

City of Keene  
New Hampshire

BOARD OF ASSESSORS MEETING MINUTES

Wednesday, June 7, 2017

2:30 PM

Council Chambers

Members Present:

Joshua A. Greenwald  
Rita H. Johnson  
John T. Newcombe  
Daniel J. Langille, Chairman/City Assessor

Staff Present:

Diane C. R. Stauder, Assessment Tech.

Mr. Langille called the meeting to order at 2:30 PM.

Mr. Langille opened the Public Meeting by explaining the Board would make determinations on the petitions for abatement before them today. Mr. Langille stated that, once decided, notification would be mailed to the property owner. Mr. Langille explained that the Board's decision is final and if the property owner is dissatisfied with the decision, an appeal may be filed with the Board of Tax and Land Appeals, or with Superior Court.

The following property owners were present for the meeting:

**1. Friets, Joan Elizabeth Rev. Trust – 22D Windsor Ct. - #710-02-022.0400**

**DENIED. Ms. Johnson moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.**

Mr. and Mrs. Friets were present. Mrs. Friets asked if the condominium units in the Wright Estates were used for comparables, or were other condominium complexes also used in the abatement process. Mr. Langille explained that, in this case, only the Wright Estate condominiums were used. Mrs. Friets explained that Unit 22E has no kitchen, stove, refrigerator or water heater due to it being combined into one unit, Unit 22D.

The subject is a combination of two, two bedroom garden style units. Each unit contains a living room which is open to a galley kitchen, two bedrooms and two bath rooms. They were originally built in 1991. In 1995 a 10' wide section of wall was removed between the units and the two units were physically combined into one. They were not legally combined and can still be sold as separate units. Unit E had its kitchen removed and that space converted into a utility room. Unit E's hot water source was removed and combined with unit D. So, the present layout consists of one very long living/dining room combination, four bedrooms, a galley kitchen, a utility room and four bath rooms (2 full & 2, ¾ baths). Each unit has its own detached garage. The units are well maintained and in good condition.

As there is no compelling market data that would support an adjustment to unit D's 2016 assessment, the Department does not recommend any abatement.

**2. Friets, Joan Elizabeth Rev. Trust – 22E Windsor Ct. - #710-02-022.0500**

**APPROVED. Ms. Johnson moved that the assessment be adjusted from 138,000 to 128,000. Mr. Newcombe seconded. On a vote of 3-0, the Board approved the assessment reduction from 138,000 to 128,000, resulting in an abatement of \$363.90.**

(See recommendation detailed in #1.) The Department recommends lowering Unit E's 2016 assessment to 128,000 to recognize this unit's lack of a kitchen.

**3. Johnson, William N. – 34 Dartmouth St. - #033-02-010.0100**

**APPROVED.** Mr. Greenwald moved that the assessment be adjusted from 182,800 to 119,100. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 182,800 to 119,100, resulting in an abatement of \$2,318.04.

Mr. Johnson was present. He said, in his opinion, the property is located in a bad neighborhood. He explained this is basically one bedroom/living area above a two car garage with no basement.

The lot the building is located on is known to supply much of the drainage for the immediate area during heavy rains. For this reason the construction of the building was a concern. It also partially dictated the design of the structure. This building has no basement and is basically living quarters built over a garage. This will limit any localized flooding to the garage.

The improvements are graded a “C” with an “Average” depreciation factor. A “D” grade would better characterize and value this building. Additionally, a -10% adjustment to the land should be applied to recognize the location and water concerns. These adjustments combine to create a revised 2016 assessed value of 119,100.

**4. Wright, Judith M. – 6 Bates St. - #093-01-092**

**MORE TIME.** Mr. Greenwald moved that the Board place the request for abatement on more time. Ms. Johnson seconded. On a vote of 3-0, the request for abatement was placed on more time, pending an interior inspection to be scheduled by the owner, no later than Friday, June 9th.

Ms. Wright was present. She asked if the revaluation company was local and if interior inspections were done. Mr. Langille explained the company is not local but the City hired the company based on their background and experience. The company did not do interior inspections but, Mr. Langille explained, the Department of Assessment conducted interior inspections when necessary as part of the project.

Mr. Langille stated since Ms. Wright refused an interior inspection, the Department could not make a determination on the value. Therefore, the recommendation to the Board is to deny the application. Ms. Wright said it was unclear to her an interior inspection was required. She noted she has nothing to hide and she has only painted the interior of the home since purchasing it in 2006. She also stated her parents built the home in the early 1960's and she bought it because she feels it is their legacy.

Mr. Greenwald pointed out an interior inspection likely would have revealed any needed updates, possibly resulting in a reduction in value. Mr. Newcombe and Ms. Johnson agreed, especially if items like the kitchen and bathrooms are original.

It was discussed that if Ms. Wright would allow the Assessing Department to view the interior they would reconsider pending the outcome of the inspection. Ms. Wright agreed and said she would make an appointment.

