

**Enfield Board of Selectmen
Public Works Facility
Enfield, New Hampshire**

MINUTES of September 6, 2016

Board of Selectmen: John W. Kluge; Fred Cummings; Meredith C. Smith

Administrative Staff: Steven Schneider, Town Manager; Karol Hammer, Recording Secretary

Others: Jerold Theis

NON-PUBLIC MEETING

Jerold Theis – Abatement Request

Mrs. Smith made and Mr. Cummings seconded the motion to adjourn to Non Public session at 7:01 PM.
Roll call vote: Mr. Cummings – aye, Mr. Kluge – aye, Mrs. Smith – aye, motion passed unanimously.

Mr. Schneider noted that assessor Normand Bernaiche had reviewed Dr. Theis' request for adjustment in his assessed property value, and recommended a reduction from \$557,286 to \$495,286.

Dr. Theis said he had an appraiser review his property in 2014 to determine fair market value at the time. He believed the Town assessment incorrectly described the property and therefore improperly valued it. For example, the roof was described as 'standing seam' in the assessment, but Dr. Theis said it was a Bainbridge roof. Standing seam was valued at \$10,000 more than the roof actually on the building.

Dr. Theis believed the criteria for assessment were not giving homeowners the benefit of savings measures they might have taken.

Mr. Schneider said the original proposal from the Town had been a reduction to \$515,000, and that the current proposal was to go down to \$495,286.

Mr. Kluge asked who Dr. Theis' appraiser was, and what was her experience.

Mr. Schneider noted that it was not uncommon for appraisers and assessors to disagree on the value of a given property. He asked Dr. Theis if anything had changed on the property between 2014 and present.

Dr. Theis said nothing had changed. He said he had asked Mr. Bernaiche how to go about the process and that he had followed the assessor's recommendations. He felt the Town's approach was cavalier.

Mr. Schneider said that was not a fair accusation.

Dr. Theis pointed out that he had provided comparable property valuations, saying that his house might look big, but that it was only one (1) room wide.

Mr. Schneider said that Dr. Theis had provided what he thought were comps.

Mr. Cummings asked if a compromise could be reached.

Dr. Theis said \$400,000 would be a compromise.

Mr. Schneider expected that the Town would get serious pushback from Mr. Bernaiche if it agreed to go that low.

Dr. Theis asked the Board to write a reply with what it thought would be reasonable so he could take his next steps.

Mr. Schneider said that next steps could include the Superior Court or Board of Land and Tax Appeals.

Mrs. Smith noted that Dr. Theis wanted a response.

Mr. Cummings offered that, based on Dr. Theis' material, he was prepared to go somewhere in the \$445,000 range. He said he was about being fair and noted that every appraiser was different, just as every assessor would be different. He would not be comfortable going down to \$400,000.

Mr. Kluge said the Board needed to come together and said that the lowest he wanted to go was \$450,000.

Mr. Cummings said the Board could make a decision at its next meeting.

Mr. Schneider told Dr. Theis that the Board would decide and then he could accept it and get a refund.

Dr. Theis repeated that all he wanted was a written response.

Mrs. Smith made and Mr. Cummings seconded the motion to adjourn to Non Public session at 7:12 PM. Roll call vote: Mr. Cummings – aye, Mr. Kluge – aye, Mrs. Smith – aye, motion passed unanimously.

John W. Kluge, Chairman

B. Fred Cummings

Meredith C. Smith
Enfield Board of Selectmen