avitar's recommendation. This amount reflects the difference between the original garage on the property and the work that had been started for the 2012 tax year (\$2800 in assessed value).

Vote: 3-0 in favor.

Regarding outstanding minutes,

Motion: Reed, second McSorley to accept as written the minutes of the meeting on July 9, 2012.

Vote: 3-0 in favor.

Motion: Reed, second Neuman to accept as written the minutes of the meeting on August 13, 2012.

Vote: 3-0 in favor.

Motion: Reed, second McSorley to accept as written the minutes of the meeting on August 20, 2012.

Vote: 2-0-1 (Neuman) in favor.

Having no further business,

7:40 PM **Motion:** Reed, second McSorley to adjourn.

Vote: 3-0 in favor.

Respectfully Submitted,

Heidi Seaverns

**Approved as written
12/10/2012**