



**TOWN OF DUNBARTON
BOARD OF ASSESSORS
MINUTES MEETING
June 16, 2020**

Present: Mary LaValley, Chair
Bryan Clark

Janice VandeBogart, Recording Secretary

Also Present: Scott Marsh, Municipal Resources, Inc.

The meeting was called to order at 7:00 pm

Board member Jacques Belanger was unable to attend the meeting due to a prior commitment.

2020 Revaluation Update: Scott Marsh from Municipal Resources, Inc. met with the Board to bring them up to date on the progress of the 2020 Revaluation. Mr. Marsh stated that their company was basically done calculating the property assessments for 2020. He stated that the town was up \$80 million in total value. The town was at 75% of market value this past year and would have been down to 70% if the revaluation had not taken place. MRI is still fine tuning things but wanted the board to review the numbers and see if they had any questions. He provided the board with a print out of all the new values. Mr. Marsh stated that most properties went up around \$28,000. With the board's approval, letters will be sent out to let everyone know what their new values are. Then MRI will meet with people who want to discuss their values.

Mr. Marsh stated that there are three ways that MRI could conduct the hearings. They would offer a telephone review with the property owner; a meeting via ZOOM; or a one on one meeting at the town office. Due to the present conditions where the office is closed to the public, they would have people wait in their vehicles, come in one at a time, using 30 minute intervals to avoid as much public contact as possible. MRI personnel would wear masks and can use a plastic shield on the desk to avoid contact. Mr. Marsh said MRI would leave this all up to the board to decide what would be the best way to conduct the hearings. Also, after they receive responses from the public and depending on the number of requests for a hearing, they would have a better idea of how to handle them. The letter will state the dates when hearings will take place so people would have a window of time to make an appointment convenient for them. Also if these dates don't work out for people, MRI will add more time to accommodate them.

The board felt comfortable with the one on one hearing at the town office but stated that they would like to run it by the Board of Selectmen first.

Abatement discussion: Scott Marsh was present to answer questions the board had on the recent recommendation from MRI regarding the application for abatement Dunbarton 88, LLC (a/k/a Countryside Golf Club). MRI recommended to grant the abatement. The properties had been on the market for a few years and won't sell. This is a Golf Course and

there doesn't seem to be a market for this type of property. The town had the three properties (A3-01-04, B3-02-01, and B4-1-11) assessed for \$1.4 Million. They lowered their asking price to \$875,000 and it still didn't sell. This abatement would be for the 2019 tax year. Also Dunbarton 88 had an independent assessment done which MRI took into consideration. Each parcel was reviewed separately and the values were adjusted. (See "abatements" below)

At this point in the meeting, 7:35 pm, Scott Marsh left the meeting.

Minutes of May 19, 2020: The board reviewed the minutes of May 19, 2020. Mary LaValley made the motion to accept the minutes as written. Bryan Clark seconded the motion and the vote was all in favor. Motion passed. The minutes were signed by the members.

Application for Veteran's Credit – Total Disability: Edward Majewski, E3-06-45, applied for a Total Disability Veteran's Credit. MRI reviewed his application and recommended that the Board deny based on the requirement that a person had to be 100% disabled and the applicant was not. However, he does qualify for a regular Veteran's Credit.

Motion was made by Mary LaValley to deny the application for Total Disability Veteran's Credit for Edward Majewski and to grant a regular Veterans Credit. Bryan Clark seconded this motion; vote was all in favor; motion carried.

Certification of Timber Cut & Timber Tax Warrant: The board reviewed and signed the certification of Timber Cut for Twist Hill Realty, D6-04-02. The Timber Tax Warrant in the amount of \$2,295.76 was also reviewed and signed.

Intent to Cut Timber: The Intent to Cut Timber for lots H2-02-402 & H2-02-406, Winslow Road, under the State of New Hampshire, was reviewed and signed.

Applications for Abatement: 2019 Tax year.

1. **Dunbarton 88, LLC.** The board reviewed the recommendation from MRI to grant abatements on the following properties: (refer to discussion on page #1 with Scott Marsh from MRI.)
 - **A3-1-4, Country Club Drive:** MRI recommended that this property be reduced by \$24,000 from \$113,700 to \$89,700. Upon approval by the board this would result in a return of \$653 plus applicable interest, if the taxes are paid in full.
 - **B3-2-1, Country Club Drive:** MRI recommended that this property be reduced by \$138,000 from \$234,100 to \$96,100. Upon approval by the board this would result in a return of \$3,755 plus applicable interest, if the taxes are paid in full.
 - **B4-1-11, 20 Country Club Drive:** Former clubhouse & land. MRI recommended that this property be reduced by \$460,000 from \$888,800 to \$428,800. Upon approval by the board this would result in a return of \$12,517 plus applicable interest, if the taxes are paid in full.

The motion was made by Mary LaValley to grant the abatement recommended by Municipal Resources Inc as stated above. The motion was seconded by Bryan Clark; the vote was all in favor; motion carried.

2. Eversource, UP-00-00; C7-01-15; and D7-01-04. Mary LaValley made the motion to deny the request for Abatement for Eversource properties, UP-00-00; C7-01-15; and D7-01-04 for the 2019 tax year. The motion was seconded by Bryan Clark, the vote was all in favor, motion carried.

Invoices for approval: The following invoices were reviewed and approved for payment.

1. Municipal Resources Inc. - in the amount of \$3,718.75 for 2020 statistical revaluation services.
2. Municipal Resources Inc. - in the amount of \$337.50 for Assessing services, annual pickups.

Correspondence:

- Correspondence from George Sansoucy, PE, LLC
- The board reviewed the Information Packets regarding the 2020 Revaluation received from the NH Department of Revenue Administration.

Summer Hours: The board voted on their summer hours due to vacations.

There will be no July meeting and no August meeting of the Board of Assessors. Any business that needs to be conducted will be on call from the Town Office. Those members available will stop in or take necessary calls regarding Assessing business.

The Board will re-convene in September at their regular meeting on September 15, 2020 at 7:00 pm. A notice will be placed on the bulletin board at the Town Office Building and on the Town's Website.

There being no further business, the meeting was adjourned at 8:00 pm.

Mary La Valley

Bryan Clark
Dunbarton Board of Assessors

Recorded by: Janice VandeBogart