

Minutes- Board of Civil Authority Assessment Hearings 5PM July 28, 2016

1. Call to order - 5:02 PM- Attendance: Greg Eckhardt, John Ogden, Jeremiah Evarts, Chrystal Cleary, Anne McClaran, Bobby Waite, Clare Munat, Jerry Hassett

First Appellant was Hodges of #5 Shaw Knoll, represented by Barry Hart

2. John Ogden was nominated, seconded and approved by the BCA to serve as Chair for the evening.
3. Clare Munat administered the Oath to all.
4. Jerry Hassett spoke for the Listers. The recent Town-wide reassessment was done in 2014. At the Grievance hearing, the listers re-examined the data, and reduced the appraisal from \$741K to \$711,600. The property straddles the line between Landgrove and Weston and the listers revised the calculation based on NOT treating the land in excess of 2 acre homestead as a separate parcel.

Mr Hart presented comparables for the TOTAL parcel, and stated that the appellants would like to see the total value assessed and then split 65/35% from overall value.

The house itself is also in both towns, however Bobby Waite said that we can't micromanage the values of each room in the house- the house should be assessed as one building and the total value split.

One area for examination is to make sure that Landgrove and Weston are not both taxing the same pieces (land/buildings) of this property in both towns. Landgrove and Weston Listers will need to get together to compare.

Site visit will be conducted on Thursday August 11 at 5pm. BCA Visitation committee will be John Ogden, Bobby Waite, Jerry Evarts, Anne McClaran.

5. The Second Appellant is John and Jill Turpin of 6 Cody Road

Clare Munat administered the Oath to all.

Lister Jerry Hassett reviews the sales history of the property since 2013. This property also has land in two towns, Landgrove (73%) and Londonderry (27%),

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however the *value* of the sections is not uniform in both towns. After the grievance a few weeks ago, the Listers reduced the assessment for the Landgrove portion from \$662,000 to \$653,800.

Mr Turpin argues that the price he paid for the property should be the assessed value at most, and that in fact MLS sales data indicate that prices in this town have gone down since he bought it.

However, the sample size available on MLS is small and incomplete. There are several sales that sold at or above assessed value in the last two years. John Ogden explains that “assessed value is relative to your neighbor, in order to distribute the tax burden of the town fairly among property owners.”

The site visit will be conducted on Thursday August 11 at 4pm, just before the other site visit with the same BCA members.

6. Meeting Adjourned at 6:15 PM
Respectfully submitted by Town Clerk, Chrystal Cleary