

MINUTES

Thursday, September 20, 2018 at 5:30 pm

Town of Springfield - Board of Tax Appeals

Selectmen's Hall - 96 Main Street - Third Floor

Board of Civil Authority Members Present:

Alice Emmons

Warren Cross

Scott Farr

Mark Greenvall

Elizabeth Gray

Ernest Lamphere

Tom Hall

Stephen Matush

Kristi Morris

David Yesman

John Stettner

Barbara A. Courchesne, Town Clerk

Others:

Maxine Aldrich, Assistant Town Clerk

Nichole Knight, Assessor

1. Call to Order

The continuation of the September 13, 2018 meeting was called to order at 5:30 pm by Ernest Lamphere, Chairman. Chairman Lamphere reminded the Board of the requirements of the inspection committees.

2. Swearing in of Board:

The Board was reminded that they are still under oath.

3. Inspections/Decisions from August 30, 2018 and September 6, 2018 hearing

Appeal 18-15: Erin M. Hunter, 583 Greeley Road, Parcel #007/1/15

Scott Farr and Stephen Matush recused themselves from voting. Warren Cross read the Tax Appeal Decision. The property was valued at \$423,500, grieved and re-assessed at \$419,000. The committee determined there are one full bath, and one $\frac{3}{4}$ bath, there are 3 fireplaces, there is a wood stove in the kitchen, the water source for the house is a spring. The committee determined changes in dimensions and condition for the other structures on the property. Based on the information and changes, the Board finds the proper valuation of the property is \$417,100.

MOTION: Mark Greenvall moved to accept the decision; Alice Emmons seconded. Discussion ensued regarding corrections to dates and language. Mark Greenvall and Alice Emmons accepted changes and moved the motion. No further discussion. Motion passed.

Appeal 18-17: Keith Ferguson, 220 Spencer Hollow Road, Parcel #011/1/68

Scott Farr continued reading the Tax Appeal Decision from September 13, 2018, in particular paragraph 8, confirming values. Adjustments were made based on the September 6, 2018 inspection and the values are: house and site acreage at \$125,400, land at \$295,700 and yard items at \$112,100. Based on the information and changes in condition, the Board finds the proper valuation of the property to be \$533,200.

MOTION: Warren Cross moved to accept the decision as corrected; Stephen Matush seconded. No discussion. Motion passed.

Appeal 18-18: Crown Point Country Club, 920 Brook Road, Parcel #002/1/27

Appellant George Lamb presented additional evidence. Scott Farr recused himself and stepped out. Appellant George Lamb explained his additional evidence confirming the assessed value of the part of the golf course in Weathersfield and tax information from the Towns of Rockingham and Windsor which each have a 9-hole golf course with clubhouse. The inspection committee went into an adjoining office to review additional evidence presented. Alice Emmons questioned paving, parking lot and paths and how Crown Point compares to Rockingham and Windsor. Mr. Lamb stated Rockingham and Windsor are similar and confirmed Crown Point parking lot is a lot larger. Warren Cross asked when the Rockingham and Windsor courses were last assessed. Nichole Knight pointed out the Windsor course appears to be 2009 and John Stettner stated Rockingham has a date in 2017.

John Stettner read the inspection committee report from Stephen Matush, Tom Hall and John Stettner. Inspection was made on September 10, 2018 at 11:00 am in the company of George Lamb, Treasurer/Director of Crown Point Country Club. The report described the property in detail. Alice Emmons questioned what is on the main floor and what is in the basement. John Stettner made changes to the report. Warren Cross commented on the number of holes in each town. John Stettner made those corrections.

MOTION: Mark Greenvall moved to accept the report as corrected; David Yesman seconded. No discussion. Scott Farr abstained. Motion passed.

John Stettner stated the inspection committee reviewed the new evidence and found neither of those courses was sold during the period we're looking at, they aren't completely comparable and the committee has no idea how those assessments were done. John Stettner read the Tax Appeal Decision. The inspection committee found the roof and window to be old and the property depreciation should be increased.

MOTION: Mark Greenvall moved to accept the decision; David Yesman seconded. Kristi Morris asked if when the committee changed the depreciation was it adjusted on the property card. Mr. Stettner stated that they had not given the numbers to the Listers' office so the value had not been adjusted on the card. Nichole Knight confirmed the number was not run on the test drive. Discussion ensued regarding the CAMA card program, land values and depreciation values. Barbara Courchesne suggested a change to certain words used in the report. It was decided the committee should run the numbers through the test drive. Mark Greenvall withdrew his motion.

MOTION: Barbara Courchesne moved to have inspection committee for Crown Point Country Club re-evaluate their decision after running it on the test drive with assessor; Warren Cross seconded. Motion passed. Decision to be read on September 27, 2018.

Appeal 18-20: Paul and Patricia Healy, 651 Greeley Road, Parcel #007/1/18

Additional evidence of properties with arenas was distributed to the Board. Kristi Morris read the inspection committee report from Kristi Morris, Warren Cross and Michael Martin. Inspection was made on September 11, 2018 at 1:00 pm in the company of Mr. Healy and Assessor Nichole Knight. The report described the property in detail.

MOTION: Scott Farr moved to accept the report; John Stettner seconded. Alice Emmons asked who provided the additional evidence. Nichole Knight confirmed the evidence was requested by the inspection team. No further discussion. Motion passed.

The inspection committee would review the additional evidence and read the decision at the meeting on September 27, 2018.

Appeal 18-21: One Hundred River Street LLC, 100 River Street, Parcel #023/1/25

New evidence was presented verbally – Barbara Courchesne stated the inspection committee asked if the Select Board had ever acted on the June 22, 2012 memorandum of Bob Forguites and the answer comes from Donna, Administrative Secretary to Tom, Town Manager’s Office and she states, “After a careful search I do not find any additional evidence that the Select Board acted on the June 22, 2012 memorandum written by Bob Forguites to the Select Board.” She looked through meeting minutes and the memorandum wasn’t mentioned. Elizabeth Gray read the inspection committee report from Peter MacGillivray, Elizabeth Gray, John Stettner and Michael Martin. Inspection was made on September 13, 2018 at 1:00 pm in the company of John Meekham, representing the Appellant, Assessor Nichole Knight and Lister Terry Perkins. The report described the property in detail.

MOTION: Kathleen Stankevich moved to accept the report; Stephen Matush seconded. No discussion. Motion passed.

Elizabeth Gray read the Tax Appeal Decision. The property was assessed at \$4,717,900 and lowered at grievance to \$3,367,000. Based on information provided to Listers prior to the public hearing on September 6, 2018 and an income analysis, the Listers recommended a total value of \$2,927,400. The committee supported the Listers’ value of \$1,727,400 for the occupied space, but changed the value for the remaining space to \$10 per square foot for partially renovated space and \$5 per square foot for undeveloped space. Based on testimony and evidence, the Board sets the fair market value assessment at \$2,612,400.

MOTION: Mark Greenvall moved to accept the decision; Scott Farr seconded. Kristi Morris questioned the boiler room. Elizabeth Gray confirmed the smoke stack was taken down but the boiler room is still there. No further discussion. Motion passed.

4. Public Comment:

None.

David Yesman moved to recess; Mark Greenvall seconded. At 7:23 pm, the meeting was recessed until September 27, 2018 at 5:30 pm.

Respectfully submitted,


Maxine M. Aldrich
Assistant Town Clerk