

BDS Accepted
6/20/22

JNG

HANOVER ADVISORY BOARD OF ASSESSORS

MEETING CONTINUED JUNE 7, 2022

Meeting minutes

Board Members: Mac Gardner, Joe Roberto, John Brighton, Select Board Representative-Joanna Whitcomb,
 Staff: Assessor Norm Bernaiche
 Public: Peter Johnson, Margaret Bragg, Wayne Young, Margaret Fanning, Matt Lotterhand, Laura Ray, Bill Rosen, Patrick Turevon, Michelle Guiliano, Courtney Pierson

Assessment Hearing Process – Each applicant is given the following explanation prior to their hearing. If following the Advisory Board of Assessors recommendation, the applicant is not happy with the outcome they have the option of filing an appeal beyond the local level to the Board of Tax and Land Appeal or the Grafton County Superior Court. Each applicant is given the opportunity to present new information not included with the application. The Board reviews all the information supplied by the applicant and that of the assessor before making their decision. The Board’s recommendation is presented to the Board of Selectmen for approval.

4:00 PM – Meeting called to order by Mac Gardner

Yirong Wang

**10 Buell Street
Parcel ID: 23-47-1**

**Assessment: \$1,776,200.
Appeal: 2021-2**

The lot is much bigger than most in neighborhood and it could be subdivided. No adjustment for land however a View factor was removed. The Design/Appeal rating on the house is reduced to an 8: Good +20.

Recommendation: Abate

Tax Year 2021 assessment:	\$1,776,200.
Revised assessment:	<u>\$1,597,900.</u>
Abate:	\$ 178,300.

Mark & Fabiola Hammond

**22 Starboard Lane
Parcel ID: 25-8-1**

**Assessment: \$697,000.
Appeal: 2021-3**

Adjustment made to design/appeal rating.

Recommendation: Abate

Tax Year 2021 assessment:	\$697,000.
Revised assessment:	<u>\$654,200.</u>
Abate:	\$ 42,800.

Mark & Fabiola Hammond

**30 Starboard Lane
Parcel ID: 25-8-2**

**Assessment: \$1,118,200.
Appeal: 2021-4**

Adjustment made for neighborhood/privacy and lower level finish.

Recommendation: Abate

Tax Year 2021 assessment:	\$1,118,200.
Revised assessment:	<u>\$ 930,800.</u>
Abate:	\$ 187,400.

Ethan Mann

**222 Brook Hollow
Parcel ID: 39-12-20**

**Assessment: \$281,400.
Appeal: 2021-9**

Continued from 3/21/22 meeting
No additional reduction based on review.

David & Christine Stone

**6 Gates Road
Parcel ID: 2-22-1**

**Assessment: \$1,224,400.
Appeal: 2021-14**

Adjust neighborhood rating.

Recommendation: Abate

Tax Year 2021 Assessment:	\$1,224,400.
Revised assessment:	<u>\$1,093,500.</u>
Abate:	\$ 130,900.

David V. Dent

**15 Ledge Road
Parcel ID: 44-49-1**

**Assessment: \$1,099,500.
Appeal: 2021-18**

Removed remodel code and view based on site visit.

Recommendation: Abate

Tax Year 2021 assessment:	\$1,099,500.
Revised assessment:	<u>\$ 986,200.</u>
Abate:	\$ 113,300.

Peter Johnson & Claire Lyon

**31 School Street
Parcel ID: 22-28-1**

**Assessment: \$1,366,500.
Appeal: 2021-21**

Adjust land based on only .26 of the .90 acre is usable due to topography. View factor was removed.

Recommendation: Abate

Tax Year 2021 assessment:	\$1,366,500.
Revised assessment:	<u>\$1,120,700.</u>
Abate:	\$ 245,800.

William J. Rosen

**2 Purling Brooks Drive
Parcel ID: 12-226-1**

**Assessment: \$780,500.
Appeal: 2021-22**

Present assessment is reasonable and fair.

Recommendation: Deny the request

Laura E. Ray

**8 Purling Brooks Drive
Parcel ID: 12-229-1**

**Assessment: \$802,700.
Appeal: 2021-24**

Present assessment is reasonable and fair.

