

Town of Washington
Board of Assessors
MINUTES
May 7, 2009

Meeting called to order at 9:00.

Members: Arline France, Lynn Cook and Laurie Dube

Minutes recorded by: Laurie Dube

1.00 MINUTES:

The Minutes of April 30, 2009 were accepted as written.

If you have any questions regarding property records, credits, or exemptions, we encourage you to call or visit our office during regular business hours on Thursdays between 9 AM – 2 PM, (603) 495-3074.

The assessors are currently conducting field checks of new construction and renovations.

2.00 COMMUNICATIONS RECEIVED:

1. Email from Department of Resources and Economic Development forwarded from Tax Collector. DRED requested information about property owners with certain Massachusetts zip codes. The information is to be used to prevent Asian Longhorn Beetle infestation in New Hampshire. The ALB kills maple and other hardwood trees. The Worcester area is experiencing the infestation and will be cutting 30,000 trees this year to combat the infestation. Dube forwarded the report.
2. Notification from DRED of timber cut to be done in Pillsbury State Park.
3. Notification from Department of Revenue Administration regarding the Town's equalized value to be used for state, county, and school taxes.
4. Inventory of Property Transfer for Hoffman to Rockett/Rainey and Greene to Greene.
5. Reports of Wood Cut for Operation #08-467-04 and #08-467-13.
6. Statement from Sullivan County Registry of Deeds – forward to Tax Collector.

3.00 BUSINESS MEETING:

1. Current Use applications:
 - A. Shell Rock Realty applied for several lots. One of the applications had an incorrect parcel ID. Cook called the owner and explained the problem. The owner faxed a corrected application and the hard copy will be mailed to the Assessors' Office. The recording fee was paid. France moved to approve, Dube seconded, all voted in favor.
 - B. Rose applied for 2 lots; recording fee was included with application. Cook moved to approve, France seconded, all voted in favor.
 - C. Lafferty applied for an additional lot to be enrolled. The application listed the subject property and an additional lot that was already enrolled. The recording

fee was not paid. Dube was not comfortable recording the document, as it would register an additional lien on the property that was already enrolled. Dube moved to approve on the condition that the owner complete a corrected application and remit the recording fee. The Board would bill the Current Use assessed value for the first billing cycle; if the corrected application and fee are not received by August 1, the assessment will revert to the ad valorem assessed value. France seconded, all voted in favor.

- D. Lamoy applied for Current Use wetland category for TM #14-017. Cook recommended approval but to assess for deeded rights that come with being part of the LAE subdivision. Dube did not think it was appropriate based on her interpretation of CUB 304:14. Cook called a member of the Current Use Board to ask if it was appropriate. He explained that the fee simple value was made up of several rights. The inclusion of the property in the Current Use wetlands category would remove the right to build, but the property owner would still have other rights. The right to belong to the Association was one of those rights and needed to be addressed. Dube asked if the issue of approval and assessment could be voted on separately. Cook and France agreed. Dube moved to approve the application per the report from Meridian Land Services, Inc. and the 2008 site visit. Cook seconded, the Board approved unanimously. France moved to assess the LAE rights at \$2000, Cook seconded. France and Cook voted yes, Dube voted no. The \$2000 assessment was approved.
2. Chapter 79 F: 3 Qualifying Farm Structures and the Land under Them. Fees to be collected.
- A. Crane applied on 2 lots. While processing the application, Cook found that the home site and the qualifying farm structures did not occupy all the land that was not in Current Use. She discussed this with the owner and found that they would like to enroll the remainder in Current Use. The owner is working on an updated map for both the Current Use and the 79 F: 3 assessments and will submit a Current Use application to enroll the additional acreage. Cook moved to approve the application, France seconded, approve unanimously.
- B. Eccardt applied on TM #13-023. France moved to approve, Cook seconded, approved unanimously.
- C. Rhoades applied on TM #11-030. France moved to approve, Dube seconded, approved unanimously.
- D. Thayer applied on TM #09-061. Dube moved to approve, France seconded, approved unanimously.
3. France explained that Don Dollard of Dollard Associates asked if the Board wanted 911 numbers shown on the Tax Maps in dark green. Dube asked if he would use a different font so that the numbers could be differentiated on photocopies. France will check with him.
4. Owner of TM #12-203 called regarding his abatement. He explained that he still thought the assessment was too high. Cook told him she would discuss his complaint with the Board and call him back. The owner was concerned that the area above his garage was listed as finished space and he was only going to use it as a workshop. Dube and Cook had listed the garage as part of the abatement

process. The second floor was partitioned to include a bath and would have drywall, finish flooring, heat, and an air exchange system. They both thought the highest and best use of the property was finished area, and would be advertised this way if it were marketed for sale. Cook suggested that the building value could be reduced 10% while it functionally is a workshop, but that it needed to be listed as finished living area because of the potential use of the building. She moved to list a functional depreciation of 10%, Dube seconded, the Board approved unanimously. Cook will contact the owner.