



TOWN OF BROOKLINE

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Minutes

BOARD OF ASSESSORS

December 1, 2008

Present: Peter Cook, Chair, Marcia Farwell, and Kevin Visnaskas.

7:00PM Appointments

7:00 Krom, Ed, 5 Parker Road.

Ed said this is his pre abatement discussion. **Ed** said he has not compared his home to any others. He has a few concerns that he discussed with the Board before turning in his abatement form. **Ed** said he had come into meet with Brian from Avitar when they were here doing the hearings during the update. **Ed** said Avitar has never had the measurements correct on his assessment card. **Ed** said he also didn't see how Parker Road could be classified as a 110% "upscale neighborhood." **Kevin** said the new assessments were based on the sales from previous years. **Ed** said that part of Parker Road is older than the other end by Cranberry Lane and he doesn't see where they should be the same percentage as the older half of the road. **Ed** said he is still working on his abatement form.

7:15 Gerry Tanguay, Glendale Homes. – Did not attend this meeting.

7:30 Michelle Jimeno, 10 Halfyard Drive- Michelle purchased her home in August of 2008. Due to the statistical update the 1st issue tax bill went out for land only. Avitar added the house into the system, because it was 50% completed before April, when they had all the information and the assessing system at their office in Chichester NH for the statistical update after April. The second issue tax bill was issued and the building information was included. The Builder does owe 5 months and the current homeowner owes the rest. **Michele** said she has explained the situation to the builder and has given him a copy of the tax bill and what he would have owed for the first five months. **Michele** said the builder did give her a check for the five months, but she doesn't believe she should have to pay this amount. In July when the closing company called and the first issue tax bill was only for the land. That is what she expected to pay and was shocked when the bill also included the home on it. **Marcia** said in the closing documents you will find a statement that does say if the tax bill is different than expected it is up to the builder and the buyer to sort that out. It is not the responsibility of the Town. **Peter** said the first issue tax bill is just an estimate. The second bill determines the total year tax and then subtracts what was paid for the first issue. **Marcia** said someone at the closing company or the builder should have known that it would have included the home on the second issue. **Peter** said the 2008 taxes due should include everything that was there on April 1st 2008.

LUCT Tax Warrant

Hold until next meeting the owner would like to meet with the Board.

Yield Tax Warrants

Lot F-18-7, Gavin, Francis and Robin, Rocky Pond Road. Warrant for \$3,262.27.

Lot F-18-6, Gavin, Ann, Birch Hill Road, Warrant for \$5,462.56.

Lot C-50, C-51, C-52, & C-56, Farwell, Clarence, Off Ben Farnsworth Road, Waiting for Paper-work hold until next meeting.

Veterans Tax Credits

Lot H-19, Larkin, David, 7 Bond Street, Granted \$500 Veterans Tax Credit.

Lot B-59, Ames, Oliver, 196 Old Milford Road, Granted \$500 Veterans Tax Credit.

Lot B-33-9, Smith, Gloria, 8 Nichols Avenue, Granted \$500 Veterans Tax Credit.

Abatements

Lot H-79-2, Maghakian, Evalyn, 3 Corey Hill Road, Denied abatement form. Corrections to building description slightly increased valuation.

Lot C-2-1, Pickard, Cynthia, 109 North Mason Road, Abatement granted. Correction to building decreased valuation by \$1,300.

Elderly Exemption

Granted one elderly exemption.

Warrant for Solar Energy, Woodheating, and Wind-Powered Energy Systems

Peter handed the Board a rough draft of the warrant he is going to submit for Town Meeting.

Proposed Warrant articles:

“Shall we adopt the provisions of RSA 72:62 for a property tax exemption on real property equipped with a functioning Solar Energy System, as defined in RSA 72:61, which exemption shall be in an amount of \$5,000 plus any increase in assessed value attributable to the presence of such a system in place of a traditional energy system?”

“Shall we adopt the provisions of RSA 72:66 for a property tax exemption on real property equipped with a functioning Wind Powered Energy System, as defined in RSA 72:65, which exemption shall be in an amount of \$5,000 plus any increase in assessed value attributable to the presence of such a system in place of a traditional energy system?”

“Shall we adopt the provisions of RSA 72:70 for a property tax exemption on real property equipped with a functioning Woodheating Energy System, as defined in RSA 72:69, which exemption shall be in an amount of \$5,000 plus any increase in assessed value attributable to the presence of such a system in place of a traditional energy system?”

Discuss Exemptions

Peter said they will need to come up with new amounts now that the revaluation has been completed. **Peter** suggested increasing the exemption amount by about 20 %.

Meeting adjourned at 9:25 pm

The next scheduled meeting will be held January 5, 2009

Minutes submitted by Kristen Austin

Board of Assessors

Peter Cook (Chairman)

Marcia Farwell

Kevin Visnaskas