

Town of Wakefield Board of Assessors Meeting

MINUTES

Tuesday, January 30, 2024

9:30 AM Town Hall Conference Room

Members Present: Rosemary Stewart, Relf Fogg, Kenneth Paul and Alison Maltese-Rush,
Assessing Technician -Whitney Consulting Group

Meeting called to order at 9:30 AM by Mrs. Stewart and lead those present in the Pledge of Allegiance

Appointments: Robert Eisenberg – Questions on depreciation for properties on Class VI roads

Mr. Eisenberg brought up multiple concerns regarding the assessment of properties located on Class VI roads throughout Town. He believes the Town should take into account the impact and cost of maintaining these roads when assessing properties located on such. Class VI roads are considered public roadways that the public has the right to use, but are not maintained by the Town. Property owners which abut these roads usually pay a portion of the costs to maintain these roads, the degree of maintenance differs greatly between neighborhoods though, and can affect property value if the road is not upkept in a sufficient manner.

Mr. Eisenberg also questioned the sales data which was used in the revaluation process stating he felt it was not sufficient. Discussion ensued about ways to ensure this information is more transparent and user friendly in the future. Such as having property record cards for qualified sales be posted to the website alongside the list of sales used in the revaluation, having the full Avitar property record cards available online, and posting a key of commonly used terms and abbreviations found on the cards to aid the public in reading their property record card.

Unscheduled Matters/Public Comment:

Mrs. Stewart brought up that the Board of Assessors have been tasked with writing an update to be published in the Town's Annual Report. Mr. Fogg and Mr. Paul reviewed what Mrs. Stewart had written and approved the content.

Old Business: Report on status of applicants for the open Assessing Technician position

Discussion over lack of applicants and where the job advertisement should be posted. Currently it is posted both in the newspaper and on the NH Municipal Associations website. Mrs. Maltese-Rush suggested the add be posted online on Indeed.com as well to reach more people.

New Business:

1. Overview of training procedures for new hire

Discussion regarding what sort of training will be required once a suitable applicant is hired. This is dependent on the candidate and their level of expertise, but agreement that a training period will be necessary in both assessing practices as well as municipal workings.

2. Workshop: Right to Know Request, RSA 91-A, Matter No. RKO 2024-001.

Brief discussion over what is required to comply with RSA 91-A. Board members agreed that a workshop session should be held to go over the materials in depth.

This was scheduled for January 31st at 11:30 AM.

Correspondence: None

Administrative Matters:

1. Administrative Abatements

The following properties are parcels for which the invoice from the first property tax warrant of the year exceeded the property's total tax liability for the year. These scenarios arise, for example, when, between the first and the second invoices, either the assessment decreased significantly, a credit or exemption was added to the property, or the property was marked as exempt.”

Mr. Fogg motioned to approve these abatements. Mrs. Stewart seconded the motion. All in favor.

2. Veteran Credit Applications

Multiple veterans credit applications have been received in the past few months. Mrs. Maltese-Rush reviewed them and found them to all be eligible to receive this credit.

Mr. Fogg moved to approve these applications. Mr. Paul seconded the motion. All in favor.

3. 3654 White Mountain Highway -Prorated Assessment due to Fire.

Mrs. Maltese-Rush explained that the one of the structures on the lot was completely lost to a fire on December 4th. RSA 76:21 provides that a prorated assessment shall be granted for taxable building(s) damaged by unintended fire or natural disaster and therefore unable to be used for its intended use.

Mr. Fogg moved to approve and grant an abatement. Mr. Paul seconded the motion. All in favor.

4. Board Minutes: December 26, 2023 & January 5, 2024 meeting minutes.

Mr. Fogg motioned to approve both the December 26, 2023 and January 5, 2024 minutes with no edits. Mrs. Stewart seconded the motion. All in favor.

Unscheduled Matters/Public Comment: None

Next Meeting Date: February 27th at 9:30AM

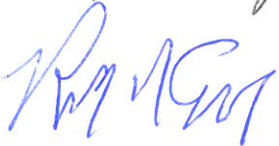
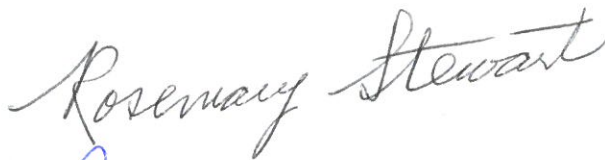
Adjournment: Mrs. Stewart motioned to adjourn; Mr. Paul seconded. All in favor. Adjourned 10:51 AM

Respectfully Submitted,



Alison Maltese-Rush

Assessing Technician



3-8-24