



**TOWN OF DUNBARTON
BOARD OF ASSESSORS
MINUTES MEETING**

August 7, 2020

**Present: Mary LaValley, Chair
Jacques Belanger**

Janice VandeBogart, Recording Secretary

**Also Present: Scott Marsh, Municipal Resources, Inc.
Line Comeau, Town Administrator**

The meeting was called to order at 12:00 noon

Board member Bryan Clark was unable to attend the meeting.

2020 Revaluation: Scott Marsh from Municipal Resources, Inc. reported to the board on the Revaluation of the town for the 2020 Tax Year. Mr. Marsh reported that they reviewed all the properties in town with the completion of sale visits, sale survey reviews, exterior reviews and applied the same adjustments to all. Letters were sent out to each property owner and hearings were conducted. One hundred and nine (109) responded, which was about 7% of the parcels in town, and thirty-one (31) properties had no changes. Seventy-eight (78) properties received minor adjustments, which amounted to less than a 10% change. He noted that the Town Administrator had a list of those who asked for a review. Letters will be going out to those who received changes. Mr. Marsh stated that the properties were scattered throughout the town and were not centered in any one particular area. Mr. Marsh provided the board with a copy of the final property values, stating that if the town had not conducted the revaluation the equalization ratio would be at 70%. With the revaluation, Dunbarton is now at 91%. However, he feels that this will increase as homes are selling high and quickly. The values for the town are up to \$76,300,00 including exempt properties.

Mr. Marsh stated that the reason for this meeting is to have the Board of Assessors vote on the acceptance of the property assessments submitted by Municipal Resources, Inc so the town can file the MS-1 to have the 2020 tax rate set.

Motion: Mary LaValley made the motion to accept the property assessments as submitted by Municipal Resources, Inc for the 2020 tax year. The motion was seconded by Jacques Belanger. The vote was as follows: Mary LaValley, Aye; Jacques Belanger, Aye; motion carried.

Scott Marsh assured the Board that if there are any more questions from the property owners he would be glad to meet with them.

Line Comeau, Town Administration, stated that based on the new values, the estimated town tax rate for the 2020 tax year would be \$3.61. She noted that the 2019 rate was \$4.41. The estimated School Tax for the 2020 tax year would be \$16.38. The 2019 rate for the school

was \$17.09. It is unknown at this time what the County Tax would be.
Scott Marsh noted that they would be getting the equalization ratio done by October.

Jacques Belanger had questions regarding Timber Tax calculations. Mr. Marsh stated that MRI would be happy to review the Timber Tax for the board.

Scott Marsh and Line Comeau left the meeting at 12:20 pm.

OTHER BUSINESS:

The Board of Assessors reviewed items in their basket.

Invoice for Approval: An invoice from Municipal Resources, Inc. in the amount of \$154.83 for assessing services was approved for payment.

Legal Correspondence: Various legal correspondence was reviewed.

- Petition to the State of NH Public Utilities Commission regarding Dunbarton telephone Company, Inc for Emergency Modification of Service Territory Boundary.
- Letter from Mitchell Municipal Group, PA regarding PSNH, BTLA ruling.

There being no further business, the meeting was adjourned at 12:35 pm.

Mary La Valley

Jacques Belanger
Dunbarton Board of Assessors

Recorded by: Janice VandeBogart