

**Selectmen's Workshops**  
**Monday, June 16, 2014**

Chairman Morgan called the workshop to order at 3:05 PM. Present were Selectmen Richard Morgan, Robert Freeman and Franklin Riley, Ellen White, Town Administrator, and Todd Haywood.

Morgan stated the purpose of the meeting to be to discuss inconsistency in commercial land values between improved and unimproved properties. Haywood answered that the site value equals actual land in use known as prime site value. He discussed values that effect land conditioning including permitting and regulations depending on type of commercial use. Morgan questioned why the land value increases as a result of the use when the additional features supporting the use are taxed as a feature. Haywood answered that the total value of the property needs to be looked at when comparing to the ratio market value. Morgan stated the individual components should be accurate rather than the value as a whole.

Morgan questioned inconsistency in land value using Ossipee Lake Country Store as an example in comparison to commercial properties abutting it. Haywood answered that properties of like/kind should be consistent in valuation. He added that prime location factors a higher percentage of value.

Riley asked if market value comparisons are being made. Haywood answered that they will be next year during the revaluation. Haywood further stated that Skehan Home Center is now assessed close to market value when you equalize the value.

Morgan questioned what will be changed at the revaluation. Haywood answered that all values will be adjusted using recent sales data. He stated that properties will be separated by use and adjusted according to the market value.

Morgan stated that this being the fifth year of the five year cycle, it appears that the values were skewed and expressed concern as to whether the revaluation will correct it. Haywood answered that it should. Haywood further stated that the number of abatements has dropped from 160 last year to 80 this year. He added that there was no guidance to follow from the USPAP manual when he took the Town on and inconsistencies were apparent creating the need for the update on the lakefront properties followed by the DRA ordered gravel pit review which then in-turn led to commercial review. The adjustments that have been made are calculating to be within the acceptable range in the equalization study.

Haywood expressed the need for the parcel by parcel field review to be completed by only 1-2 people. He added that every property is to be reviewed every six years. He agreed that the cyclical review is a good way to maintain data collection.

Morgan asked if commercial values outside of town can be used to assess valuation. Haywood confirmed.

Discussion took place on the different approaches to value for retail properties in comparison to residential.

Haywood discussed the exemption process. He stated that the organizations must be compelled within their mission statement to be religious or charitable in order to be exempt.

Additional discussion took place on the ability to forgive taxes. Haywood informed the Board that they can abate taxes for good cause or through the abatement process due by March 1<sup>st</sup> each year. He added that each case needs to be reviewed on an individual basis.

The revaluation was discussed in further detail. White stated she will be working on the RFP for the revaluation contract toward the end of summer. Haywood stated that the market values will be reset as of April 1, 2015 but will not be implemented until the fall.

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Haywood left the meeting at 3:50 PM.

Natalie Hall, Treasurer, entered for discussion on capital assets. White presented a draft copy of a policy she created using sections from sample policies. Riley commented that he found only minor corrections and was satisfied with the draft. White stated the useful life may need to be adjusted to meet our town's needs. Riley commented that it may be feasible to figure the useful life using hours on the equipment rather than years.

White informed the Board that a capital asset inventory list is being compiled.

Hall asked if the Board would be considering tax sales this year. Morgan replied that they will make the decision once they receive the information from Kellie.

Being no further input, the workshops were adjourned.

Adjourned at 4:00 PM.

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Richard H. Morgan

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Robert C. Freeman

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Franklin R. Riley

To be approved 6/23/2014