

Board of Assessor's Minutes
March 20, 2008

Members Present: David Stevens; Relf Fogg; Robin Frost, Town Administrator and Cynthia Bickford, Assessing Technician.

Meeting called to order at 9:00 a.m.

BTLA docket #21964-05PT

BTLA hearing scheduled for April 2, 2008, docket # 21964-05PT (Koutrelakos Revocable Trust Vs. Town of Wakefield). Assessor, Rod Wood met with Mr. Koutrelakos on Tuesday, March 18, 2008. After discussing comparables, sales information, condition of camp and lack of septic system, Mr. Wood reduced the value of the property from \$378,500 to \$352,700 (please see notations made on assessment card). Ms. Bickford presented the information and reviewed the settlement statement with the board members. Mr. Stevens moved to approve the settlement statement for docket # 21964-05PT as written, Mr. Fogg seconded. Motion carried 2-0.

The settlement statement will be forwarded to the Board of Tax and Land Appeals as well as the Koutrelakos Revocable Trust and an abatement will issued for the 2005, 2006 and 2007 tax year.

Current Use Application

The Board reviewed a current use application for Moose Mountain Regional Greenways, Wakefield Tax Map 182, Lot 10 (the old Albee gravel pit). The Board approved the application which placed 21 acres of land located on Wentworth Road in current use.

Abatement #7-2008

The Town of Wakefield purchased property from Wakefield Builders LLC located on Harmony Drive, Wakefield Tax Map 240, Lot 2. An adjustment was made on the settlement statement indicating a reduction in sales price based on the taxes due on the property, therefore, an abatement was issued in the amount of \$725.00. The property will now be tax exempt.

Mr. Stevens moved to abate the \$725.00, Mr. Fogg seconded. Motion carried 2-0.

Abatement #8-2008

Wakefield Tax Map 184, Lot 52 (1972 Wakefield Road). Time Warner Cable acquired property previously owned by Adelpia Cable Company through the bankruptcy court. Per the courts decision, Time Warner Cable is not responsible for back taxes owed on the properties. The Town received a letter from Time Warner Cable stating "in order to remain good corporate citizens, they were willing to pay the back taxes, but asked that the interest and penalties be waived". Ms. Bickford states she forwarded the letter to Town Council for his opinion. Attorney Sager suggested that we abate the interest and

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penalties as long as TWC is willing to pay the taxes due (see correspondences in property file).

Mr. Stevens moved to abate \$564.21 in interest in penalties, Mr. Fogg seconded. Motion carried 2-0.

Wakefield Tax Map 235, Lots 9 & 10

Mr. Ratta called in last week and informed the office that the information on the assessment cards for 184 & 188 Wakefield Road was wrong. This was brought to his attention from an appraiser that was out at his property this month. The building listed as a 1939 camp had been gutted out years back and is strictly used for storage and he is also being assessed for a 60X80 barn which does not exist. Rod Wood met with Mr. Ratta on March 18, 2008 at the property and viewed the buildings. 184 Wakefield Road was previously assessed at \$221,900, the new value is \$59,600. 188 Wakefield Road was previously assessed at \$329,300 and is currently assessed at \$320,900. Mr. Ratta had missed the filing date for an abatement application, but Mr. Wood suggested that the Board review the data and consider an abatement in "good faith" for the 2007 property taxes. Ms. Bickford notes according to the assessment card, Mr. Laviolette had been at the property both in 2004 and 2005 but no one was home at either time to view the interior of the buildings.

Mr. Stevens moved to abate the difference in taxes for the 2007 tax year for Mr. Ratta, Mr. Fogg seconded. Motion carried 2-0. An abatement in the amount of \$172.00 will be issued for Wakefield Tax Map 235, Lot 10 and an abatement in the amount of \$1521.00 will be issued for Wakefield Tax Map 235, Lot 9.

Elected Position

Ms. Frost informs the Board of Assessors that she has been in contact with Richard Sager re: the absence of Arlene Fogg. Attorney Sager has written a letter requesting the resignation of Arlene and she is looking for the board members to concur with sending the letter to Arlene. Ms. Frost states Mrs. Fogg took an oath to perform duties, and she has been out of town for several months. Ms. Frost provided an example of an individual running for the budget committee and being out of town from October through December. Mr. Stevens requested to see the letter before the letter is sent. Mr. Fogg questions if the letter is seeking her intentions or if in fact it is a letter of resignation. Mr. Fogg believes the letter should be to seek out her future intentions. The board members agreed to send the letter once reviewed by the board members to Mrs. Fogg.

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Adjournment

Mr. Stevens moves to adjourn at 10:10 a.m., Mr. Fogg seconded. Motion carried 2-0.

Respectfully Submitted,

Cynthia Bickford
Assessing Technician

Approval of Minutes:

David Stevens

Relf Fogg

Arlene Fogg