Recommendation: Deny the request

Jonathan E. Criswell

**14 Rayton Road
Parcel ID: 39-83-1**

**Assessment: \$645,900.
Appeal: 2021-25**

Adjust the design/appeal and bedroom count.

Recommendation: Abate

Tax Year 2021 assessment:	\$645,900.
Revised assessment:	<u>\$620,100.</u>
Abate:	\$ 25,800.

Society of Friends

**43 Lebanon Street
Parcel ID: 23-153-1**

**Assessment: \$360,400.
Appeal: 2021-30**

Tabled from 3/21/22 meeting - further discussion on square footage of taxable space based on usage - Use Assessors recommendation of 9% of building and 14% of land.

Recommendation: Abate

Tax Year 2021 assessment:	\$360,400.
Revised assessment:	<u>\$142,200.</u>
Abate:	\$218,200.

John & Linde McNamara

**99 Three Mile Road
Parcel ID: 10-16-1**

**Assessment: \$932,680.
Appeal: 2021-34**

Corrected space above garage to unfinished and determined overall condition is good.

Recommendation: Abate

Tax Year 2021 assessment: \$932,680.
Revised assessment: \$906,125.
Abate: \$ 26,555.

Cabin in the Woods LLC

**9 Iby Road
Parcel ID: 13-41-1**

**Assessment: \$413,000.
Appeal: 2021-35**

The land and building assessments appear reasonable.

Recommendation: Deny the request

**Karen Geiling – Revoc Trust &
James Geiling – Revoc Trust**

**19 Hollenbeck Lane
Parcel ID: 26-46-1**

**Assessment: \$964,700.
Appeal: 2021-36**

Assessment is fair and consistent.

Recommendation: Deny the request.

Jeffrey & Pamela Graham

**370 Hanover Center Road
Parcel ID: 9-67-1**

**Assessment: \$776,500.
Appeal: 2021-37**

Correct data errors by removing shed & lean-to.

Recommendation: Abate

Tax Year 2021 assessment: \$776,500.
Revised assessment: \$774,100.
Abate: \$ 2,400.

Andrew & Carol Keeffe

**7 Spencer Road
Parcel ID: 18-25-1**

**Assessment: \$1,050,300.
Appeal: 2021-38**

Lower overall design and appeal.

Recommendation: Abate

Tax Year 2021 assessment: \$1,050,300.
Revised assessment: \$ 977,400.
Abate: \$ 72,900.

Jeffrey King & Michelle Guiliano

**462 Hanover Center Road
Parcel ID: 12-28-1**

**Assessment: \$556,400.
Appeal: 2021-40**

Correct data errors based on review – no further reduction is warranted.

Recommendation: Abate

Tax Year 2021 assessment:	\$556,400.
Revised assessment:	<u>\$519,300.</u>
Abate:	\$ 37,100.

Sandra Chivers – Revoc Trust

**1 Hollenbeck Lane
Parcel ID: 26-28-1**

**Assessment: \$430,400.
Appeal: 2021-41**

Assessment is fair and consistent.

Recommendation: Deny the request

Helen Clauson

**104 Greensboro Road
Parcel ID: 26-16-1**

**Assessment: \$576,300.
Appeal: 2021-43**

Assessment is fair and consistent.

Recommendation: Deny the request.

James & Lindsay Moseley

**4 Hilltop Drive
Parcel ID: 18-9-1**

**Assessment: \$861,300.
Appeal: 2021-44**

Adjust land for topography and revise building Condition to good.

Recommendation: Abate

Tax Year 2021 assessment:	\$861,300.
Revised assessment:	<u>\$820,900.</u>
Abate:	\$ 40,400.

Suzanne Kelly

**4 Hollenbeck Lane
Parcel ID: 26-47-1**

**Assessment: \$576,600.
Appeal: 2021-45**

Assessment is fair and consistent.

Recommendation: Deny the request.

Gerd Gemunden & Silvia Spitta

**7 Hollenbeck Lane
Parcel ID: 26-30-1**

**Assessment: \$505,500.
Appeal: 2021-46**

Adjust land value based on flood maps and Conservation area.

Recommendation: Abate

Tax Year 2021 assessment:	\$505,500.
Revised assessment:	<u>\$473,800.</u>
Abate:	\$ 31,700.

