

Board of Assessor's Minutes
May 26, 2009

Members Present: Arlene Fogg, Chairperson; David Stevens; Relf Fogg; and Cynthia Bickford, Assessing Technician.

Arlene Fogg called the meeting to order at 9:08 a.m.

Those present at this time: Rosemary & Don Stewart

Abatements:

Wakefield Tax Map 75, Lot 40. Rod Wood met with Rosemary Stewart last Tuesday to review the abatement application filed for 199 Virginia Lane. Mrs. Stewart feels the land is over assessed by approximately 20%. She had provided comparables of vacant land currently on the market with her abatement application. Mr. Woods recommendation was to deny the abatement application. He stated the property owners needed to look at the total assessment of the property and not just a portion, as well as improved lots (which include well, septic and typical site improvements) compared to vacant lots. Mrs. Stewart clearly believes that the land would not sell for \$357,700. Mr. Wood had printed out three comparables (land and buildings), the Board looked at the assessed value compared to the selling price.

The Assessing Technician will pull a list of sales over the past year for Pine River Pond and supply both the Stewarts and the Board of Assessor's with a copy. Mrs. Fogg moved to table this discussion to a later date. The Board would like to review this with Rod Wood prior to making a decision.

The Board reviewed the following abatement applications:

Wakefield Tax Map 53, Lot 10. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mrs. Fogg seconded. Motion carried 3-0.*

Wakefield Tax Map 78, Lot 13. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mrs. Fogg seconded. Motion carried 3-0.*

Wakefield Tax Map 79, Lot 3. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mrs. Fogg seconded. Motion carried 3-0.*

Wakefield Tax Map 79, Lot 38. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

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Wakefield Tax Map 110, Lot 4. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mrs. Fogg seconded. Motion carried 3-0.*

Wakefield Tax Map 56, Lot 89. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

Wakefield Tax Map 57, Lot 41. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mrs. Fogg seconded. Motion carried 3-0.*

Wakefield Tax Map 81, Lot 41. *Mr. Fogg moved to deny the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

Wakefield Tax Map 76, Lot 14. *Mr. Fogg moved to deny the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

Wakefield Tax Map 73, Lot(s) 5 & 23. *Mr. Fogg moved to deny the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

Wakefield Tax Map 78, Lot 17. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

Wakefield Tax Map 78, Lot(s) 18 & 19. *Mr. Fogg moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.*

Wakefield Tax Map 57, Lot 42 (parking area split into 1/3 ownership – see lot's 42-1; 42-2; and 42-3). *Mr. Stevens moved to deny the abatement applications filed for the parking area, he does not feel the property has changed in anyway, Mr. Fogg seconds. After further discussion between the board members, Mr. Stevens withdraw his motion and Mr. Fogg withdraws the second.*

Mr. Fogg moved to approve the three abatement applications filed for the parking area based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Stevens seconded. Motion carried 3-0.

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Wakefield Tax Map 57, Lot 40. *Mr. Stevens moved to approve the abatement application based on the recommendations provided by the Contracted Assessor, Rod Wood; Mr. Fogg seconded. Motion carried 3-0.*

Minutes:

Mr. Stevens moved to approve the minutes of May 8, 2009 as written; Mr. Fogg seconded. Motion carried 3-0.

Adjournment:

Mr. Fogg moved to adjourn at 10:54 a.m.; Mrs. Fogg seconded. Motion carried 3-0.

Respectfully Submitted,

Cynthia Bickford
Assessing Technician

Approval of Minutes:

Arlene Fogg, Chairperson

David Stevens

Relf Fogg