BOARD OF SELECTMEN
WORK SESSION MINUTES
April 8, 2013

PRESENT: SEAN P. MURPHY, CHAIRMAN; RICHARD H. HARTUNG, SELECTMAN; PRISCILLA R. LINDQUIST, SELECTMAN; SALLY THERIAULT, ADMINSTRATIVE ASSISTANT

Guests: J. Lessard, S. Marsh, both of Municipal Resources
The work session was opened 6:30 pm
The purpose of the work session was to discuss the waterfront properties and the values. Mr. Marsh explained that in 2010 the waterfront properties were at 78% while the town was at 101%. In 201 the rates were 82% for waterfront and 105% for the town. In 2012 the values are 89% for waterfront and 109% for the town. Mr. Marsh brought forth the disparity last year, but due to not many sales data, the Selectmen agreed to move forward with a study and to review the information in 2013.
Mr. Marsh stated that he reviewed the sales data for the three bodies of water, Big Island Pond, Sunset Lake and Angle Pond. Angle Pond is okay and no change is recommended. However, the other two need to be adjusted. Mr. Marsh presented the Selectmen with the data to explain the reason for the needed change. (Copy attached to the original minutes).
He gave the breakdown that there are
53 homes with an assessed value change of less than $5,000.
62 homes with an assessed value change of $5,000 to $25,000
63 homes with an assessed value change of $25,000 to $50,000
45 homes with an assessed value change of $50,000 to $70,000
20 homes with an assessed value change of $70,000 to $95,000
17 homes with an assessed value change of $95,000 to $120,000+
Overall it would be an increase in valuation of $9,590,200 which would be about 1% of overall tax value. He also stated that it was pretty much split down the middle between Big Island Pond and Sunset Lake.

Selectman Hartung asked about Angle Pond and why there is no need to correct the assessments. There were no sales activities to support the need for change there. Mr. Marsh noted that Sandown is due for a revaluation this year and there may be data come from that. Mr. Marsh noted that he also looked at the towns that surround the bodies of water (Derry, Sandown and Atkinson). Mr. Lessard stated that there are better sales on Angle Pond so the assessments are handled regularly. Mr. Marsh asked for guidance from the Selectmen on how to implement the change. If the Board moves forward, Mr. Marsh explained that a letter would be sent to each affected property owner and they would be available to meet with each resident if they requested it. He noted that the town as a whole is due for a revaluation in 2014 and these changes could be rolled in at that time. The sales data for 2013-2014 will be used for the revaluation. Mr. Marsh also noted that these properties were part of the quarterly pick up done this year.

The Selectmen noted that they did not like having to raise someone's taxes, but that it was their responsibility to make sure the assessments were fair and equal. It was noted that that with the new police station passing this year, taxes were already increasing. Selectman Murphy stated that he understood that the waterfront properties are already taxed a little higher, but there was too much of a difference. Selectman Lindquist agreed and stated that they had no choice. Selectman Hartung told the others that he has been in touch with Mr. Hamilton, the Director at DRA to see what the options were for the tax bills when there are spikes. He is hoping to get this in writing so that the first bill this year could take some of the increase

Selectman Lindquist made the motion to accept the assessment adjustments to about 260 waterfront properties as proposed by the Assessor and to implement it. Selectman Hartung seconded the motion. The motion passed unanimously.

A True Record.

Tina Harrington, Recording Secretary

Approved By:

Sean P. Murphy, Chairman

Richard H. Hartung, Selectman

Priscilla R. Lindquist, Selectman