

**Minutes of the Board of Assessors
Meeting of January 3, 2019**

A meeting of the Board of Assessors was held on Thursday, January 3, 2019 in Room 208, 2nd floor of City Hall. The meeting was called to order at 8:15 AM by Chair Dominic D'Antoni.

Members Present:

Dominic D'Antoni

Daniel Hansberry

Robert Earley

Assessing Staff Present:

Louise Brown
Lynn Cameron

Greg Turgiss

Cheryl Walley

Minutes of the Meeting:

Regarding the minutes of the previous meeting, the following motion was made:

MOTION BY Daniel Hansberry to waive the reading of the minutes of December 20, 2018 and accept and place them on file.

SECONDED BY Robert Earley

MOTION PASSED

Abatement Requests Presented:

A complete list is available in the Assessor's Office.

Assessing Administrative Specialist II, Ms. Lynn Cameron presented in-house corrections to adjust the exemption amount on some accounts receiving the 'Exemption for Improvements to Assist Persons With Disabilities' per RSA 72:37-a. These exemptions had not been adjusted following the 2018 assessment update and this process will abate the difference to the taxpayer for 2018.

On the documentation the board received from Ms. Cameron prior to the meeting, Mr. Daniel Hansberry noted it is indicated that Mr. Rob Tozier (from KRT Appraisal) did a field review. Commercial Assessor Mr. Greg Turgiss confirmed a field review was done and told the board that KRT drove by every property in the City of Nashua.

Mr. Hansberry asked if just a 'drive-by' constitutes a field review and Mr. Turgiss answered yes. Mr. Hansberry asked if KRT got out and looked at the properties and Mr. Turgiss stated they may have gone out on some. Mr. Hansberry noted that KRT reviewed sales going back one year for residential properties and two years for industrial properties and asked how detailed was KRT's review of these sales and to what depth was the analysis done. Mr. Turgiss answered he was not directly involved with the analysis and he suggested that question be directed to KRT.

Mr. Hansberry said in yesterday's paper it was reported that an article regarding the Assessing Department is one of the top ten stories of 2018. Reading from the article 'using her house as a baseline, Ortolano said she noticed that of the 10 properties sold on Berkeley Street from 2013 to 2017, only three of the properties were verified by MLS.Com. She believes this raises the question as to the consistency with which the city is updating data on home sales.' Mr. Hansberry asked what the process is when a house is sold to verify the data.

Mr. Turgiss answered that when a sale is reviewed we check if it was listed through MLS because it has very good information. If it is not listed on MLS and we have further questions, we will knock on the door and try to talk to the buyer. There are phone calls made to brokers if we have that information and then the sale is either qualified or not qualified.

Mr. Hansberry asked if there is an adjustment made using the sale price and Mr. Turgiss answered no, not just on sale price. Adjustments are made only on data corrections. He gave an example of a data correction as discovering the property has a finished basement then that is added to the data. Mr. Hansberry asked if that would then be reflected on the following year's taxes and Mr. Turgiss replied it would depend on when the house was sold. If it was sold in June and at the time of the sale the basement was finished, it is likely that basement was finished on April 1, so it may be added to the assessment data for the current year. Mr. Robert Earley asked if the assessor asks to go in when they knock on the door; Mr. Turgiss replied yes.

Mr. Turgiss said most of the time if it is not listed in MLS it is not a qualified sale. If we get no response to knocking on the door, we leave a tag and then we send a letter. If no response to the first letter, sometimes we will send 3 or 4 letters. Mr. Hansberry asked if it is assumed the MLS data is correct and the assessment then reflects the data based on MLS. Mr. Turgiss confirmed saying the real estate agent cannot list it on MLS as having a finished basement if it does not and MLS listings typically have 15-20 pictures of the property.

Appointments:

None.

Staff Items:

None.

MOTION BY Robert Earley to adjourn at 8:27 AM.

SECONDED BY Daniel Hansberry.

MOTION PASSED

*Transcribed by:
Cheryl Walley
Department Coordinator*