

FINAL

**BOARD OF ASSESSORS
WEST MEETING ROOM, CITY HALL
Wednesday, October 24, 2018
12:00 PM**

MEMBERS PRESENT: Jay Hutchins (Chair), Falguni Mehta, Shane McDonald, Frank Mastro

MEMBERS ABSENT: Barry Seaver

STAFF PRESENT: Rick Vincent (Chief Assessor)

GUESTS: None

I. Call to Order – Jay Hutchins (Chair) called the meeting to order at 11:58 PM.

II. Acceptance of Minutes

Motion by Shane McDonald to approve the September 26, 2018 Minutes as written. *Seconded by Frank Mastro.*

**Motion approved (4-0).*

III. New Business

a. Land Use Change Tax Abatement

i. Estate of David Ramsbotham, Map/Lot 188/6

A Land Use Change Tax of \$7,900 was approved at the September 26th meeting. The property owner appealed the billed amount, citing a recent arm's length sale of the property for \$53,000. After analyzing the recent sale, Assessor Vincent reduced the estimated value of the subject site to \$53,500, for a 10% Land Use Change Tax of \$5,300. A new bill was produced, to be signed by the Board.

Motion by Shane MacDonald to approve the abatement application. *Seconded by Frank Mastro. *Motion approved (4-0).*

b. Abatement Application

i. Jonathan & Susan Crane, Map/Lot 28/13/200

The property owner applied for abatement of taxes for tax years 2015, 2016 and 2017. The property was assessed for \$552,790, which included living area above the attached garage. A cyclical inspection of the property in 2018 revealed no living area above the garage. The assessed value was reduced to \$517,090 for 2018.

Motion by Frank Mastro to approve the abatement application. *Seconded by shane MacDonald. *Motion approved (4-0).*

c. Administrative Abatement Applications

i. Christine Lonano, Map/Lot 99/2/40

The subject property is a camper situated at the Route 4A campground. The camper is registered and not subject to taxation.

Motion by Shane MacDonald to approve the abatement application. Seconded by Falguni Mehta. ****Motion*** approved (4-0).

- ii. City of Lebanon, Map/Lot 86/20/100
The subject property is located at 18 South Main Street and was purchased by the City on 7/27/2018. The property is now tax-exempt.

Motion by Shane MacDonald to approve the abatement application. Seconded by Falguni Mehta. ****Motion*** approved (4-0).

- iii. Mary Packnick, Map/Lot 188/8/602
The current property owner purchased the property in May 2018 but the owner as of April 1 2018 owned 50% of the property as a tenant-in-common. That owner was eligible for a partial Veteran's Credit. The tax billing system cannot apply a partial Credit. An abatement had to be issued every year for the partial Credit.

Motion by Shane MacDonald to approve the abatement application. Seconded by Frank Mastro. ****Motion*** approved (4-0).

ADJOURNMENT-

A MOTION was made by Shane MacDonald to adjourn the meeting at 12:06 PM. The Motion was seconded by Frank Mastro. * Motion was approved (4-0).

The meeting was adjourned at 12:06 PM.

Respectfully submitted
Richard Vincent
Chief Assessor