

**Town of Concord
Board of Assessors Meeting Minutes
January 9, 2018**

Present: Jim Sommer, Chair, Christian Fisher, Tom Matthews and Andrea Okie
Staff: Lane Partridge, Town Assessor, Kerry LaFleur, Finance Director

The meeting was called to order at 7:19 P.M.

PUBLIC FORUM – FY 2018 PROPERTY VALUES

Mr. Partridge began his Power Point Presentation with some background on how property values are determined.

FY 2018 runs from July 1, 2017 to June 30, 2018. The assessment date for FY 2018 is January 1, 2017 but we are able to pick up new growth up until June 30, 2017. We use the sales from 2016 in our Market analysis. Only Arms-Length Sales may be used in the analysis which is a sale between a willing buyer and a willing seller. No family sales or foreclosures, for example, may be used in our analysis. Some common terms you will see throughout our analysis are ASR (Assessment to Sale Ratio), COD (Co-efficient of Dispersion) and DOR (Department of Revenue). An interim year is the years in between a full revaluation. The DOR does not come perform a full review during interim years only once every 5 years.

The role of the Select Board is to determine the factor for setting the tax rate. There has been a Uniform Tax Rate in Concord for many years. The Board of Assessors does not recommend the adoption of the Residential Exemption or the Small Commercial Exemption.

The town is broken down into 11 Neighborhoods with a factor being determined for each neighborhood. The goal is for the median ASR to fall within 10% (higher or lower) of the full market value. The total town value for FY 2018 is \$6,144,650,600. The tax rate for FY 2018 is \$14.29 per thousand as compared to the tax rate for FY 2017 which was \$14.07 per thousand.

Tax Bills are levied as follows: July 1, October 1, November 1 and January 1 with due dates 30 days later. Abatement applications are due in the Assessor's Office by February 1 or postmarked by the USPS by February 1. The Board of Assessors has no jurisdiction to act on an application that is filed late.

The percentage changes in overall value from FY2017 to FY2018 was 2.86% . New Growth accounts for 1.55% of the 2.86%. Personal Property is down slightly from last year to this year. Values of Condominiums continue to rise. There were 182 qualified Sales in 2016. Of those 65 were sales of Condominiums. The Land Values were increased by 5% and there was no change in the Site Index Factors. The Excess Land Rate was set at \$37,300 per acre. Mr. Partridge concluded with encouraging taxpayers to contact the Assessor's office anytime with questions.

MINUTES

December 21, 2017 – Regular Session

On a **MOTION** made by Mr. Fisher, seconded by Mr. Matthews, it was **VOTED** to **APPROVE** the minutes of the Regular Session meeting of December 21, 2017 with minor changes.

December 21, 2017 – Executive Session

On a **MOTION** made by Mr. Fisher, seconded by Mr. Matthews, it was **VOTED** to **APPROVE** the minutes of the Executive Session meeting of December 21, 2017.

SENIOR EXEMPTION LETTER

Mr. Partridge presented a draft letter to be sent out to all residential property owners on April 15, 2018. The letter explains the Means Tested Senior Exemption. The Board made a few changes to the letter but liked the format and the message. Mr. Partridge will make the changes requested and send the Board Members the final version.

TOWN ASSESSOR

Mr. Partridge reported that a few people have filed applications for abatement for FY 2018. We will have a final number of applications filed at the next meeting.

NEXT MEETING

The next meeting will be scheduled for February 6, 2018 at 7:00 P.M. hopefully in the Select Board’s Room at the Town House.

EXECUTIVE SESSION

At 7:55 P.M., on a **MOTION** made by Mr. Matthews and seconded by Ms. Okie, it was **UNANIMOUSLY VOTED by Roll Call Vote:**

- Ms. Okie – Aye
- Mr. Fisher – Aye
- Mr. Matthews - Aye
- Mr. Sommer - Aye

to enter into executive session in compliance with the Open Meeting Law’s purpose #7 (“To comply with, or act under the authority of, any general or special or federal grant-in-aid requirements”) and for the purpose of considering CPA Exemption Applications, Statutory Exemption Applications, discuss ATB cases and to adjourn thereafter.

The Board Entered the Executive Session

Respectfully submitted,

Carolyn Dee
Sr. Administrative Assistant