**5. Shatskova, Oksana – 29I Windsor Ct. - #710-02-029.0900**

**DENIED.** Ms. Johnson moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 2-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

*Mr. Greenwald recused himself from this discussion due to a possible conflict of interest.*

Ms. Shatskova was present. She said she feels both her taxes and property value are too high. She noted the unit was poorly constructed, pointing out the insulation isn't very good, the walls are thin and the floors squeak.

At this point, there were no attendees. The Board discussed the following:

**6. Davis, Irene Y. & David W. Rev. Trust – 6 Algonquin Dr. - #505-03-009**

**APPROVED.** Mr. Greenwald moved that the assessment be adjusted from 530,700 to 482,600. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 530,700 to 482,600, resulting in an abatement of \$1,750.36.

Mr. Greenwald and Mr. Newcombe both agreed the assessment should be below 500,000, based on their knowledge of the area and type of home. As a result of the grade being lowered from "B+" to "B", the adjusted assessment reduction is 482,600.

**7. Grayson, Felicia I. – 22B Windsor Ct. - #710-02-022.0200**

**DENIED.** Mr. Greenwald moved that the Board deny the request for abatement. Ms. Johnson seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value for 2016.

Recent 2017 sales provide some indication that the assessment for these types of units may need to be reconsidered for 2017. Adjusting all of the units that are similar would also be a fair way to go about this.

**8. Hoffman, Stephen F. & Carrie L. – 62 Acrebrook Rd. - #505-03-001**

**DENIED.** Mr. Greenwald moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

It was noted that the property owner refused to allow the Department of Assessment to inspect the property.

**9. Kirk, Charles Martin II & Mary Faulkner – 9 Cranberry Rd. - #703-01-011**

**APPROVED.** Mr. Newcombe moved that the assessment be adjusted from 701,300 to 614,300. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 701,300 to 614,300, resulting in an abatement of \$3,165.93.

The noted difference in the main dwelling and the original structure should be adjusted for. There is a significant difference in quality and also the flow/layout of the home would have its drawbacks in the market. Additionally, the workshop was listed as a residential structure on Card 2 of 2. It is not a residential structure. A more appropriate listing would be to classify the workshop as an outbuilding. These changes result in a revised 2016 assessment of 614,300.

**10. Palmieri, Georgia M. & Stafford O. – 16 Ridgewood Ave. - #062-01-005**

**DENIED.** Mr. Greenwald moved that the Board deny the request for abatement. Ms. Johnson seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

**11. Perreault, Thomas K. – 20 Depot Rd. - #075-02-003**

**DENIED.** Ms. Johnson moved that the Board deny the request for abatement. Mr. Greenwald seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

**12. Perreault, Thomas K. & Cherryl D. – 11Woodridge Rd. - #156-03-021**

**DENIED.** Mr. Newcombe moved that the Board deny the request for abatement. Mr. Greenwald seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

**13. Perreault, Thomas K. & Cherryl D. – 7 Pinehurst Ave. - #107-01-287**

**DENIED.** Ms. Johnson moved that the Board deny the request for abatement. Mr. Newcombe seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

**14. Schroeder, Carol A. Rev. Trust – 16 Acrebrook Rd. - #202-02-004**

**APPROVED.** Mr. Newcombe moved that the assessment be adjusted from 333,600 to 298,700. Ms. Johnson seconded. On a vote of 3-0, the Board approved the assessment reduction from 333,600 to 298,700, resulting in an abatement of \$1,270.01.

The improvements are graded “B-” and given a depreciation factor of “Very Good”. The Department would recommend lowering the grade to “C+” and moving the depreciation factor to “Good”. These changes will result in a revised 2016 assessed value of 298,700.

**15. Xanthopoulos, Semela Living Trust – 431 Main St. - #055-01-001**

**APPROVED.** Mr. Newcombe moved that the assessment be adjusted from 257,300 to 218,600. Mr. Greenwald seconded. On a vote of 3-0, the Board approved the assessment reduction from 257,300 to 218,600, resulting in an abatement of \$1,408.29.

The improvement is graded “B-” with an average depreciation factor. Given the deferred maintenance the Department would recommend lowering the depreciation factor to “Fair”. The quality is also overstated given the interior of the property and would recommend an adjustment to a grade of “C.”

**16. Zimmer, Eric C. – 22H Windsor Ct. - #710-03-022.0800**

**DENIED.** Mr. Greenwald moved that the Board deny the request for abatement. Ms. Johnson seconded. On a vote of 3-0, the request for abatement was denied. The Board determined the information submitted did not support a reduction in the assessed value.

**Other Business:**

The meeting adjourned at 3:25 p.m. The next meeting is scheduled for Wednesday, June 28, 2017.

Minutes prepared by

Diane C. R. Stauder  
Assessment Technician

Reviewed and Approved by the Board of Assessors

Daniel J. Langille, CNHA  
City Assessor/Chairman, Board of Assessors