Jason Pettus & Catherine Rieke

**5 Huntley Road
Parcel ID: 23-30-1**

**Assessment: \$809,800.
Appeal: 2021-47**

Adjust year built and remodel code

Recommendation: Abate

Tax Year 2021 assessment:	\$809,800.
Revised assessment:	<u>\$795,000.</u>
Abate:	\$ 14,800.

Giovanni Gavetti & Claudia Olivetti

**107 Trescott Road
Parcel ID: 5-14-1**

**Assessment: \$1,173,529.
Appeal: 2021-48**

Remove view from land and adjust condition of house and patio % good.

Recommendation: Abate

Tax Year 2021 assessment:	\$1,173,529.
Revised assessment:	<u>\$1,058,329.</u>
Abate:	\$ 115,200.

Patrick & Elena Turevon

**122 Brook Hollow
Parcel ID: 39-12-70**

**Assessment: \$300,600.
Appeal: 2021-49**

Assessment is fair and consistent.

Recommendation: Deny the request.

Sunnybank Farm 2 King RD LLC

**2 King Road
Parcel ID: 30-2-1**

**Assessment: \$478,000.
Appeal: 2021-50**

Adjust condition of house and remove view from land.

Recommendation: Abate

Tax Year 2021 assessment: \$478,000.
Revised assessment: \$418,200.
Abate: \$ 59,800.

Margaret Bragg

**108 Greensboro RD
Parcel ID: 26-17-1**

**Assessment: \$451,200.
Appeal: 2021-51**

Adjust design/appeal.

Recommendation: Abate

Tax Year 2021 assessment: \$451,200.
Revised assessment: \$432,200.
Abate \$ 19,000.

Wayne Young

**16 Ledyard Lane
Parcel ID: 34-64-1**

**Assessment: \$837,900.
Appeal: 2021-52**

Assessment is fair and consistent.

Recommendation: Deny the request.

Haiyi Xie & Fang Li

**6 Hollenbeck Lane
Parcel ID: 26-43-1**

**Assessment: \$474,500.
Appeal: 2021-53**

Assessment is fair and consistent.

Recommendation: Deny the request.

Jacquelyn & John Velozo

**5 Spencer Road
Parcel ID: 18-23-1**

**Assessment: \$803,400.
Appeal: 2021-54**

Make corrections to data, revise condition to average and add functional obsolescence for sewer line and driveway lowering utility of garage.

Recommendation: Abate

Tax Year 2021 assessment: \$803,400.
Revised assessment: \$759,100.
Abate: \$ 44,300.

Penelope Cove

**103 Greensboro Road
Parcel ID: 26-18-1**

**Assessment: \$468,300.
Appeal: 2021-55**

Adjust land for limited utility.

Recommendation: Abate

Tax Year 2021 assessment:	\$468,300.
Revised assessment:	<u>\$457,200.</u>
Abate	\$ 11,100.

Geoffrey & Suzanne Curtis

**4 Woodrow Road
Parcel ID: 23-132-1**

**Assessment: \$844,100.
Appeal: 2021-56**

Adjust land for limited utility.

Recommendation: Abate

Tax Year 2021 assessment:	\$844,100.
Revised assessment:	<u>\$791,200.</u>
Abate	\$ 52,900.

Matthew Lotterhand & Sarah Slater

**12 Dunster Drive
Parcel ID: 19-60-1**

**Assessment: \$610,200.
Appeal: 2021-57**

Assessment is fair and consistent.

Recommendation: Deny the request.

Richard & Martina Daley

**91 Greensboro Road
Parcel ID: 26-23-1**

**Assessment: \$525,800.
Appeal: 2021-59**

Assessment is fair and consistent.

Recommendation: Deny the request.

Timothy & Courtney Pierson

**5 Lakeview Drive
Parcel ID: 3-86-1**

**Assessment: \$894,600.
Appeal: 2021-61**

Adjust design/appeal rating and view factor

Recommendation: Abate

Tax Year 2021 assessment:	\$894,600.
Revised assessment:	<u>\$823,300.</u>
Abate	\$ 71,300.

Chair Gardner **Moved** to adjourn meeting . Joanna Whitcomb **Seconded** the motion. All in favor. Meeting was adjourned at 6:20 p.m.