

**Town of Concord
Board of Assessors Meeting Minutes
October 13, 2016**

Present: David Karr, Chair, Cynthia Rainey, Jim Sommer, Gerald Vigneron
Staff: Lane Partridge, Town Assessor, Carolyn Dee, Sr. Admin. Asst.

The meeting was called to order at 7:06 P.M.

APPROVAL OF MINUTES

July 7, 2016 – Regular and Executive Session

On a **MOTION** made by Ms. Rainey, seconded by Mr. Sommer, it was **VOTED UNANIMOUSLY** to **APPROVE** with minor edits the minutes of the regular and executive session meetings of July 7, 2016.

September 20, 2016 – Regular Session

On a **MOTION** made by Mr. Sommer, seconded by Ms. Rainey, it was **VOTED UNANIMOUSLY** to **APPROVE** with minor edits the minutes for the regular session meeting of September 20, 2016.

MOTOR VEHICLE END OF MONTH REPORTS

Mr. Partridge presented End of Month Reports on total motor vehicle excise tax abatements for September 2016:

FY2015 \$ 251.66

On a **MOTION** made by Mr. Sommer, seconded by Ms. Rainey, it was **VOTED UNANIMOUSLY** to **APPROVE** the motor vehicle tax abatements for FY15, as designated in the End of Month Report for September 2016 as listed above.

FY2016 \$ 3,061.02

On a **MOTION** made by Mr. Sommer, seconded by Ms. Rainey, it was **VOTED UNANIMOUSLY** to **APPROVE** the motor vehicle tax abatements for FY16, as designated in the End of Month Report for September 2016 as listed above.

FY17 PROPERTY VALUES

Mr. Partridge distributed the Old to New Report to the Board along with a FY17 Market Area Map. He stated that while there was no change in the excess land value of \$35,500 per acre there were some new market area adjustments as outlined in the document he is preparing “How to Read Your Property Record Card”. While the base land value did not change some of the factors did.

The rate for sheds doubled from \$10 per square foot to \$20 per square foot. The cost to build sheds has increased considerably as evidenced by the building permits that are taken out to construct them. As far as the size adjustment factor for homes, the low end properties are increasing while the high end properties are decreasing. The reason for this is because sales of the low end are brisk while the high end sales are very slow. High end properties will stay on the market for a long period of time where the low end properties will not stay on the market for long and they will receive multiple offers. The Condominium base rate went from \$260 to \$282 as they are continuing to sell quickly and for higher than the assessed value. Total Value of the Town increased by 2.26%. New Growth contributed 77% of that increase with the Commercial segment contributing \$53,159, Industrial contributing \$-0- and Personal Property contributing \$159,619. The Total Tax Levy will be 3.5% higher than FY16 with a projected FY17 tax rate of \$14.07.

Mr. Partridge reported that the median Single Family sale price for FY17 is \$960,000 which is the same as last year. The median Condominium sale price increased from \$404,000 in FY 2016 to \$594,000 in FY17. Properties that are not selling are large and outdated. Buyers want clean and new and don't necessarily want to begin a large renovation. Brokers are pressuring sellers to drop their sale price to enable them to sell the house faster even if the house has not been on the market for a long period of time.

Mr. Partridge stated that he has submitted the following reports to the Department of Revenue through Gateway:

- LA4 – Assessment/Classification Report
- LA13 – Tax Base Levy Growth Report
- LA13A – Tax Base Levy Growth Report Amendment
- LA15 – Interim Year Adjustment Report

New growth totaled \$1,412,859 for FY17. Chapter Land values increased this year because the Farm Values increased from the FY16 values. On the LA13A we reported the property that the Concord Free Public Library owns at 151 Main St. The property went from exempt to taxable because the library is renting it for non-library purposes. This should have been reported in the new growth for FY16. We discovered it and are reporting it for FY17.

Mr. Partridge predicted that the levy will be approximately \$84,040,189 for FY17.

The Board signed the following forms:

- LA4 – Assessment/Classification Report
- LA13 – Tax Base Levy Growth Report
- LA13A – Tax Base Levy Growth Report Amendment
- LA15 – Interim Year Adjustment Report

Mr. Partridge stated that he is working on the Power Point Presentation for the Public Forum to be presented in January 2017. He is also working on the Classification Report and the Power Point

Presentation to be given to the Select Board on November 14, 2016. Mary Barrett, Town Accountant is working on the Tax Rate Recap forms.

Mr. Partridge stated that condominiums continue to sell quickly and the apartment complex at Brookside Square in West Concord is full. The new hotel on Baker Avenue was about 60% complete on June 30, 2016. They were hoping to open in the fall and might well be open now.

Mr. Vigneron joined the meeting at 8:00 P.M.

CHAPTER LAND

CHAPTER 61A

Mr. Partridge presented a list of Chapter 61A applications that had been reviewed by staff, and recommended approval.

On a **MOTION** made by Mr. Sommer, seconded by Ms. Rainey, it was **VOTED UNANIMOUSLY** to **APPROVE** 61 Chapter 61A applications, as recommended by staff.

CHAPTER 61B

Mr. Partridge presented a list of Chapter 61B applications that had been reviewed by staff, and recommended approval.

On a **MOTION** made by Mr. Sommer, seconded by Mr. Vigneron, it was **VOTED UNANIMOUSLY** to **APPROVE** 36 Chapter 61B applications, as recommended by staff.

The Board discussed property owners that consistently file their applications late. The applications are sent to them in August and it is up to them to file them by the due date of October 1, 2016. We will not send reminders to these people as it is up to them to file.

The Board signed the Chapter 61 Forestry Lien for 33B Hugh Cargill Rd. owned by Neil and Anna Winter Rasmussen. The owners have filed a 10 year Forest Management Plan this year and we approved it at our meeting of September 20, 2016.

SIGNATURE STAMP

Mr. Vigneron gave us a sample of his signature for a signature stamp which we will have made up for him.

TAX FAIRNESS COMMITTEE LIAISON

Mr. Vigneron agreed to be the Liaison from the Board to the Tax Fairness Committee taking over from Ms. Rainey.

On a **MOTION** made by Mr. Sommer, seconded by Ms. Rainey, it was **VOTED UNANIMOUSLY** to **APPOINT** Mr. Vigneron as the Liaison from the Board to the Tax Fairness Committee.

NEXT MEETING

The next meeting is scheduled for Thursday November 3, 2016 at 7:00 P.M. at 24 Court Lane.

ADJOURNMENT

The meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Carolyn Dee
Sr. Administrative Assistant