

Board of Assessors Minutes
April 4, 2008

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

Connie Twombly joined the meeting in progress.

Timber Tax

Ms. Bickford explained the timber process to newly elected member, Relf Fogg. The Board reviewed and signed the timber tax warrant for Wakefield Tax Map 37, Lot 4 and Wakefield Tax Map 42, Lots 3, 4 & 9.

Robey & April Family Revocable Trust

Abatement #8-2007 – Wakefield Tax Map 31, Lot 6

The property owner filed for an abatement application stating that the tax map indicates the wrong acreage, a plan prepared by Land Tech was submitted with the application. Mr. Wood changed the acreage according to the plan presented. The previous assessment of \$325,200 was revised to \$324,600. Abatement to be issued in the amount of \$6.00. Mr. Stevens moved to approve the abatement, Mr. Stevens seconded. Motion carried 2-0.

PC Development Realty Trust

Abatement #9-2007 – Wakefield Tax Map 92, Lot 15

The property owner filed for an abatement application for Lot 15 stating they felt the land was over assessed due to the fact they had sold subdivision lot #4 for \$250,000. The applicant feels a market value of \$300,000 is more realistic. Mr. Wood reviewed the abatement application and adjusted the water frontage to reflect location in the cove as well as added a vacancy factor. The previous assessment of \$479,900 was revised to \$325,400 (a difference of \$154,500). Abatement to be issued in the amount of \$1,472.00. Mr. Fogg moved to approve the abatement in the amount of \$1,472.00, Mr. Stevens seconded. Motion carried 2-0.

Abatement #10-2007 – Wakefield Tax Map 214, Lot 1

The applicant filed for an abatement stating that one of the residences on the property (the 1937 24X34 home) was torn down in December due to it's condition. Mr. Wood reviewed the abatement application and recommended to the board that the value of the 1937 home be adjusted since it was torn down in December and then be removed completely from the assessment records as of April 1, 2008. The previous assessment of \$260,200 was revised to \$203,600 (a difference of \$56,600). Abatement to be issued in the amount of \$530.00. Mr. Stevens moved to approve the abatement, Mr. Fogg seconded. Motion carried 2-0.

Abatement #11-2007 - Wakefield Tax Map 211, Lot 13

The assessment settlement was agreed on at the last meeting between the Town of Wakefield and Sensible Self Storage. The abatements including interest have been calculated:

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<u>Tax Year</u>	<u>Tax</u>	<u>Interest</u>	<u>Total Abatement Amount</u>
2005	\$563.00	\$98.00	\$661.00
2006	\$524.00	\$39.00	\$563.00
2007	\$483.00	\$3.00	<u>\$486.00</u>
			<i>\$1,710.00</i>

Mr. Fogg moved to sign the abatement forms totaling \$1,710.00, Mr. Stevens seconds. Motion carried 2-0.

Old Business

The Board of Assessors briefly discussed the letter sent to member, Arlene Fogg. Mr. Fogg stated Arlene Fogg is scheduled to be back in town on April 10, 2008. Mr. Fogg moved to review Attorney Richard Sager's position as the legal representation for the Board of Assessor's and questions the authority to have sent the letter to Ms. Fogg without the Board of Assessor's signing the letter. The board will table the issue stated in the letter until such time as Arlene Fogg is able to attend the next scheduled meeting, Mr. Stevens seconded the motion. Motion carried 2-0.

Minutes

Mr. Fogg moved to approve the minutes dated March 27, 2008 as written, Mr. Stevens seconded. Motion carried 2-0.

Respectfully Submitted,

Cynthia Bickford
Assessing Technician

Approval of Minutes:

David Stevens

Relf Fogg

Arlene Fogg