

Town of Chelsea
Board of Assessors Meeting Minutes
November 22, 2011

Regular Meeting:

Call to order:

Chairperson Linda Leotsakos called the meeting to order at 6:30 PM.

Assessors present: Linda Leotsakos, Michael Pushard and Benjamin Smith.
Also present Toni Garcia, representing Warren Construction Co., Susan Sargent, Maxine Pushard, Emma Morse. Jessica and Nathan Trask.

Scheduled Items:

New Business was moved to follow Old Business so as to accommodate those present for that section of the agenda.

Old Business:

Consider Abatement Applications as reviewed November 11, 2011:

These were taken in alphabetical order, beginning with those represented:

a. Harold Warren Construction Co, Acct. #73 Toni Garcia, representative. The Board had extended this to provide time for our assessor agent to review the case and make a recommendation. He spoke with Maine Revenue Services and determined that the BETR reimbursement will most likely not be allowed this year. If the Abatement is granted, the Town will be forgiving the company's mistake at the town's expense. Toni mentioned that she had been told the reimbursement could be paid. Given this difference in opinion, the Board felt it is important to have more specific information.

*Ben Smith moved that the Board extend through November 30th for ongoing consideration of this application. Mike Pushard seconded and the motion was voted unanimously.

b. Emma Morse Acct.#1148; M01, L117. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made and the buildings were reviewed externally. Buildings appeared to be within town tax map boundaries. No surveys or additional comparable property data was supplied and the Assessor Agent deemed the property to be valued equitably.

*Ben Smith moved that since no evidence has been presented to demonstrate that the valuation is improper, the Board accept the Assessor Agent's recommendation and deny this application for abatement. Linda Leotsakos seconded and the motion was voted unanimously.

c. Maxine and Urban Pushard Acct. #873, M11, L158. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made. The information presented by Maxine Pushard was verified and the condition of both the barn and the house is extremely poor.

*Mike Pushard moved that, based on the information before us and the Assessor Agent's recommendation, the Board approve an abatement in aggregate building value of \$65,000. Ben Smith seconded and it was voted unanimously.

d. Maxine and Urban Pushard, Acct.#872, M13, L176. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made. The method of land valuation for two domiciles on one lot was explained.

*Ben Smith moved that, based on the Assessor Agent's recommendation and the Board's review, this application be denied. Mike Pushard seconded and it was voted unanimously.

e. Jessica and Nathan Trask, Acct. #1575, M06, L076. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made.

*Mike Pushard moved that, based on the recommendation of the Assessor Agent and the Board's review, an abatement of \$10,000 in valuation of the house be approved, bringing the house value to \$140,000. Ben Smith seconded and it was voted unanimously.

f. Dennis Gay, Acct. #990, M02, L034. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made. No evidence has been presented to the Board to demonstrate that the valuation is improper.

*Mike Pushard moved that based on this review and the Assessor Agent's recommendation, this application be denied. Ben Smith seconded and it was voted unanimously.

g. Jeremy Hiltz, Acct.#719, M07, L019. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made.

*On a motion by Ben Smith, seconded by Mike Pushard and voted unanimously, the Board finds that it does not act on this application because Jeremy Hiltz is not the owner of record as of April 1, 2011.

h. Lathrop Living Trust, Diana and William Lathrop, Acct.#1464, M05, L008. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made. No evidence has been presented to the Board to demonstrate that the valuation is improper.

*Ben Smith moved that based on this review and the Assessor Agent's recommendation, this application be denied. Linda Leotsakos seconded and it was voted unanimously.

i. Gary Pratt, Acct.#1433, M01, L141-HS. The Board had approved an extension to allow time for the Assessor Agent to review the property. This was done on November 11th when a site visit was made.

*Ben Smith moved that, based on the recommendation of the Assessor Agent and the Board's review, an abatement of \$81,000 in valuation of the house be approved, bringing the house value to \$37,500 for fiscal year 2011-12 be approved. Linda Leotsakos seconded and it was voted unanimously.

Sales Ratio Form – Passed over

Tree Growth Form – Passed over

New Business:

Revaluation RFP The Board reviewed the complete Draft copy of the proposed Town-Wide Real and Personal Property Revaluation Request for Proposals, a 21 page document prepared by the Town Manager. The Chair will review results of its discussion, including questions and suggestions, with the Town Manager.

Written Communication: None

Other Business:

The Chair reported that there is a missed “property split” which was created before April 1, 2011 and which will need to be corrected. This is the Brunelle property, Map 01, Lot 151, which will become Lots 151, 152 and 154. The chair will complete the paperwork and notify the property owner.

Adjournment Mike Pushard moved and Ben Smith seconded adjournment at 8:50PM

Approved by the Chelsea Board of Selectmen on November 30, 2011.

Linda Leotsakos – Chair

Michael Pushard

Benjamin Smith